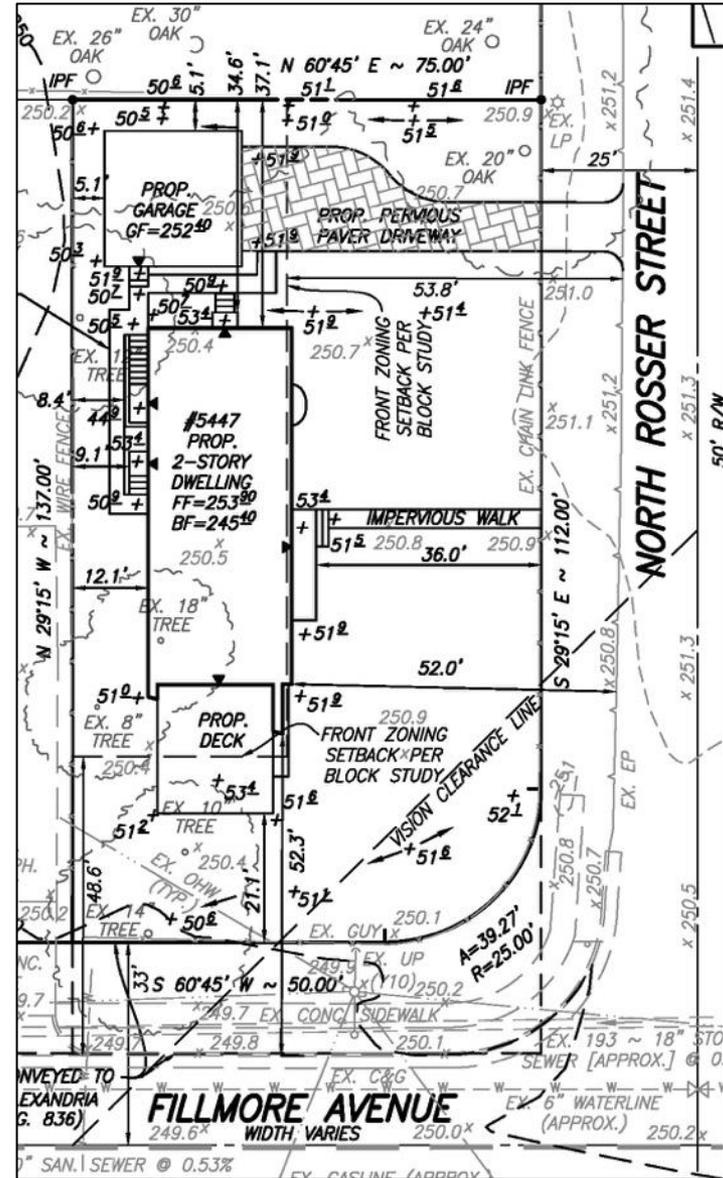


SUP#2015-0001

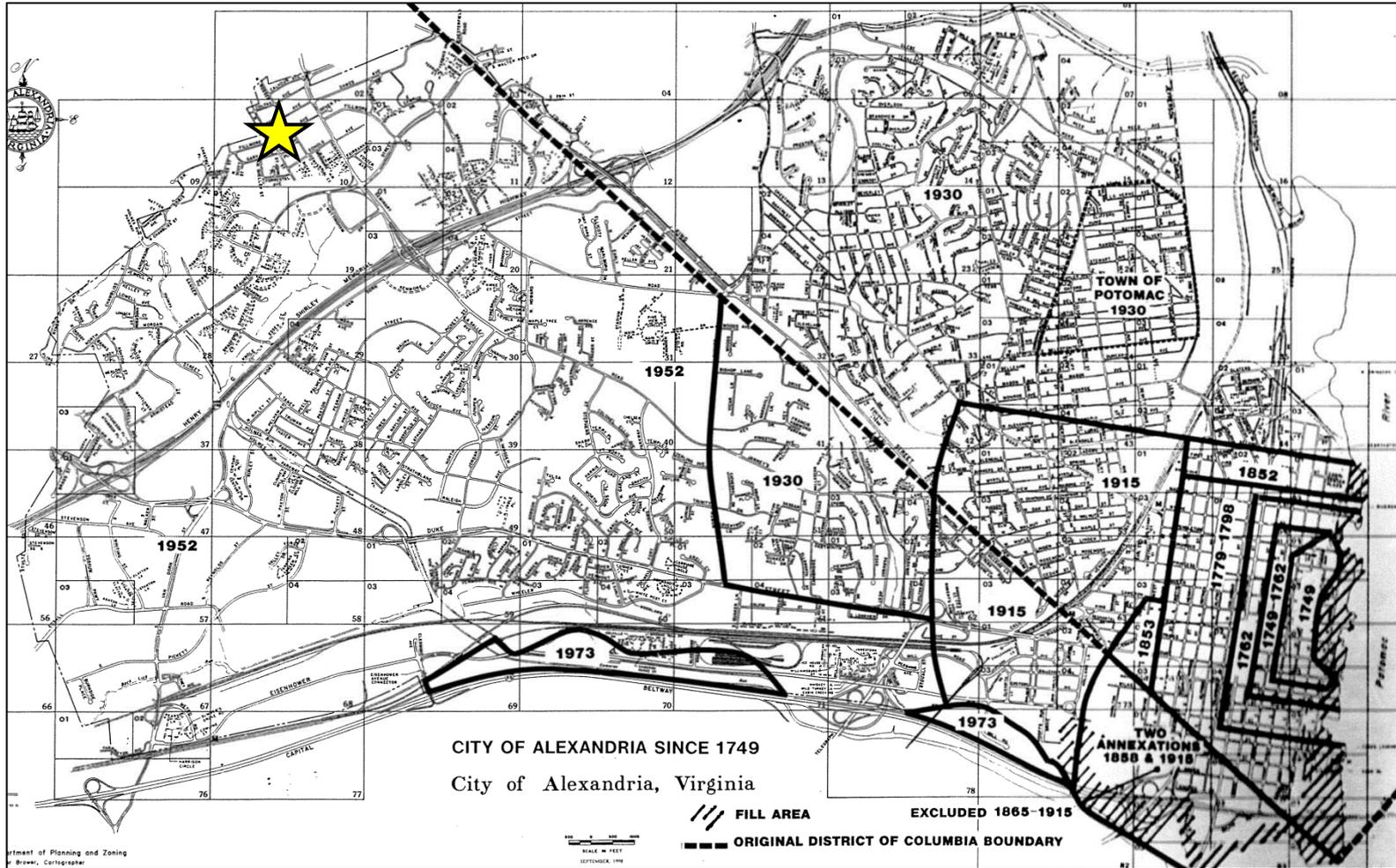
5447 Fillmore Avenue

