

SUP#2016-0086

400 Tennessee Avenue

- SUP request to construct a new single-family dwelling on a developed, substandard lot.
- Complies with R-8 zoning and residential infill guidelines.



Existing Dwelling



Proposed Dwelling

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Zoning Analysis	R-8 Zone Requirements	Proposal	Compliance with Zone
Lot Area	8,000 SF	7,704 SF	-296 SF
Lot Width	65' (Minimum)	64.5'	- 7"
Lot Frontage	40' (Minimum)	61'	Complies

- Lot is deemed substandard as it does not meet lot area and lot width requirements.
- Needs SUP as the proposed dwelling's height is taller than existing dwelling and proposed gross square footage exceeds 10% of existing dwelling's gross square footage.

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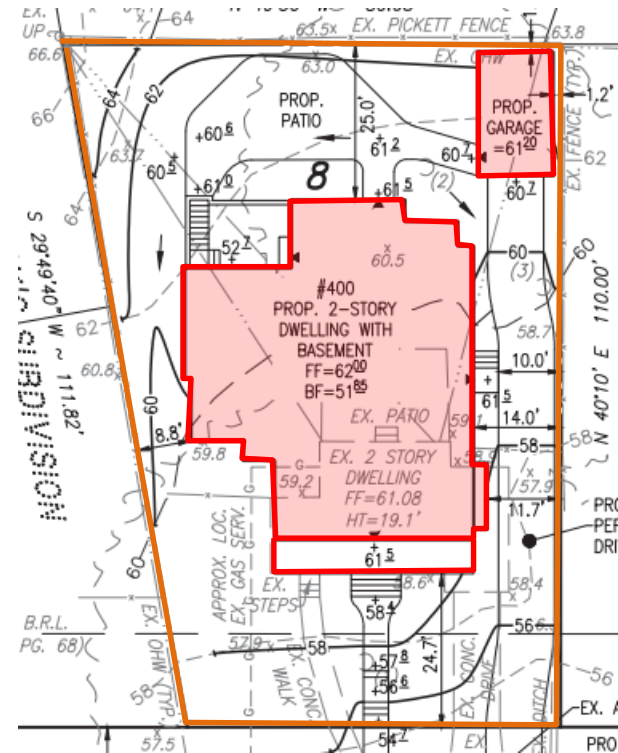
Floor Area	Gross	Net	F.A.R.
Permitted in R-8 Zone	N/A	2,696.75	0.35
Existing Dwelling	2,435	1,178	0.15
Proposed Dwelling	5,977*	2,655	0.34

- *Gross floor area includes a 2,057 square foot below-grade basement and a 241 square foot detached garage.*

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- Neighborhood-wide deep front yards push the bulk of the structure away from the street.
- Proposed dwelling is further setback than existing dwelling.
- Tiered massing, between the primary structure and smaller wings breaks up the bulk of the dwelling.



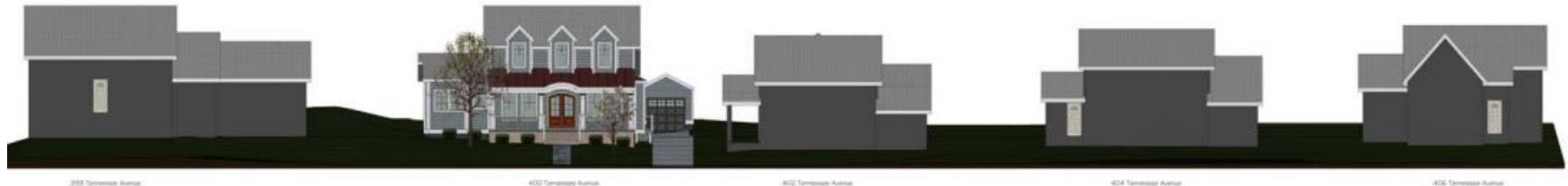
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400 Tennessee Avenue Massing Study

Jessica Vindred
Classic Cottages, LLC
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p. 202.830.9577



- Proposed height complies with residential infill guidelines.

