

SUP#2014-0127

3303 Carolina Place

- SUP request to construct a new single-family dwelling on a developed substandard lot
- Complies with residential infill regulations
- Existing Lustron house
- Proposed gross square footage exceeds ten percent of existing home's square footage, and proposed house is taller than existing building.



Existing



Proposed

Floor Area

	Gross	Net
Proposed Dwelling	5,250 sq. ft.*	2,956 sq. ft.
Existing Dwelling	3,528 sq. ft.	1,564 sq. ft.

**Includes 1,290 sq. ft. below-grade basement in proposed dwelling. Above ground gross square footage is 3,960 sq. ft.*

No basement in existing dwelling.



Bulk



Initial Proposal



Revised Proposal

Bulk



Compatibility with Neighboring Homes

Height and Design



3305 Carolina Place



3307 Carolina Place



3302 Carolina Place



3304 Carolina Place

Height and Design



Compatibility with Neighboring Home

Additional Conditions

- Availability of Lustron building parts to support preservation of other Lustron homes.
- Planting of two trees in addition to 25% crown coverage minimum requirement.



*Lustron house
2104 Scroggins Road*

Staff recommends APPROVAL

