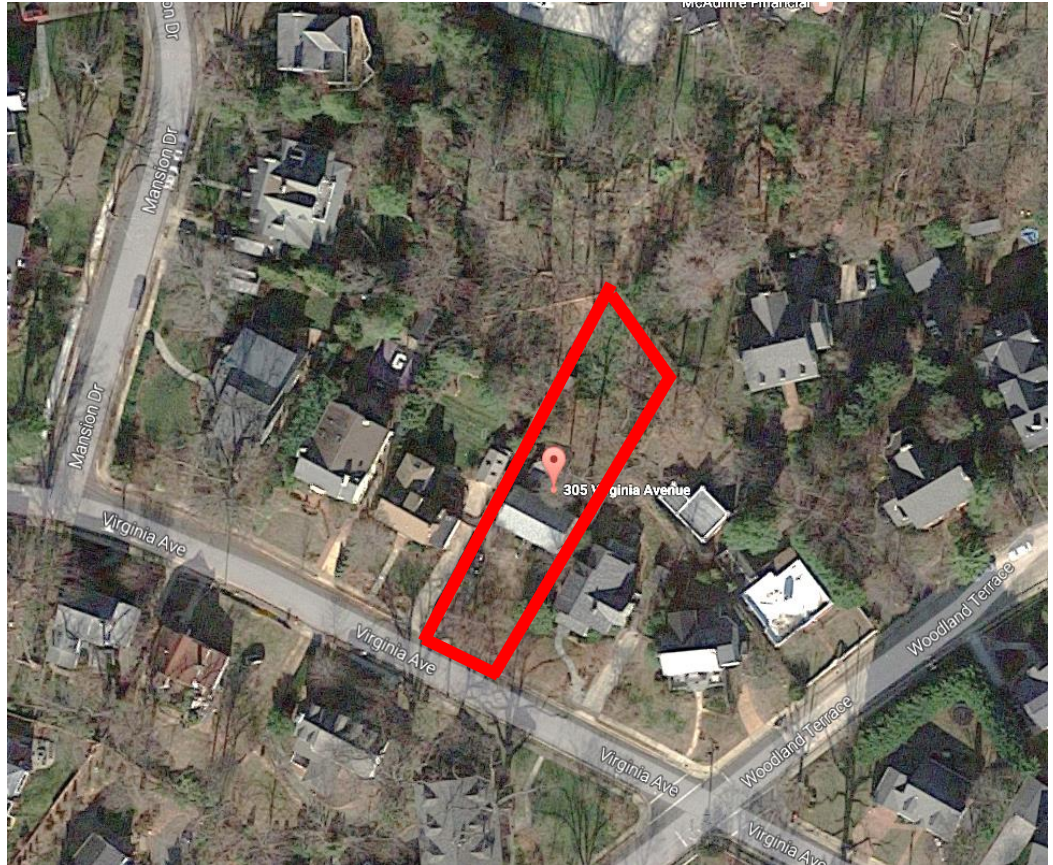


SUP#2017-0029 305 Virginia Avenue

- SUP request to construct a single-family dwelling on a developed substandard lot.
- Complies with residential infill regulations and meets zoning requirements.



SUP#2017-0029 305 Virginia Avenue

Zoning Analysis	R-8 Zone Requirements	Proposal	Compliance with Zone
Lot Area	8,000 SF	13,384 SF	Complies
Lot Width	65' (Minimum)	60'	- 5'
Lot Frontage	40' (Minimum)	60'	Complies

- Lot is deemed substandard as it does not meet lot width requirement.
- Requires an SUP to permit rebuilding

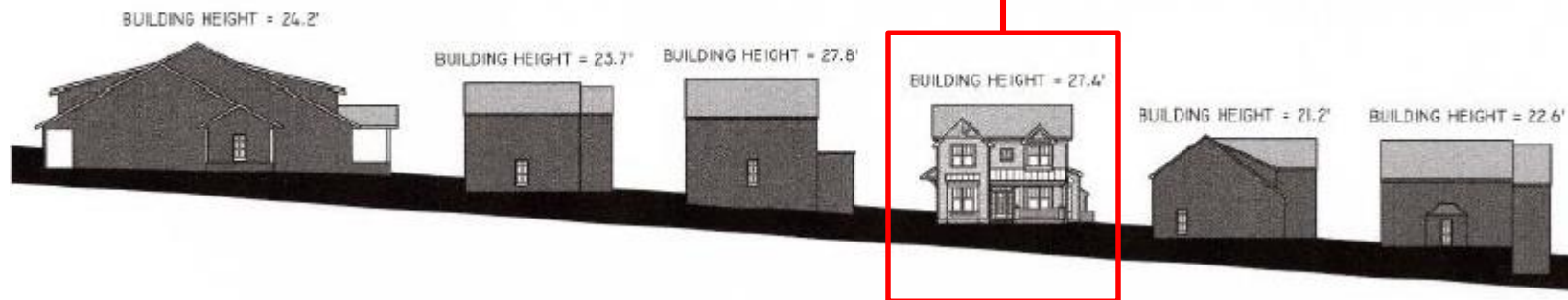


Existing dwelling

Proposed dwelling

Floor Area	Gross	Net
Proposed Dwelling	8,081 sq. ft.*	3,536 sq. ft.
Existing Dwelling	3,087 sq. ft.	2,032 sq. ft.

