

Attachment 2: Project Data/Compliance

Project Address: 4120 Bassett Street
Zoning: R1-6L

Project Number: PLN25-00300

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,504	7,504	6,000	Y
Building Square Footage (SF)				
Main Floor:	1,047	1,489	--	--
Attic:	539 (Unconditioned)	678 (Conditioned)	--	--
Basement:	1,029 (Unconditioned)	935 (Conditioned)	--	--
Garage:	401	No change	--	Y
Accessory Building:	124	Demolish	--	Y
Front Porch/Patio:	84	No change	--	Y
Rear Porch	n/a	90		
Total:	1,725	2,607	--	--
Building Coverage (%)				
Building Coverage (All):	22%	27.9%	40% max	Y
Rear Yard Accessory Building Coverage:	<40%	No change	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	10	No change	20	N ¹
Left Side (1st floor):	12	No change	5	Y
Right Side (1st floor):	12	No change	5	Y
Rear (1st floor):	90	65	20	Y
Accessory Building Setbacks (FT)				
Side (left):	28	No change	3	Y
 (right):	2'- 6"			N ¹
Rear:	23	No change	5	Y
From main building:	50	26'-6"	6	Y
Height (FT)				
Main building:	23'-11"	No change	25	Y
# of Bedrooms/Bathrooms:	2/1	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2 spaces	No change	2 spaces	Y
Common Living Area (SFR)	>25%	>25%	Min 25%	Y
Open Landscaped Area (Front):	>35%	No change	Min 35%	Y

1. Legal Non-conforming