

PROJECT DATA – 777 W. Washington Ave.

	Existing	Proposed	Allowed/Required
General Plan	Residential Low Density	Same	Same
Zoning District	R-2	Same	Same
Lot Size	3,650	Same	8,000
Floor Area (sq. ft.) House Garage & Laundry Shed #1 Shed #2 Total	826 203 (demolish) 130 95 1254	Same 454 Remove Remove 1280	1642 w/o PC Review
Floor Area Ratio (%)	34	35	45% w/o PC Review
Lot Coverage (%)	34	35	45%
★ Front Setback	13'10" (House) Legal non-conforming	Same	20'
★ Rear Setback	13'10" to garage 3' to Shed #1 9" to Shed #2	0' (garage) Remove shed Remove shed	20' 10' with max 25% encroachment into required rear yard
★ Right Side Setback	2'7" Legal non-conforming	0'	10' combined 4' minimum
Left Side Setback	23' 6" to garage 10" to shed	10' to garage Remove shed	10' combined 4' minimum
★ Rear Yard Encroachment	177 sq. ft. 24%	454 sq. ft. 62%	25% maximum without Use Permit
Landscape Area (sq. ft.)	932	989	850
Useable Open Space (sq. ft.)	690	550	500
★ Accessory Structure (sq. ft.)	Garage – 203 sq. ft. Shed #1 – 130 sq. ft. Shed #2 – 95 sq. ft. Total – 428 sq. ft.	Accessory Structure – 454 sq. ft. Remove sheds Total – 454 sq. ft.	450 sq. ft. without a Use Permit
Parking	1-car garage 2 uncovered tandem spaces in driveway	2-car garage 2+ uncovered spaces in driveway	2-car garage 2 uncovered spaces
Back-up Distance	0'	24'	24'

★ Deviations from the Sunnyvale Municipal Code