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398 Tennessee Avenue



402 Tennessee Avenue



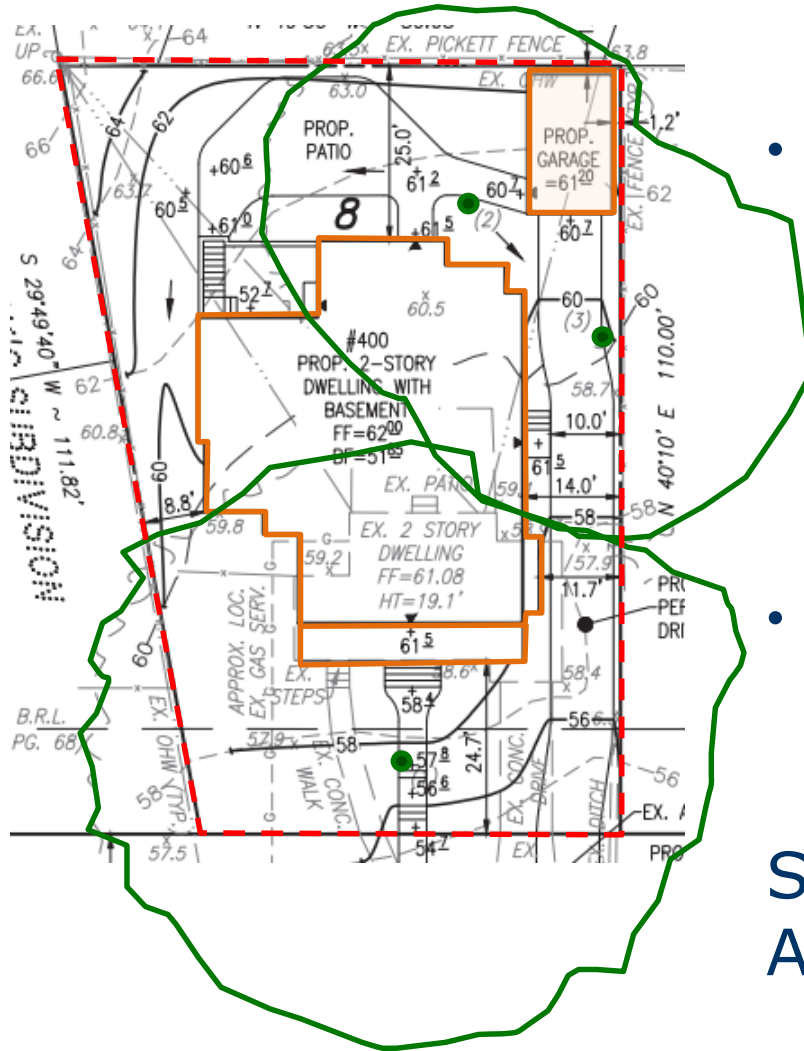
Proposed Dwelling (400)



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- Concerns over the loss of the tree canopy.
 - Condition #2: Minimum of 40% canopy cover over the site which exceeds the 25% canopy cover requirement in the Zoning Ordinance.
- Conditions to minimize the impact of construction.

Staff recommends
Approval.

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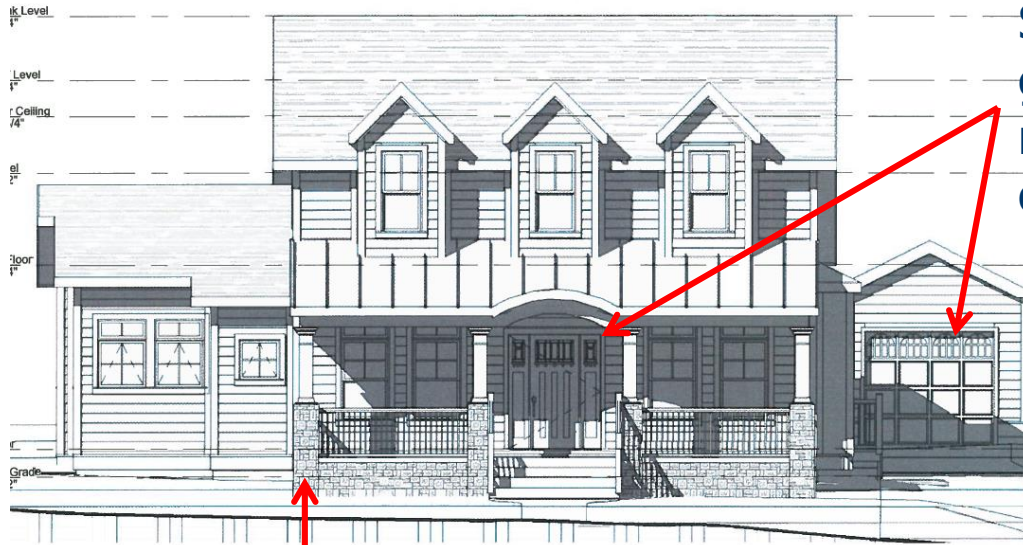
- Supplemental Slides.