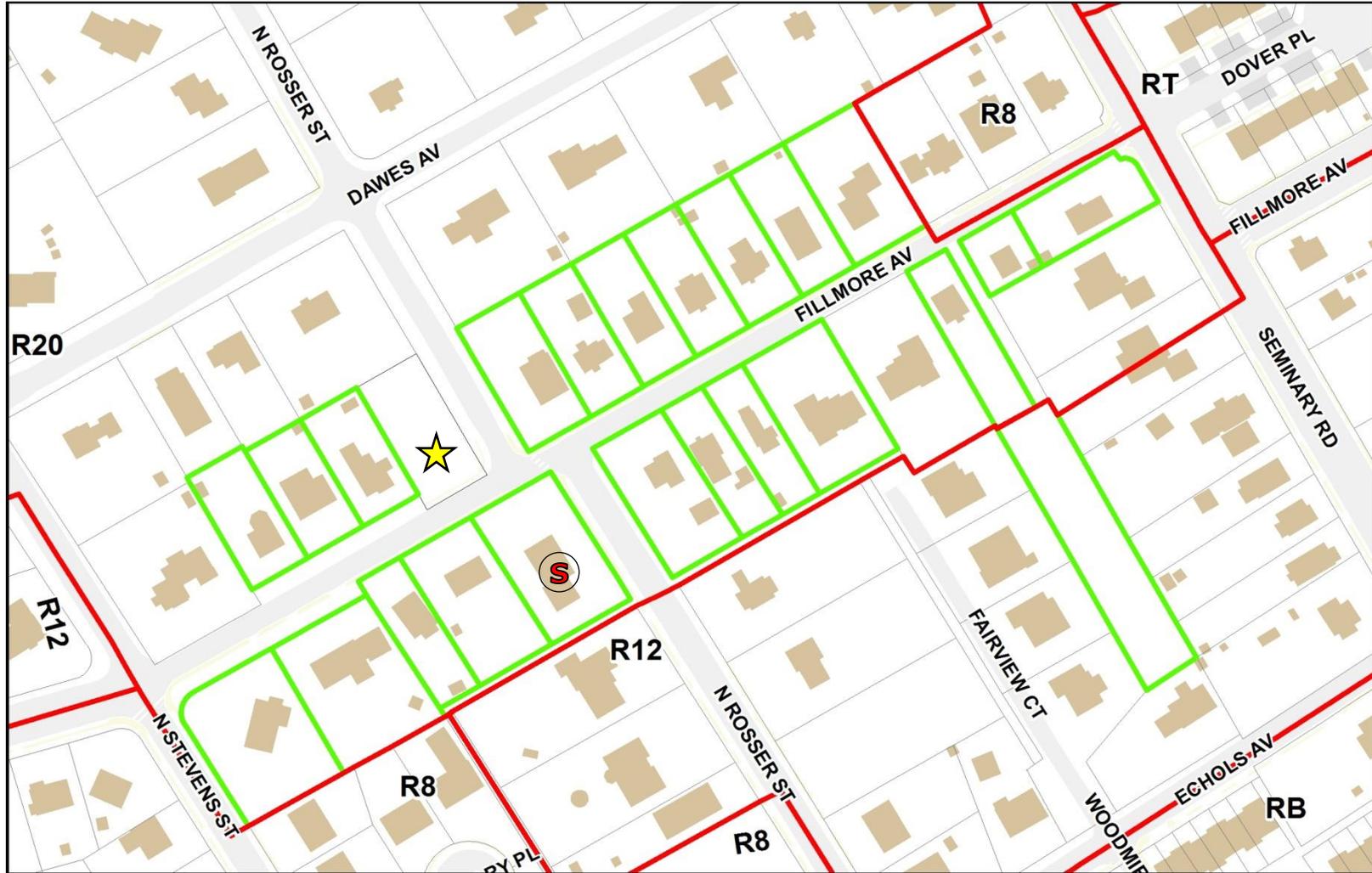
- SUP request to construct a new single-family dwelling on a vacant substandard lot
- Modification request for front yard along North Rosser Street.
- Complies with Single-Family Infill Regulations
- Staff recommends APPROVAL



