

# 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.



	Block Study Averages	Proposed
Threshold	2.8 ft.	2.57 ft.
Front Setback	35 ft.	35 ft.
Height	26.4 ft.*	26.2 ft.

\* Dwelling height allowed:  
 $22 \text{ ft. (average)} \times 20\% = 26.4 \text{ ft.}$





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

*\*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**

