



Property Potential Analysis

Property Address: XXXXXXXXX

Assessor's Parcel Number: XXX-XXX-XX

Zoning: RD 5.5-7 Flood Zone A0 (2 FT shallow flooding)*

Summary

The location is a prime asset of this property. A large corner lot on quiet streets, close to downtown, with creek frontage makes even substantial improvements to the property a worthwhile investment. The existing home is in good shape and retains much of its period charm, so the property could be well enjoyed "as-is", or an addition and/or "lift and fill" project could create a larger "fine old home" which would blend well with the neighborhood. The existing two-story accessory structure could possibly be legalized as a second unit if an additional driveway is added - another benefit to the corner lot. The lot is also large enough to support a duplex in its zoning.

Property Characteristics

- Total Lot Size: 7276 SQ. FT**
- Size of Residence (2 BR/1 BA*): 988 SQ. FT**, 187 SQ. FT (garage)**

Development Standards

- Minimum Lot Area: 5500 SF (single family), 7000 SF (duplex)
- Front Setback: 6 FT, (10 FT accessory structures)
- Rear Setback: 6 FT, (10 FT accessory structures)
- Front/Rear Combined Setback: 25 FT (35 FT, lot slope > 10%)
- Side Setback: 5 FT
- Combined Side Setback: 15 FT (20 FT, lot slope > 10%)
- Corner Lot Setback: 10 FT
- Creek Setback: 20 FT from top of bank or twice the depth, whichever is greater
- Maximum Lot Coverage₁: (35%) 2547 SQ. FT**
- Maximum F.A.R.₂: (0.40) 2910 SQ. FT**
- Maximum Building Height₃: 28-1/2 FT & 2 stories, 35 FT & 2 stories (lot upslope > 10%), 35 FT & 3

stories (lot downslope > 10%), 15 FT & 1 story (accessory structures)

• Parking Requirements (9'x22' if parallel to street, 9'x19' if at right angles): 2 independent spaces per unit of one or more bedrooms, 1 independent space per studio unit or residential second unit, plus one tandem guest spot when a legal on-street parking space is not available along the immediate frontage of the property. (Availability is determined by whether a space of standard dimensions exists off the traveled portion of the roadway.) At least one of the parking spaces must be covered except on downslope lots with a slope greater than 15%, where uncovered parking decks which have a finished elevation equal to or less than the elevation of the town right-of-way may be constructed in the front yard setback. (Decks of this type may exceed the height requirement for accessory buildings.)

Observations and Conclusions

The property has excellent potential. A fence variance could permit a 6 FT high fence at the side property line along XXXXX Avenue (provided it did not extend to the corner and affect drivers' visibility) which would greatly improve the privacy of the back yard. A successful application for an additional driveway at the left side of the home on XXXX Avenue could provide an additional independent parking space (perhaps in an attached single car garage) which would satisfy the parking requirements for either a second unit or a duplex studio unit. The existing garage could also then be removed if a better view of the creek were desired. The existing two-story accessory structure appears to be "legal non-conforming" and could be a candidate for legalization as a second unit or studio duplex. A "lift and fill" addition in period style (perhaps with a covered porch at the rear) would create a large "fine old home" similar to many in the neighborhood. In this process, the home could be shifted back away from XXXX Avenue, bringing it more into compliance and increasing privacy.

Notes & Definitions

* While the property is located in a flood zone, it appears that the existing primary residence is elevated above the flood level. Any addition habitable space will need to be constructed with finished floors above the flood level or comply with FEMA restrictions.

** These figures are based upon information on tax records and must be verified.

1 - "Lot Coverage" is the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory building.

2 - "Floor Area Ratio (F.A.R.)" includes all enclosed spaces of legal ceiling height, less up to 500 SQ. FT of garage space for single family residences and 800 SQ. FT of garage space for duplexes. An F.A.R. hardship variance can provide up to 10% of additional F.A.R. (388 SQ. FT) Additionally, green building techniques may be used to obtain a F.A.R. variance of up to 10% (388 SQ. FT), or up to 15% (581 SQ. FT) when combined with a hardship variance.

3 - "Building Height" is the vertical distance measured from a point on the natural grade to the highest point of the structure directly above. At no point shall the height of the building exceed the allowable height above natural grade.

Disclaimer & Risk Allocation

This report has been prepared with the most immediate and expedient information available, much of which must be verified. Portions of this report are general conclusions, not specific to the property in question. The information herein is based upon current regulations at the time of issuance and is subject to change. This report offers no guarantee of accuracy, completeness or feasibility - it should be used as a starting point only. In recognition of the relative risks and benefits of this report to both the client and Remodel Guidance, the risks have been allocated so that the client agrees that to the fullest extent permitted by law, Remodel Guidance's total liability to the client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the total amount paid by the client for this report. Such causes include, but are not limited to Remodel Guidance's negligence, errors, omissions, strict liability, and breach of contract or warranty. Remodel Guidance offers no other, or further, guarantees to anyone other than the client with whom it was contracted for this report.