

Planning Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Urban Village by the Bay

# ALBANY CALIFORNIA

## PLANNING APPLICATION FORM RESIDENTIAL

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. **For projects requiring Planning and Zoning Commission review, a pre-application meeting is required prior to submittal.**

### Fee Schedule (FY 2022-2023)

<input type="checkbox"/> Design Review*	\$3,323.12 / Admin. \$1,454.19
<input type="checkbox"/> Parking Exception	\$1,454.19 / \$727.10
<input type="checkbox"/> Parking Reduction	\$1,454.19 / \$727.10
<input type="checkbox"/> Conditional Use Permit (major)*	\$2699.45/\$1349.73
**Existing Non-Conforming Wall setback is _____ **	
<input type="checkbox"/> Secondary Residential Unit*	\$1179.11
<input type="checkbox"/> Variance/Planned Unit Development*	\$4984.16
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$2491.56
<input type="checkbox"/> Parcel/Subdivision Map	\$2491.56
<input type="checkbox"/> Condo Conversion	\$4153.64
<input type="checkbox"/> Minor Plan Changes within 2 years of original approval	\$1246.30
<input type="checkbox"/> Other(s): _____	\$ _____

\*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.

Job Site Address: <u>727 Curtis St</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>TAPAN &amp; Roma Trivedi</u>	Phone: _____ Fax: <u>213 631 0978</u>	Email: <u>trivedi.tapan@gmail.com</u>
Mailing Address: <u>727 Curtis St</u>	City: <u>Albany</u>	State/Zip: <u>CA / 94704</u>
Applicant(s) Name (contact person): <u>Matt Quintero</u>	Phone: _____ Fax: <u>415-680-7598</u>	Email: <u>matt@rescommdev.com</u>
Mailing Address: <u>1277 15th Ave</u>	City: <u>SF</u>	State/Zip: <u>CA / 94122</u>

### PROJECT DESCRIPTION

The subject lot is 3750 sq. ft. with a 3 bedroom, 2 bathroom, 1410 sq. ft. house built in (year) \_\_\_\_\_. The scope includes an addition of 132.5 sq. ft. at (insert location on property) Front facade. This includes (description of interior space addition) Enlarge front bedroom & living room. This will result in a 3 bedroom, 2 bathroom 1542.5 sq. ft. home with a maximum height of 13' 3/4". Parking is provided in Side yard 3 spaces.

The architectural style/appearance of the home is: Craftsman style

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

**\*\*Failure to fill out the information adequately or incompletely will result in your application to not be processed.\*\***

**GENERAL INFORMATION**

Item	Existing	Proposed
What is the amount of impervious surface on the lot?		
What is the narrowest width of your driveway?	7' 9"	7' 9"

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
Setbacks			
Front ( W )	20' 5"	15' 3"	15'
Side ( N )	3' 6"	3' 6"	
Side ( S )	7' 9"	7' 9"	
Rear ( E )	20' 7"	20' 7"	20'
Area			
Lot Size	3750	3750	-
Lot Coverage (In Percentage)			50%
Maximum Height	13' 3"	13' 3"	28' max.

\*Parentheses, please note the elevation (i.e. north, east, west, south)

**\*\*Please refer to the attached Basic Site Regulations handout attached to this application for setback information.\*\***

**FLOOR AREA RATIO**

	Existing	Proposed	Requirement
Floor Area			
Garage <sup>1</sup>	N/A	N/A	
Covered Porch <sup>2</sup>	N/A	N/A	
Interior Stairs <sup>3</sup>	N/A	N/A	
Lower Level/Basement	N/A	N/A	
Main Level	1410	1542	
Second-floor <sup>4</sup>			
Accessory Structure			
Accessory Dwelling Unit	200	200	
Total Area (total of all above listed measurements)	1620	1742	
Deductions (if applicable) <sup>5</sup>			
Total Counted (subtract Deductions from Total Area)	1620	1742	--
Lot Size			
Floor Area Ratio <sup>6</sup>			55% (_____ max sq. ft.)

1. Total floor area of attached or detached garage
2. Porch area containing two walls and a roof. Exterior uncovered porch and uncovered deck are excluded from FAR.
3. Total Staircase area for all interior stairways
4. Include stair area in floor area calculation
5. Deductions of up to 220 sq. ft. for covered parking and 60 sq. ft. for stairs can be taken as permitted by AMC 20.24.050
6. Total Counted/Lot Size

