



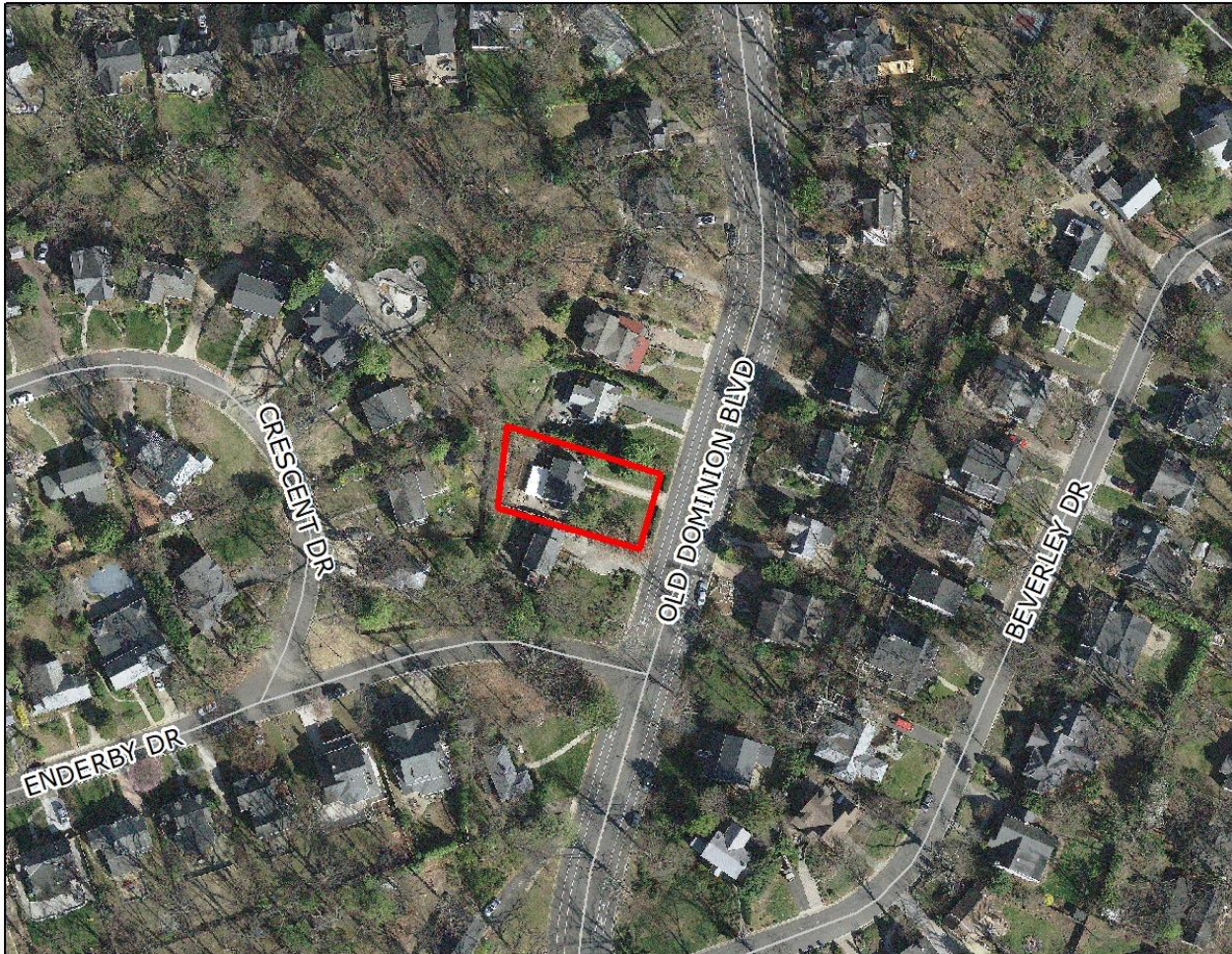
SUP #2019-00094

3202 Old Dominion Boulevard

City Council
February 22, 2020

Site Context

- Surrounded by single-family homes
- Zoned R-8/Residential Single-Family



Substandard Lot

- Subject property is substandard (does not meet minimum lot width or size requirements)
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
 - Bulk
 - Height
 - Design

