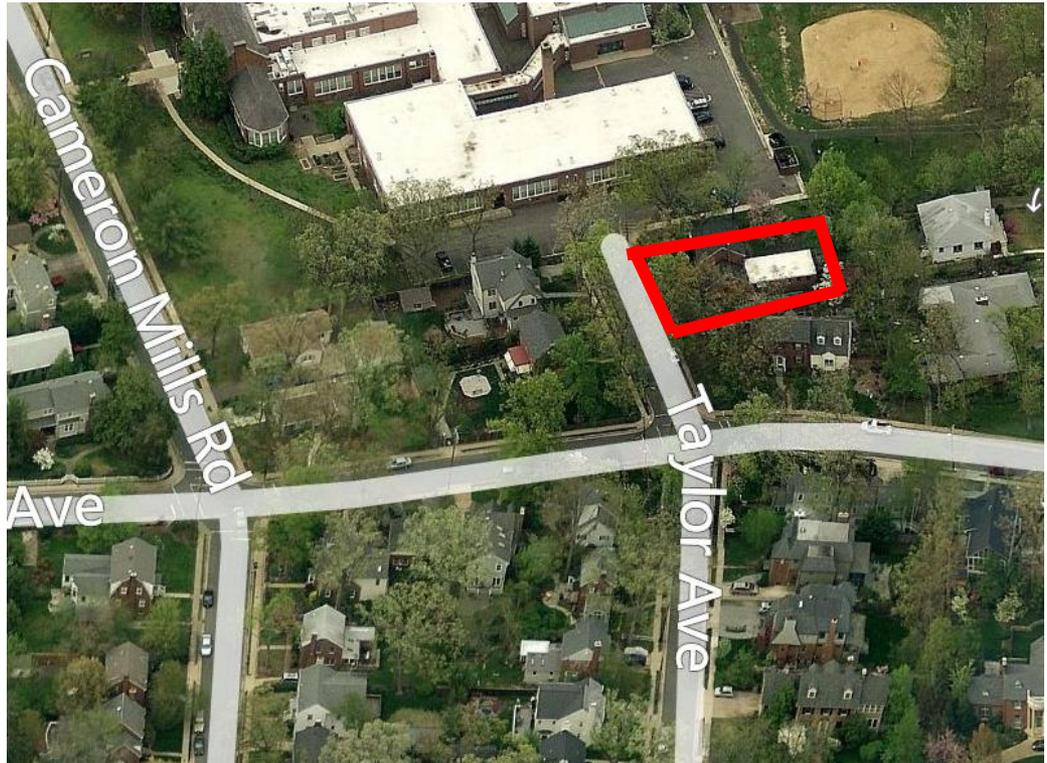


SUP#2016-0018 2503 Taylor Avenue

- SUP request to construct a single family dwelling on a developed substandard lot.
- Complies with residential infill regulations and meets zoning requirements.





Existing dwelling



Proposed dwelling

SUP required:

- Proposed gross square footage exceeds ten percent of existing home's square footage
- Proposed house is 2.2 feet taller than existing building.

Floor Area	Gross	Net
Proposed Dwelling	5,420 sq. ft.*	2,448 sq. ft.
Existing Dwelling	3,868 sq. ft.	3,740 sq. ft.

**Includes 1,220 sq. ft. below-grade basement in proposed dwelling which is 23% of the gross square floor area.*

No basement in existing dwelling.



Bulk and Height



Compatibility with Neighboring Home

Height and Design



Compatibility with Neighborhood Homes



Additional Conditions

- Minimum 25% crown coverage
- Protection of 30-inch caliper oak tree

Staff recommends APPROVAL

