

Attachment 2: Project Data/Compliance

Project Address: 4435 Filmore Street
Zoning: R1-6L

Project Number: PLN24-00521

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Building Square Footage (SF)				
1st Floor:	924	1,371	--	--
2nd Floor:	--	1,469	--	--
Garage	274	487		
Attached ADU	--	490		
Porch/Patio:	--	100	--	
Patio	--	260		
Balcony:	--	110		
Total:	1,198	3,817	--	--
Floor Area Ratio:	0.19	0.61		
% of 2nd floor to 1st floor:	--	62%	66% max	
Building Coverage (%)				
Building Coverage (All):	19%	35%	40% max	
Main Building Setbacks (FT)				
Front (1st floor):	22 ft	25 ft	20 ft	Y
(2nd floor):		27 ft	25 ft	Y
Left Side (1st floor):	5 ft	5 ft	5 ft	Y
(2nd floor):		10 ft	10 ft	Y
Right Side (1st floor):	5 ft	5 ft	5 ft	Y
(2nd floor):		10 ft	10 ft	Y
Rear (1st floor):	67 ft	40 ft	20 ft	Y
(2nd floor):		45 ft	20 ft	Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14' 8"	26' 10"	25 ft	N
# of Bedrooms/Bathrooms:	2/1	5/4	--	--
Parking:				
Is the site AB 2097 eligible?				
Off-street	2	2		
Common Living Area (SFR)	--	32%	Min 25%	Y