



November 16, 2001

Dave Vye
1897 Hopper Way
Yountville, CA 94599

Subject: Permitted Additional Floor Area for 1897 Hopper Way

Dear Dave:

In response to your inquiry about adding floor area to your townhouse at 1897 Hopper Way, I have determined that you are entitled to an additional 55.75 square feet of floor area based on the following:

- Your total current floor space is 1,561 square feet and your lot size is 2,158 square feet (according to Metroscan), resulting in a floor area ratio (FAR) of .72.
- The rear of the 28 Vintage townhomes abut a 2.77-acre common open space lot, that if divided among the townhomes, would add 4,309 square feet to each lot, theoretically increasing your lot to 6,467 square feet.
- Applying the maximum .25 FAR allowed for the Master Planned Residential District to this larger lot would allow a total of 1616.75 square feet, or an additional 55.75 square feet.

The Planning Director may administratively approve "minor modifications" of up to 200 square feet to existing residential structures in the MPR District, including rear one-story additions.

Should you wish to apply for a minor modification, please complete the enclosed application and submit it along with the information designated on the attached sheet and a processing deposit of \$250 to the Planning Department.

Please contact me at 948 2616 if you need further information.

Sincerely,

Lynn A. Goldberg
Interim Town Planner