



PROJECT INFORMATION

Single-Family Design Review

PROJECT ADDRESS: 625 Evelyn Avenue

ARCHITECTURAL STYLE

The architectural style/appearance of the home is Cottage.

The proposed will be compatible with the existing architecture as follows:

The second floor addition is located at the rear portion of the single family residence to maintain the existing one-story character and features of the existing house. The low, asymmetric addition at the new garage also enhances the multi-levels of the house. The new second floor hip roof helps reduce the overall massing of the addition. The new stucco, stucco mould etc. will match the existing. Windows will be replaced to be compatible with the new ones.

GENERAL INFORMATION

| | Existing | Proposed |
|--------------------------------------|----------|----------|
| Dwelling Unit square footage (total) | 759 | 1,855 |
| Bedroom count | 2 | 4 |
| Bathroom count | 1 | 2 1/2 |

SITE REGULATIONS BY DISTRICT

| | Existing | Proposed Construction | Requirement |
|-----------------------|----------|--------------------------|-------------|
| Setbacks | | | |
| Front (West)* | 14'-1" | 14'-1"(1st); 31'-5"(2nd) | 15' min. |
| Left Side (North)* | 14'-8" | 5'-0" | 5' min. |
| Right Side (South)* | 13'-0" | 8'-2"(1st); 5'-11"(2nd) | 5' min. |
| Rear (East)* | 45'-6" | 45'-6" | 20' min. |
| Maximum Height | 15'-1" | 26'-2" | 28' max. |

*Within parenthesis, please include the related orientation (i.e. north, south, east, west)

AREA & COVERAGE CALCULATIONS

| | Existing | Proposed | Requirement |
|--|----------|----------|-------------------|
| Lot Size | 5,000 | 5,000 | -- |
| Lot Coverage area (sq. ft.) ⁽¹⁾ | 1,623 | 2,227 | ____ max. sq. ft. |
| Lot Coverage (lot coverage area ÷ lot size) | 32.5 | 44.5 | 50% max. |

Corrected by Staff 04/10/2025

FLOOR AREA RATIO CALCULATIONS

| | Existing | Proposed | Requirement |
|--|----------|-------------|-----------------------|
| 1. Total Floor Area (sq. ft.)(2) | | | |
| a. Lower Level/Basement(3) | 0 | 0 | (inclusive of garage) |
| b. Main Level | 759 | 1,054 1,281 | |
| c. Second floor | 0 | 801 | |
| d. Covered Porch, Decks, Patios(4) | 72 | 27 | |
| e. Accessory Structure(s), incl. ADUs | 836 | 836 | |
| Total Area: | 1,667 | 2,718 2,945 | |
| 2. Specific Floor Area (sq. ft.) included in Section “1. Total Floor Area” above | | | |
| a. Covered Parking | | 227 | |
| b. Max. Stairwell Footprint | 0 | 54 | |
| c. ADU (not JADU) | 771 | 771 | |
| 3. Deductions (sq. ft.) | | | |
| Enter 220 or the number in column in 2.a., whichever is less | | | |
| a. Covered Parking | 0 | 220 | |
| Enter 60 or the number in column in 2.b., whichever is less | | | |
| b. Stairwell Footprint | 0 | 54 | |
| Enter total area of all ADUs in column in 2.c that are 800 sq. ft. or less, otherwise enter zero | | | |
| c. ADU(5) | 771 | 771 | |
| Total Deduction: | 771 | 1,045 | |
| 4. Total FAR square footage (sq. ft.) | | | |
| Section 1. total minus Section 3. total: | 896 | 1,673 1,900 | _____ max. sq. ft. |
| 5. Floor Area Ration (FAR) | | | |
| Section 4 total divided by lot size: | 17.9% | 33.4% 38% | 55% max. |

1. All land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches, landings, balconies, or stairways that are less than six (6) feet above grade and are not enclosed by walls on more than two (2) sides; eaves; trellises or other structures that do not have solid roofs.
2. Total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms.
3. Any covered area below the first or main floor shall be included in the floor area if the average height of the perimeter is greater than 5 feet as measured from existing grade at the exterior to the top of existing finished floor of the story above. For structures on sloped lots, the average shall be taken at points where the interior space has a minimum 7.5-foot floor to ceiling height.
4. Include if closed on three or more sides; a solid roof shall be counted as one side.
5. Note: ADU square footage is included in FAR calculations for purposes of determining whether exceptional Design Review requirements apply to a project.