SUP Request

Applicant proposes to demolish existing dwelling and requests SUP approval to construct two story dwelling



Existing dwelling



Proposed dwelling

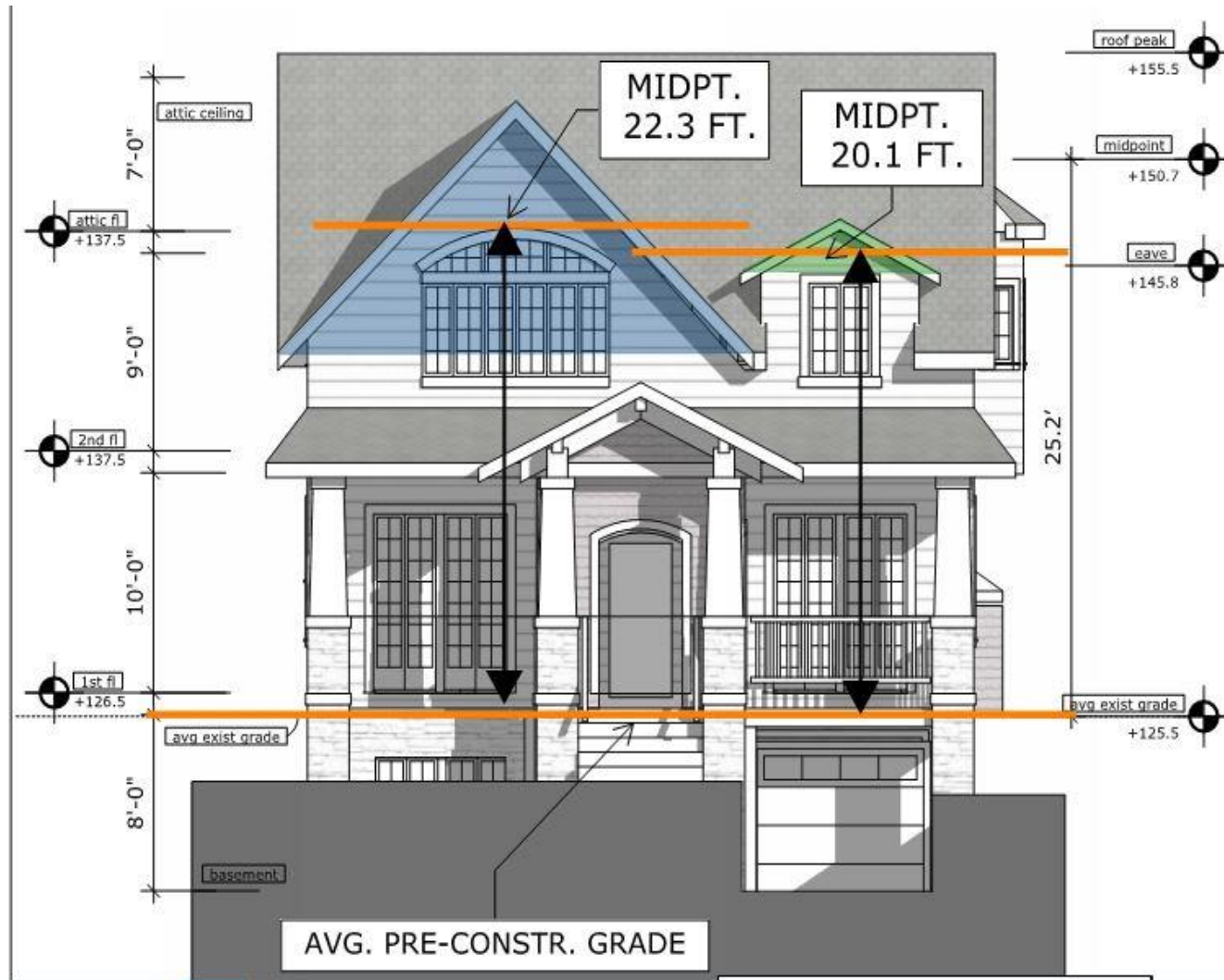




Block Face Heights

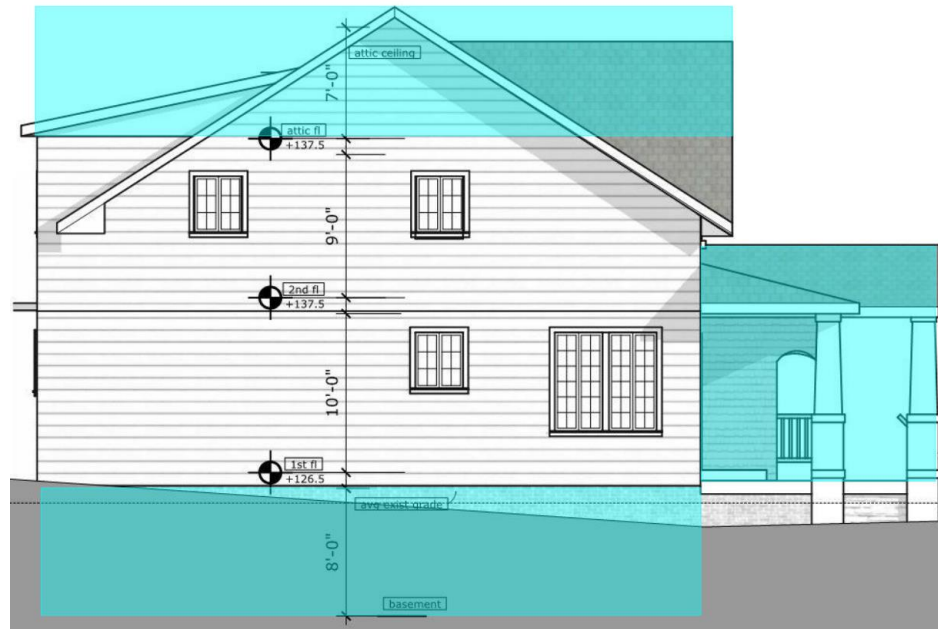
Address	Height
3212 Old Dominion Blvd	16.30 Ft.
3206 Old Dominion Blvd	18.60 Ft.
<i>3204 Old Dominion Blvd (adjacent neighbor)</i>	<i>18.90 Ft.</i>
3208 Old Dominion Blvd	19.30 Ft.
<i>Average of Block Face</i>	<i>19.50 Ft.</i>
3210 Old Dominion Blvd	20.90 Ft.
3202 Old Dominion Blvd (subject property's larger front-facing cross gable)	22.30 Ft.
<i>3200 Old Dominion Blvd (adjacent neighbor)</i>	<i>23.00 Ft.</i>
<i>Average of Block Face +20%</i>	<i>23.40 Ft.</i>
3202 Old Dominion Blvd (subject property's main roof)	23.40 Ft.
3202 Old Dominion Blvd (subject property's rear shed dormer)	25.20 Ft.
Tallest Dwelling within Block Face + 20%	27.60 Ft.





Bulk

- Proposed net floor area is **2,543 sq. ft.** which would comply with maximum FAR limit of 2,627 sq. ft.
 - Proposed gross floor area is **6,362 sq. ft.**
 - **3,819 sq. ft. or 60%** of the total gross floor area is eligible for FAR exclusion
 - FAR excludable floor area represents space that has less visible impact (basements, attics, open porches)
- Façade design elements (e.g. dormers, porch) limit perception of bulk