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Initial Design Proposal



Simplified front door and garage windows to match modified Cape Cod aesthetic of neighborhood.

Revised Design Proposal

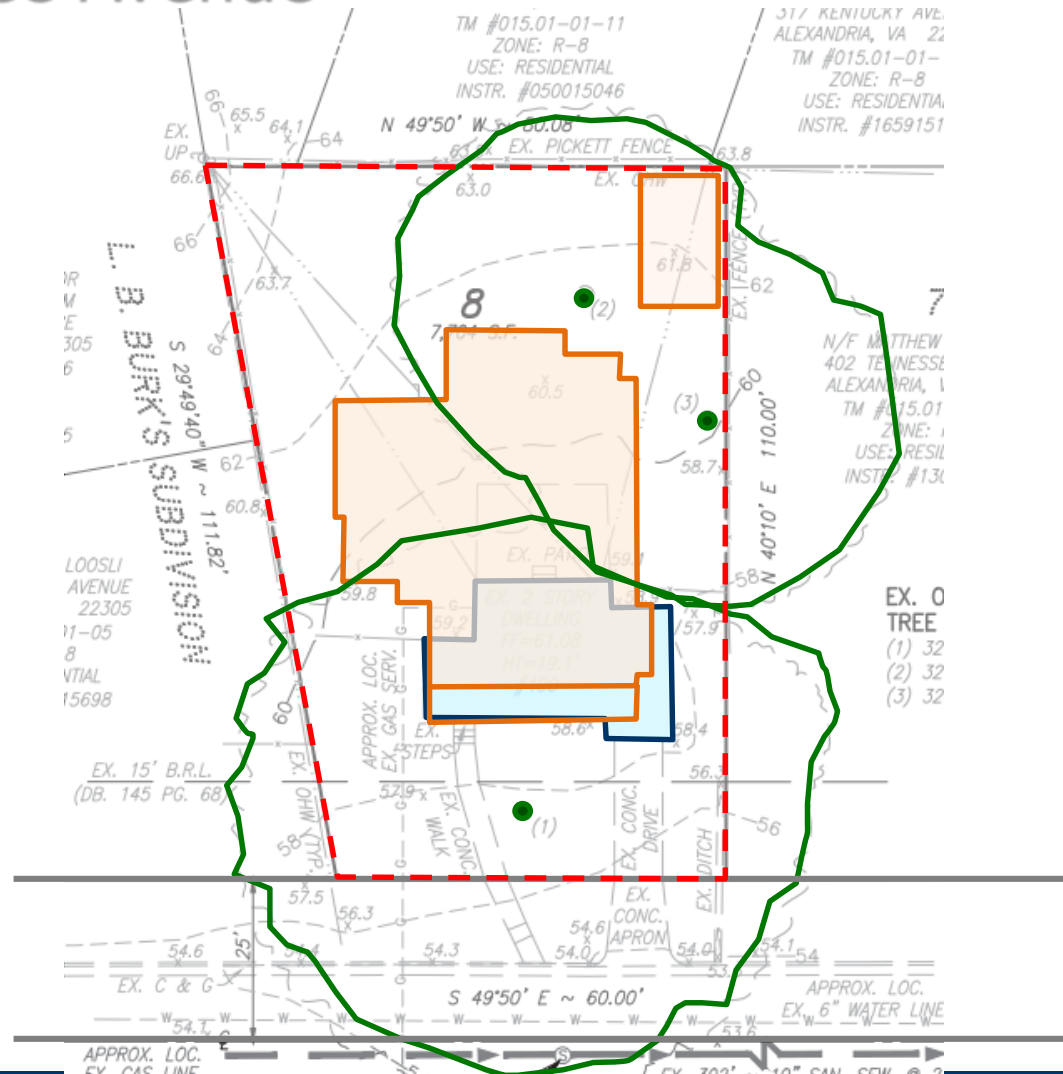


Flagstone facing along porch replaced with brick.

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-  Existing Dwelling
-  Proposed Dwelling
-  Property Line
-  Tree Canopy



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- Tree 1: Signs of root and stem decay and significant deadwood in the tree crown.

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Revised12/20/16



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- Tree 3: Large split at base and hollow area in trunk.



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