

SUP#2015-0009

2802 Russell Road

- SUP request to construct new single-family dwelling on developed substandard lot
- Proposed gross square footage exceeds 10% of existing home's square footage
- Proposed dwelling height is greater than existing building
- Proposal complies with zoning, including infill regulations



Proposed

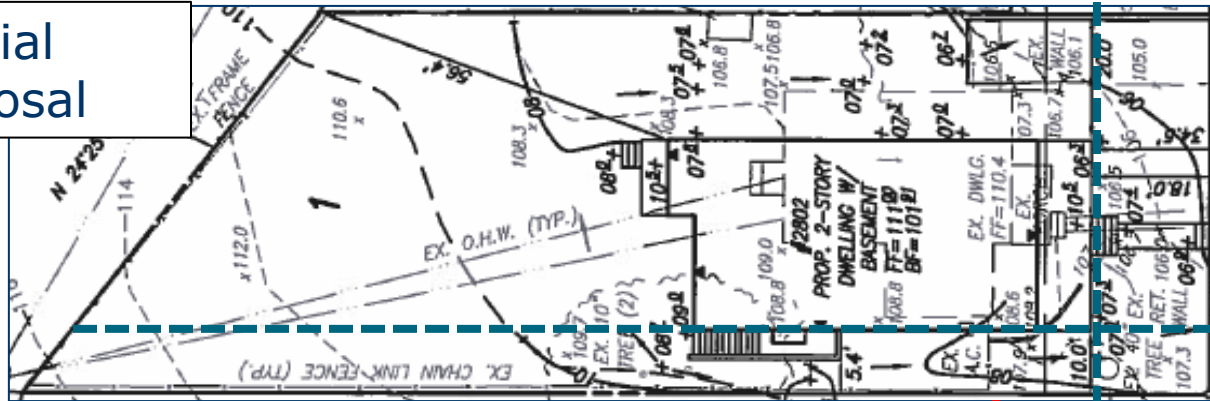
Comparison

	Gross Floor Area	Net Floor Area	Height
Proposed Dwelling	6,834 sq. ft.	3,206 sq. ft.	28.4 feet
Existing Dwelling	1,721 sq. ft.	1,121 sq. ft.	16 feet

- *Gross floor area for proposed dwelling includes:*
 - *1,608 square-foot below-grade basement*
 - *1,596 square-foot attic space*
 - *Both are deductible from FAR*
- *Existing dwelling has only partial basement*

