

Attachment 4

Project Relaxations and Statistics Summary

SUMMARY OF PROJECT STATISTICS AND PROPOSED RELAXATIONS*Table 3: Project Statistics for the Heritage House at 102 Seventh Avenue*

Characteristic	RS-1 Zoning	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557.4 sq. m.)	3,320 sq. ft. (308 sq. m.)	2,680 sq. ft. (249 sq. m.)
Floor Space Ratio	0.5	0.752	0.252
Total Floor Area	1,660 sq. ft. (154 sq. m.)	2,497 sq. ft. (232 sq. m.)	837 sq. ft. (78 sq. m.)
Units	One principal dwelling unit and a secondary suite, one DADU	One principal dwelling unit and a secondary suite	--
Site Coverage	35%	30%	--
Min Front Yard Setback	12.6 ft. (3.8 m.)	27.7 ft. (8.4 m.)	--
Min Rear Yard Setback	20% 12.6 ft. (3.8 m.)	4.6% 2.9 ft. (0.9 m.)	15.4% 9.7 ft. (2.9 m.)
Side Yard Setback (West)	5 ft. (1.52 m.)	6.8 ft. (2.1 m.)	--
Side Yard Setback (First St.)	5 ft. (1.52 m.)	11.4 ft. (3.5 m.)	--
Height (Roof Peak)	35 ft. (10.7 m.)	26.4 ft. (8.0 m.)	--
Height (Midpoint)	25 ft. (7.62 m.)	19.83 ft. (6.04 m.)	--
Accessory Structures Area	10% 332 sq. ft. (30.8 sq. m.)	1.5% 52.5 sq. ft. (4.8 sq. m.)	--
Off-Street Parking	2 on-site	2 on adjacent site	accessed by easement

Table 4: Project Statistics for the Duplex (686 First Street)

Characteristic	RS-1 Zoning	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557 sq. m.)	2,695 sq. ft. (250 sq. m.)	3,305 sq. ft. (307 sq. m.)
Floor Space Ratio	0.5	0.76	0.26
Total Floor Area	1,348 sq. ft. (125 sq. m.)	2,050 sq. ft. (190 sq. m.)	702 sq. ft. (65 sq. m.)
Permitted Uses	Single detached dwellings, DADUs, secondary suites	Duplex	Duplex

Characteristic	RS-1 Zoning	Proposed	Relaxation
Units	1 principal unit, 1 secondary suite, 1 DADU	Two duplex dwelling units	Two duplex dwelling units
Site Coverage	35%	38%	3%
Front Yard Setback	20% 10.6 ft. (3.2 m.)	13% 7 ft. (2.1 m.)	7% 3.6 ft. (1.1 m.)
Rear Yard Setback	10.6 ft. (3.2 m.)	10.8 ft. (3.3 m.)	--
Side Yard Setback (North)	5 ft. (1.52 m.)	1 ft. (0.3 m.)	4 ft. (1.2 m.)
Side Yard Setback (Lane)	5 ft. (1.52 m.)	20 ft. (6.1 m.)	--
Height (Roof Peak)	35 ft. (10.7 m.)	23.3 ft. (7.1 m.)	--
Height (Midpoint)	25 ft. (7.62 m.)	19.6 ft. (6.0 m.)	--
Accessory Structures Area	10% 270 sq. ft. (25 sq. m.)	3% 80 sq. ft. (7.4 sq. m.)	--
Off-Street Parking	2 on-site	2 on-site	--