SUP#2015-0001

5447 Fillmore Avenue





SUP#2015-0001

5447 Fillmore Avenue

Existing Lot



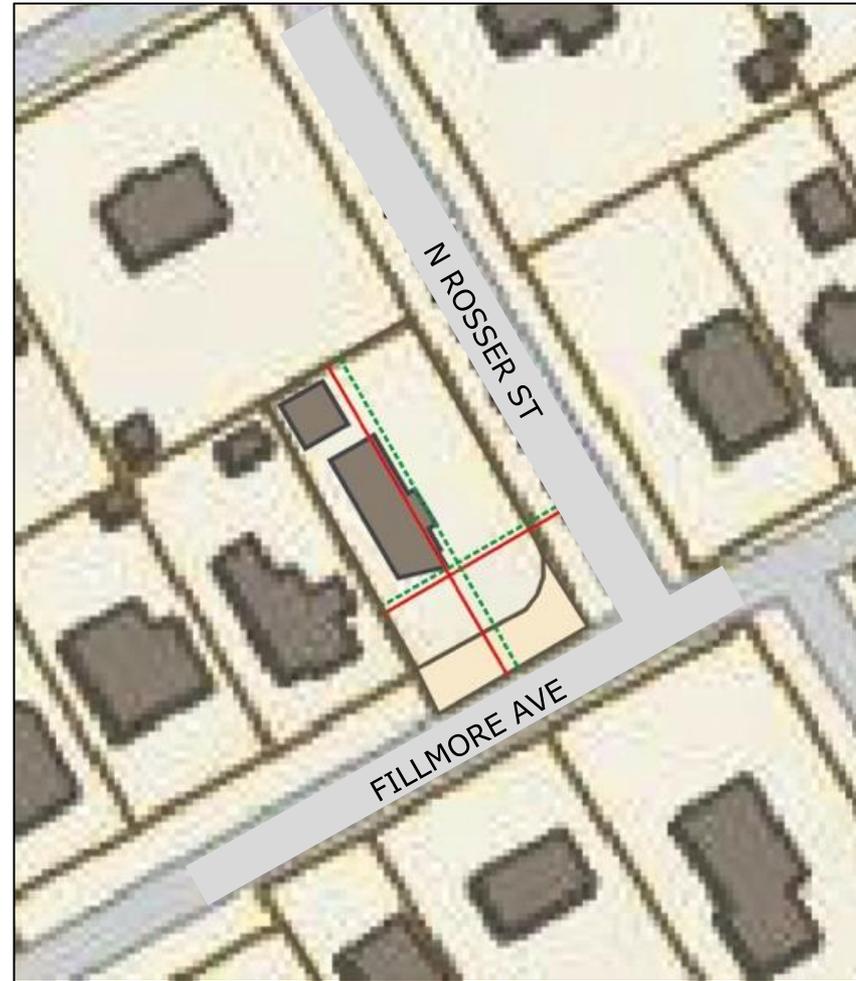
Proposed House



SUP#2015-0001

5447 Fillmore Avenue

- Modification request of 7.90 feet into the front yard setback along North Rosser Street.
- 5.50 feet for front porch.
- 2.40 feet for front building wall.



SUP#2015-0001

5447 Fillmore Avenue

Existing Conditions



SUP#2015-0001

5447 Fillmore Avenue

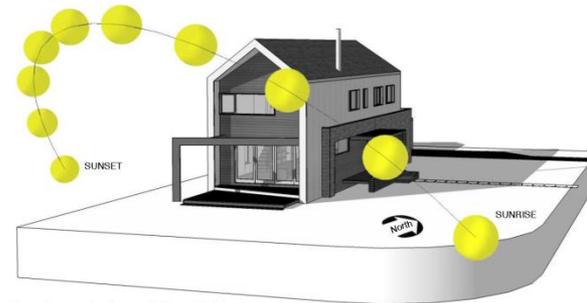
Proposed Building Footprint



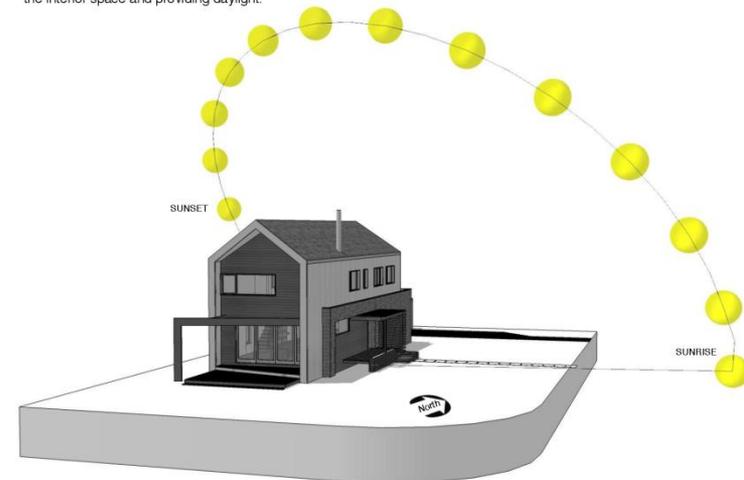
SUP#2015-0001

5447 Fillmore Avenue

Passive House Design



- Sun shown at winter solstice at 1:00 pm.
- The sun is at a low angle
 - The South facade has plenty of sun warming up the interior space and providing daylight.



- Sun shown at summer solstice at 1:00 pm.
- The sun is at a high angle
 - The South and East facade are in the shade and the interior spaces will not be heated.

Neighborhood Context



SUP#2015-0001

5447 Fillmore Avenue

Neighborhood Context



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5447 Fillmore Avenue

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