

DUPLEX RESIDENTIAL DATA FORM

PA NAME: PA22-064 29 Baytree Way Condo Conversion (TPM), SPAR, and Variance (VAR)	PA: 2022-064	ADDRESS: 29 Baytree Way and 22 De Sabla Road
LOT AREA: 7,699 sq. ft.	ZONING: R2	APN: 032-412-230
FLOOR AREA:	EXISTING (no change)	MAXIMUM ALLOWED
22 De Salba: 29 Baytree Way:	2156.4 (includes 452 sq.ft. garage) 1852.7 (includes 275 sq. ft. garage) TOTAL: 4,009.1 sq. ft.	TOTAL: 4,619 sq. ft.
F.A.R.:	0.53	0.6
BLDG. HEIGHT:	EXISTING (no change)	MAXIMUM ALLOWED
22 De Sabla 29 Baytree Way	22 De Sabla Road Plate: 16'-7" Peak: 22'-1 ½" Daylight Plane: 12'/45-degree 29 Baytree Way Plate: 16'-5" Peak: 21'-1" Daylight Plane: 12'/45-degree	Plate: 24' Peak 32' Daylight Plane 12'/45-degree
STORIES: 2	2	2
UNITS: 2	2	2
SETBACKS:	PROPOSED (no change)	MINIMUM REQUIRED
	22 De Sabla Road Front: 20.52' Front (garage): 21.76' Left Side: 3.81' Right Side: 4.77' Rear: Connected. No rear setback 29 Baytree way Front: 15' Front (garage): 14.18' Left Side: 15'-10" Right Side: 4.86' Rear: Connected. No rear setback	Front: 15' Front (garage): 20' Left Side: 5' Right Side: 5' Rear: 15'
PARKING (outside of front & side setback):	PROPOSED	MINIMUM REQUIRED
22 De Sabla Road 29 Baytree Way	22 De Sabla Road Garage (min. 10'x18'/car): 9'x17' Covered Spaces: 2 29 Baytree Way Garage (min 10'x18'): 9'x17' Covered Spaces: 1 TOTAL PARKING:	22 De Sabla Road: 2 covered 10'x18' sized 29 Baytree Way: 2 covered 10'x18' sized
Other: Variance for Parking – Dimension Size (both units) and number of spaces (29 Baytree Way) Variance for Setbacks: 3.81 and 4.77 side setbacks where 5' is required (22 De Sabla) 14.18' front garage where 20' is required and 4.86' side where 5' is required (29 Baytree Way)		