

Attachment 2: Project Data/Compliance

**Project Address: 577 Hubbard Avenue
Zoning: R1-6L**

Project Number: PLN24-00372

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,098	6,098	6,000	Y
Lot Area per Dwelling Unit (SF):	--	--	--	--
Building Square Footage (SF)				
1st Floor:	1,937	1,607	--	--
2nd Floor:	--	--	--	--
Basement:	--	--	--	--
Accessory Dwelling Unit:	--	785	--	--
Porch/Patio:	--	--	--	--
Total:	1,937	2,392	--	--
Floor Area Ratio:	0.31	0.39	--	--
% of 2nd floor to 1st floor:	--	--	66% max	--
Building Coverage (%)				
Building Coverage (All):	31%	31%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	18' - 06"	18' - 06"	20	N(Existing)
(2nd floor):	--	--		
Left Side (1st floor):	5	5	5	Y
(2nd floor):	--	--		
Right Side (1st floor):	7' - 4"	7' - 4"	5	Y
(2nd floor):	--	--		
Side, Corner:	--	--	10	--
Rear (1st floor):	22'-04"	20' - 04"	20	Y
(2nd floor):	--	--		
Accessory Dwelling Unit Setbacks (FT)				
Front (1st floor)	--	27	20	Y
(2nd floor)		31		
Side (left):	--	35	4	Y
(right):	--	7' - 4"	4	Y
Side, Corner:	--	--	--	--
Rear:	--	20' - 7"	4	Y
From main building:	--	--	---	Attached
Height (FT)				
Main building:	13' -10"	13' -10"	25	Y
Accessory Dwelling Unit:	--	21' - 7.5"	25	Y
# of Bedrooms/Bathrooms:	3/2	3/2	--	--

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parking: Is the site AB 2097 eligible?				
Off-street (Carport)	2	2	2	Y (Existing Non- Conforming)
Common Living Area (SFR)	42%	42%	Min 25%	Y
Open Landscaped Area (Front):	61%	61%	--	--