Bulk and Height



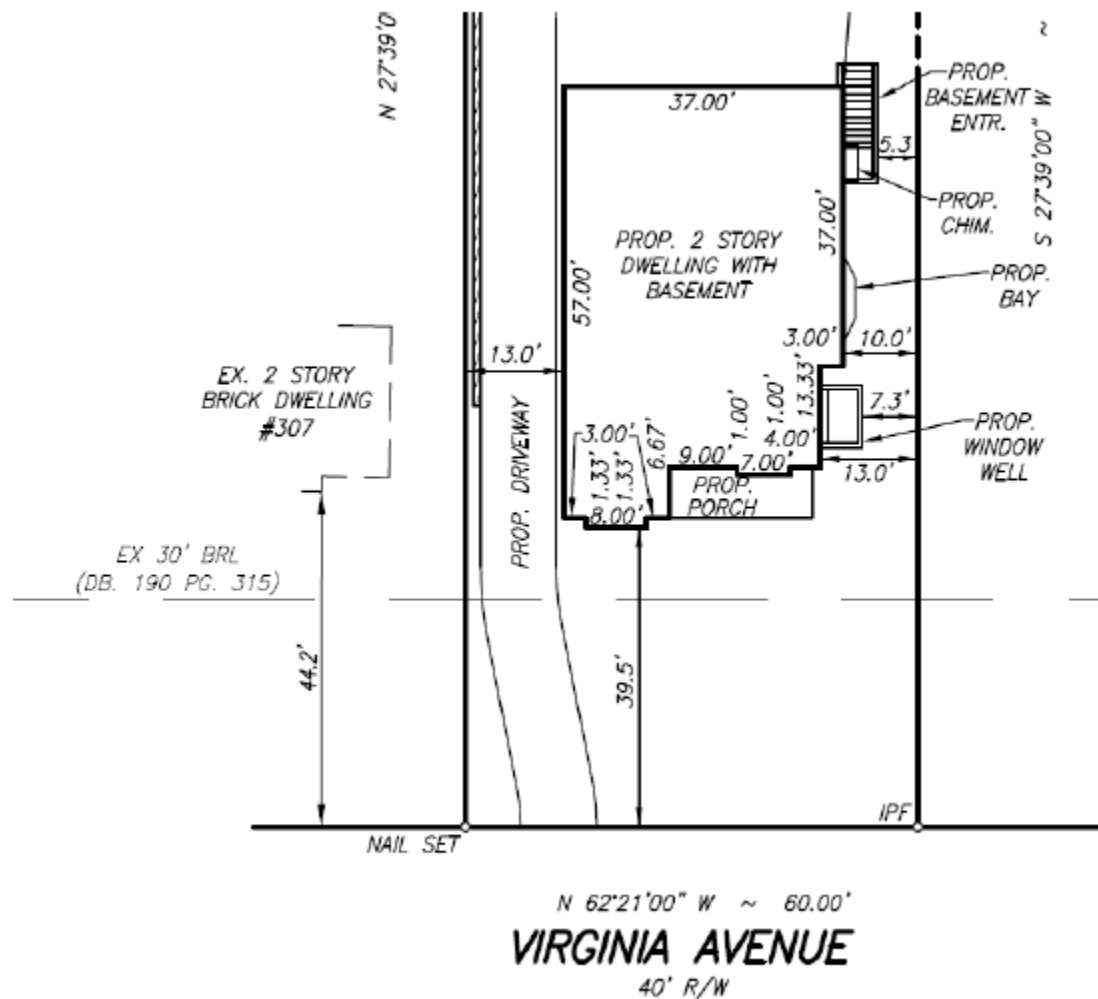
Compatibility with Neighboring Homes

Height and Design



Compatibility with Neighborhood Homes

Front Yard Setback:



Tree Canopy Coverage:

Table 2: Calculations of the potential tree canopy coverage at 305 Virginia Avenue.

Lot Size	13,384 SF	
Existing Canopy Coverage	7,3661 SF	55%
Canopy Coverage At 40%	5,354 SF	40%
Remaining Canopy Coverage (based on proposed TBR)	2,477 SF	
New Trees	3,000 SF	
Total	5,477 SF	

Dwelling Design:



212 Virginia Avenue



Proposed dwelling

Planning Commission recommends approval

