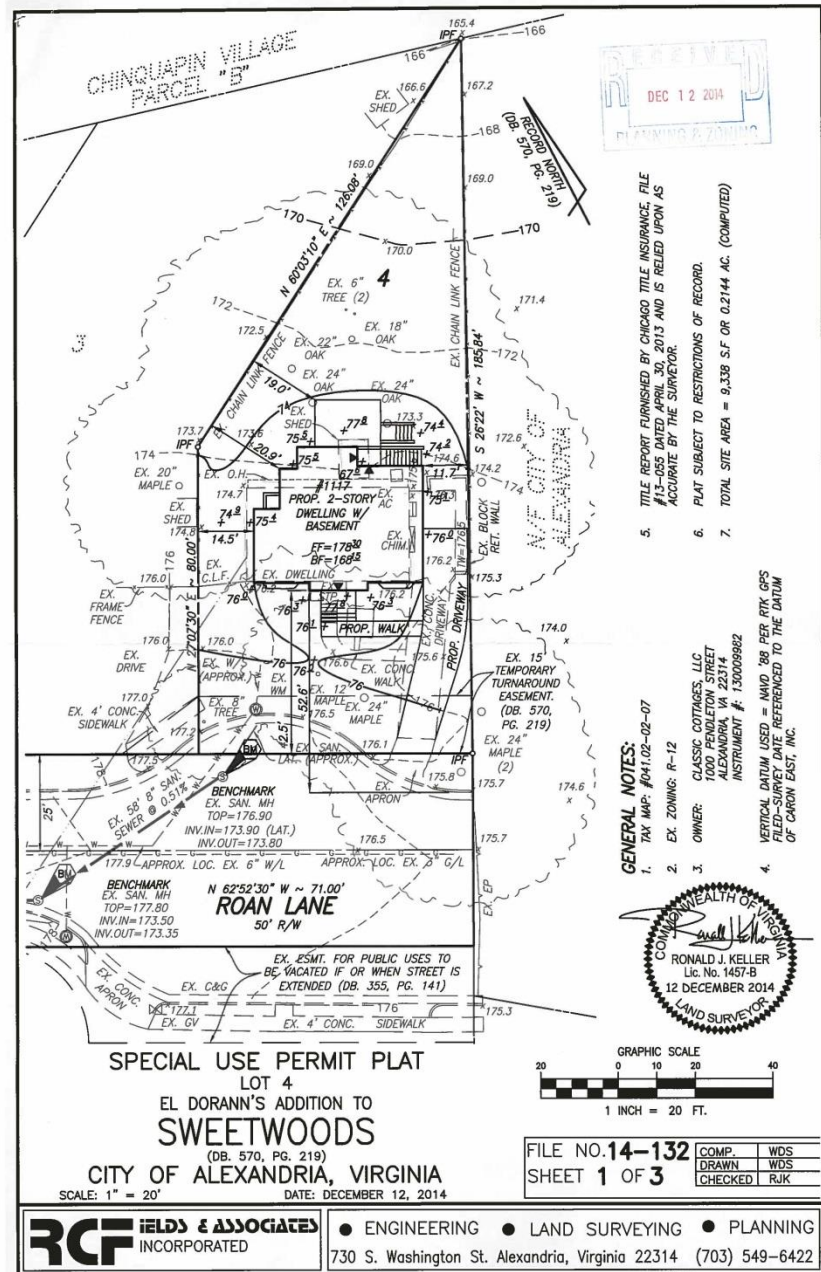


SUP#2014-0111

1117 Roan Lane

- SUP request to construct a new single-family dwelling on a developed substandard lot
- Modification request for east side yard.
- Proposed dwelling complies with Residential Infill Regulations
- Staff recommends APPROVAL



SUP#2014-0111

1117 Roan Lane

	Existing Dwelling	Proposed Dwelling
Gross Floor Area	3,355 sq. ft	5,719 sq. ft*
Net Floor Area	2,100 sq. ft	2,779 sq. ft

****Includes 1,359 sq. ft. below-grade basement in proposed dwelling. There is no basement in existing dwelling.***

The proposed dwelling would be allowed to be up to 10% larger than the existing house (3,691 gross square feet) without needing an SUP.

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1117 Roan Lane

Existing House



Proposed House



SUP#2014-0111

1117 Roan Lane

Rendering of Proposed House and Adjacent House



SUP#2014-0111

1117 Roan Lane

Proposed House



Adjacent & Nearby Houses



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