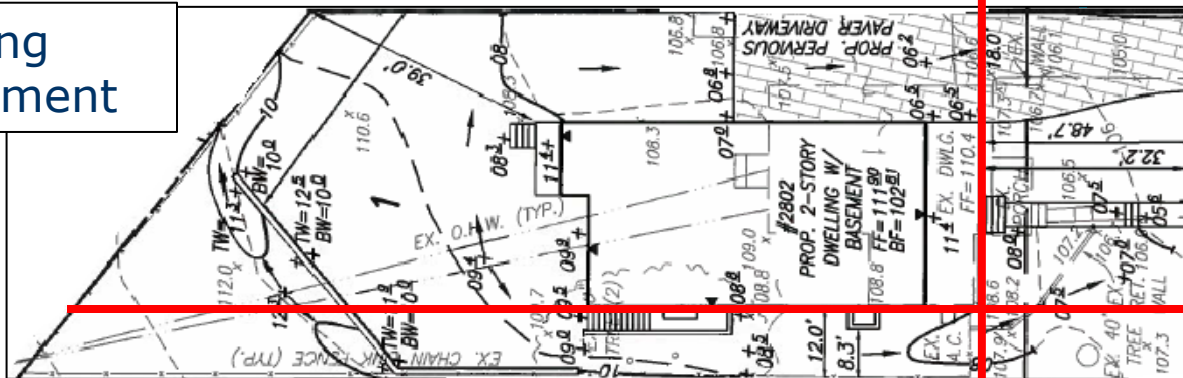
Dwelling Placement

Initial Proposal



14.2' change

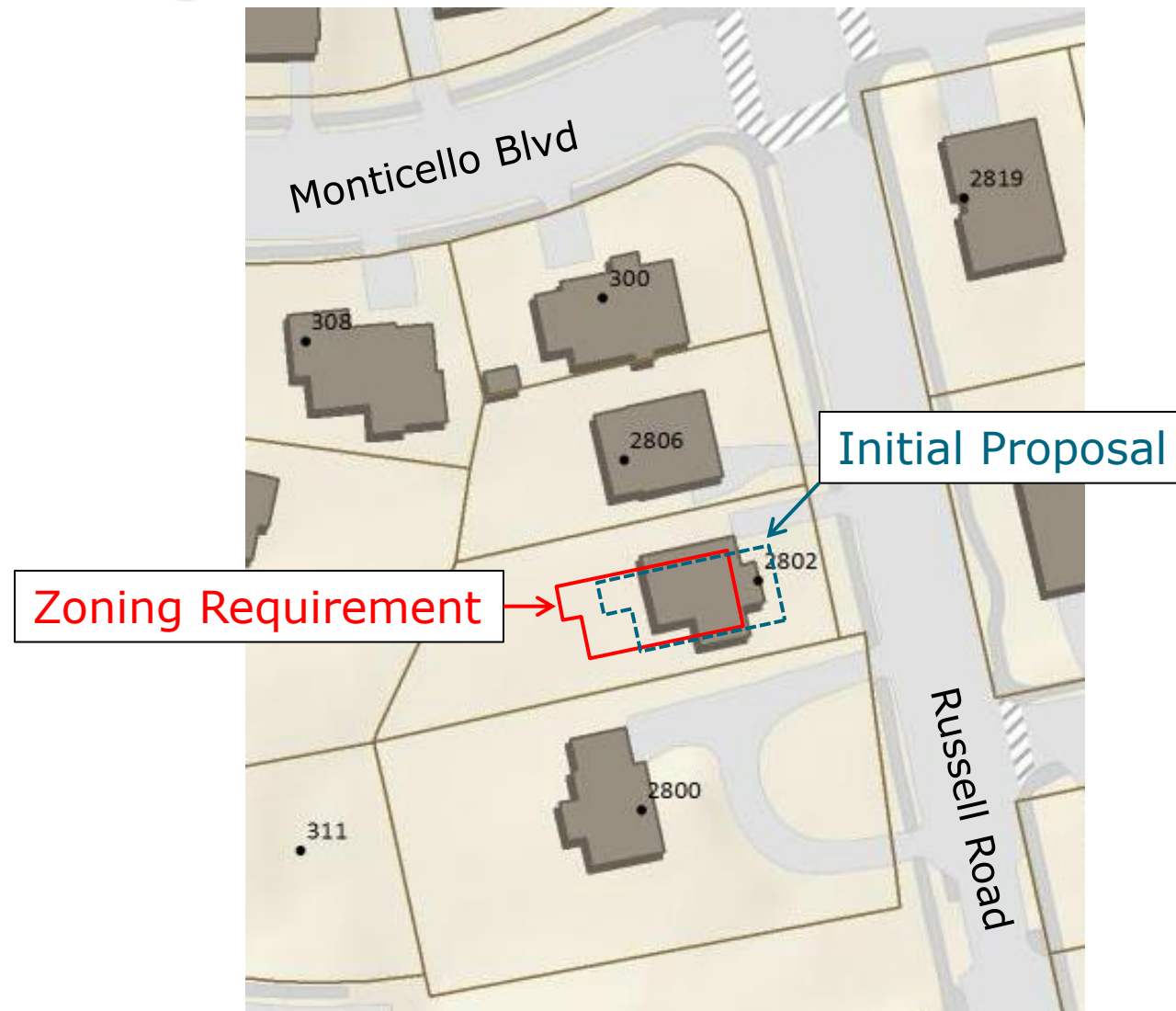
Zoning Requirement



32.2'

12'

Dwelling Placement

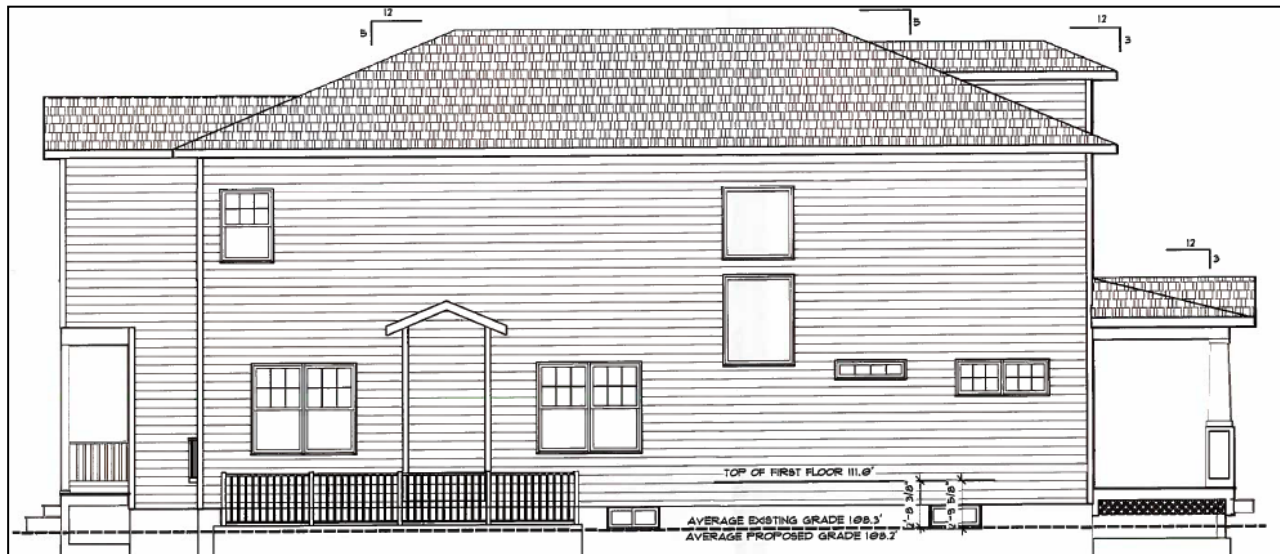


Neighborhood Dwellings



Dwelling Design

*Initial
Proposal*



*Current
Proposal*



Height and Bulk



- Proposed dwelling height is 1.5 feet less than zoning requirement
- Proposed home compares favorably to other homes nearby and particularly neighbors on either side

Conclusion

- Additional conditions
- Proposal is compatible with neighborhood dwellings regarding design, bulk, height
- Staff recommends
APPROVAL