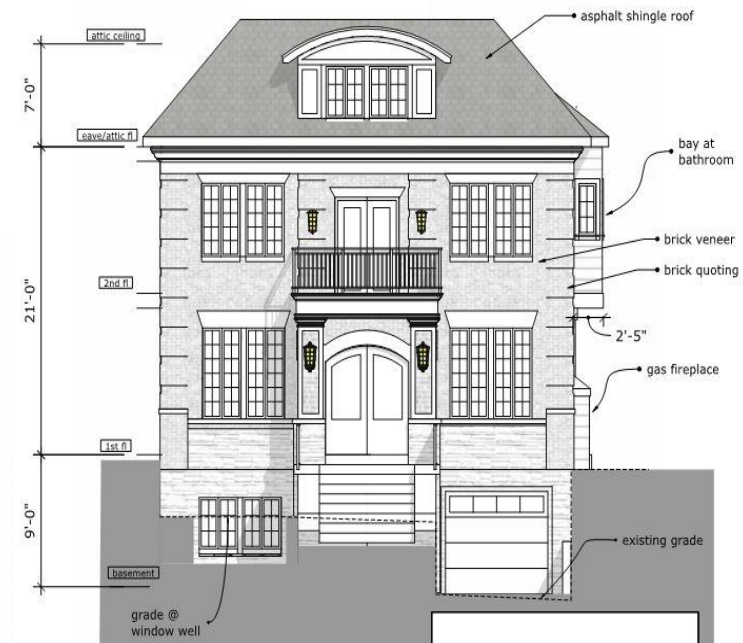
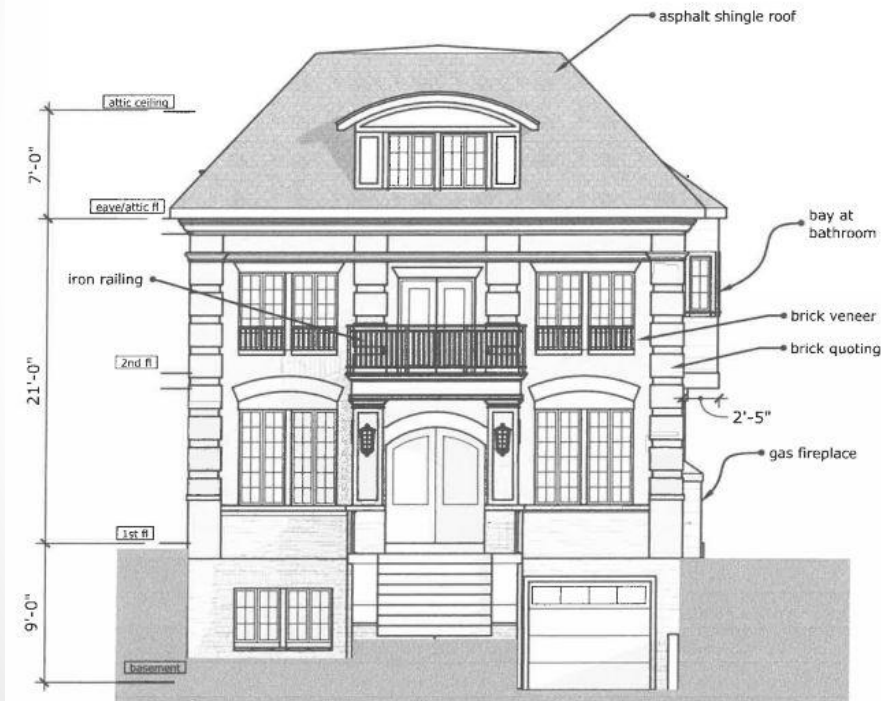
Design

Surrounding houses are eclectic but have unifying design characteristics:

- Asymmetrical features
- Simple ornamentation
- Varied/tiered massing
- Dormered second stories



Previous Designs





Additional Considerations

- Grading plan will be required to comply with Landscape Guidelines, including a 25% minimum canopy coverage
- Two native trees are located outside the limits of disturbance from construction and preservation is required in Condition 2

Planning Commission Recommends Approval

	ORIGINAL PROPOSAL	REVISED PROPOSAL	FINAL
OVERALL HEIGHT	32	29.4	25.2
PEAK	36.2	31.2	30
FRONT FAÇADE HEIGHT (DORMER)	36.9	34.3	26.7
FRONT FAÇADE HEIGHT (MAIN)	34	31.4	28.9
NET FLOOR AREA	2546	2546	2543

Front Façade Heights

Address	Height
3212 Old Dominion Blvd	18.10 Ft.
3206 Old Dominion Blvd	19.80 Ft.
3208 Old Dominion Blvd	21.20 Ft.
Average of Block Face	21.30 Ft.
3204 Old Dominion Blvd (adjacent neighbor)	21.40 Ft.
3210 Old Dominion Blvd	22.80 Ft.
3200 Old Dominion Blvd (adjacent neighbor)	24.90 Ft.
Average of Block Face +20%	25.60 Ft.
3202 Old Dominion Blvd (subject property)	26.70 Ft. (larger cross dormer) 25.70 Ft. (smaller cross dormer) 18.70 Ft. (porch gable)
Tallest Dwelling +20%	29.90 Ft.

