

SINGLE FAMILY RESIDENTIAL DATA FORM

NAME: 619 W. 39 th Ave., SFDDR	PA: PA-2023-017	ADDRESS: 619 W. 39 th Ave.
LOT AREA: 6,165 sf	ZONING: R1-B	APN: 042-093-020
FLOOR AREA: (Existing) House: 1 st : 1,891 2 nd : Garage: 693 Front Porch: 38 (Exempted*) TOTAL: 2,584	PROPOSED 1,891 438 693 38* 3,022	MAXIMUM ALLOWED 3,033 sf
F.A.R.: 0.42 (Existing)	0.49	(0.50 x 3,000) + (0.20 x 165)
BLDG. HEIGHT: (Existing) Height to plate: 16'-10" Height to peak: 21'-6" Daylight Plane: Complies	PROPOSED 24' 27'6" Complies	MAXIMUM ALLOWED 24' 32' 12', 45 degrees
STORIES: 2 (Existing)	3	N/A
UNITS: 1 (Existing)	1	1 + 1 ADU + 1 JADU
SETBACKS: (Existing) Front: 14.96' Front (garage): 14.96' Left Side: 5.75' Right Side: 6.7' Rear: 26.54' Rear (2 nd Story): 26.54'	PROPOSED 14.96' 14.96' 5.75' 6.7' 26.54' 26.54'	MINIMUM REQUIRED 15' 20' 5' 5' 15' 25'
PARKING: (Existing) Garage (min. 10'x18'/car): 2 Open Spaces: 0 New Parking required: TOTAL PARKING: 2	PROPOSED 2 0 0 2	MINIMUM REQUIRED 2
ACCESSORY STRUCTURES W/IN REAR 1/3 OF PROPERTY: Coverage (50% max): Height. (9'to plate; 16'to peak): Daylight Plane (9'&45°):	PROPOSED N/A	MIMIMUM REQUIRED N/A
OTHER:		
LANDSCAPING: Heritage Trees removed: Other Major Landscaping removed:	N/A	N/A
*SMMC 27.040.200 exempts the first 100 sq. ft. of a covered front porch from the maximum floor area for single-family dwellings.		