

Attachment 2: Project Data/Compliance

Project Address: 748 Clara Vista Avenue
Zoning: R1-6L

Project Number: PLN24-00382

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,991	5,991	6,000	N(Existing)
Lot Area per Dwelling Unit (SF):	5,991	5,991	--	Y
Building Square Footage (SF)				
1st Floor:	1,039	1,958	--	--
2nd Floor:	--	--	--	--
Basement:	--	--	--	--
Accessory Building:	891	438 (Attached Garage)	600 SF max	N
Porch/Patio:	-	-	--	--
Total:	1,930	2,396	--	--
Floor Area Ratio:	0.32	0.40	--	--
% of 2nd floor to 1st floor:	--	--	66% max	--
Building Coverage (%)				
Building Coverage (All):	32%	40%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	25' – 7.25"	20'	20'	Y
(2nd floor):	--	--		
Left Side (1st floor):	9'	5'	5'	Y
(2nd floor):	--	--		
Right Side (1st floor):	9'	9'	5'	Y
(2nd floor):	--	--		
Side, Corner:	--	--	--	--
Rear (1st floor):	31' – 2.5"	26' – 9.3"	20'	Y
(2nd floor):	--	--		
Accessory Building Setbacks (FT)				
Front:	20'	--	20'	Y
Side (left):	5'-4.25"	--	3'	Y
(right):	27'		3'	
Side, Corner:	--	--	--	--
Rear:	31' -2.5"	--	5'	Y
From main building:	0	--	6'	N
Height (FT)				
Main building:	11'- 7.25"	13' – 4"	25'	Y
Accessory building:	9' – 8"	--	16'	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
# of Bedrooms/Bathrooms:	3/2	4/3	--	--
Parking:				
Is the site AB 2097 eligible?: No				
Off-street	1	2	2	Y
Common Living Area (SFR)	38.75%	41.77%	Min 25%	Y
Open Landscaped Area (Front):	65%	75%	65%	Y