

6-9-22

Project Description / Justification Letter – 473 Wraight Avenue

The existing single-story residence at 473 Wraight Avenue is a small one-story home (777 sq.ft.) on a conforming parcel (5,502 sq.ft.) in the R-1-D zoning district.

The owner would like to enlarge the home to meet her family's needs (she has 2 young children), while also including a JADU for future flexibility. The additions would make the home the same size as the adjacent home, which is also 2-stories.

The current residence has a substandard side setback of about 4'-6". The proposed addition would extend this existing setback along one wall. All other setbacks are conforming.

The proposed additions are placed to the side and rear, so as to not disturb the large redwood tree in the front yard.

The proposed 2nd floor addition is set back from the sides to reduce the impact on the neighbors. The 2nd floor setback is even greater on the right-side, as that neighbor is a one-story house. Further, there are only small, secondary windows on the sidewalls of the 2nd floor, so as to protect the neighbor's privacy.

The existing neighborhood is a mix of one & two-story homes, and the proposed residence will be compatible with the neighborhood – in size, mass, height and style.

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