

## STUDY SESSION

DATE:

November 13, 2012

TO:

Planning Commission

FROM:

Mike Moore, Director of Planning & Building

SUBJECT:

312 Eldridge – Design Review, Second Unit Permit – Stephen Fowler, Applicant

& Owner - APN 027-092-22 - File DS12-4014

The proposed project is located within a RS-7.5 (Single Family Residential -7,500 square foot lot size minimum) zoning district on a 22,500 square foot lot. The proposed project involves the removal of the existing residence and the construction of a new 4,105 square foot house, a 490 square foot second unit, and a 520 square foot garage.

The current design conforms to the height and setback requirements for the RS-7.5 Zoning District.

Attachment 1: Project Data Table

The following information will be given to the Planning Commission with your plans prior RECEIVED to the Study Session hearing. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface. If something is inapplicable to your SEP 20 2012 project please leave that box blank.

General information:			, O/
Zoning:	RS6	Flood Zone:	No
APN:	027-092-022	Lot Area (in sq. ft.):	22,500
% of the Exterior Walls and Roof which will be Removed:	100%		22,300
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Property Information:			I service and the service and
Residential Density			
Effective Lot Area*		22,500	22,500
Lot Coverage	40%	21675F= 9.6%	2,545 SF=11.4%
Public and Private usable space		70	2,3 7 3 31 - 1.1/6
Average Lot Slope at the Building Pad		26.9%	26.9%
Floor Area:		78	20.1/6
Lower Level of House		305	
Main Level of House		1,591	578 1,755
Upper Level of House			1,753
Garage		396	
Accessory Structure(s)		210	520
Second Unit(s)		Wenny.	140-
Total		2,292	490
Total counted in FAR	4,125	1,896	5,125
Setbacks:			(, 1 - 3
Exterior Setback (620NT)	15'	191	16'
Side Yard Setback (LGFT)	15'	a'	33′
Side Yard Setback (RIGHT)	15'	981	42'
Rear Yard Setback	15'	941	19'
Additional information:			
Height (MAY - DBL SETERCES)	351	21'	351
Cut		T Property	550 CY
Fill			
On/Off-haul			350 CY
impervious Surface (LANDSCAPINA)		1,450	200 64
Parking		2	3,195

fective Lot Area is the gross horizontal area of a lot minus any portion of the lot encumbered by a trail easement or recorded eway or roadway easement.