



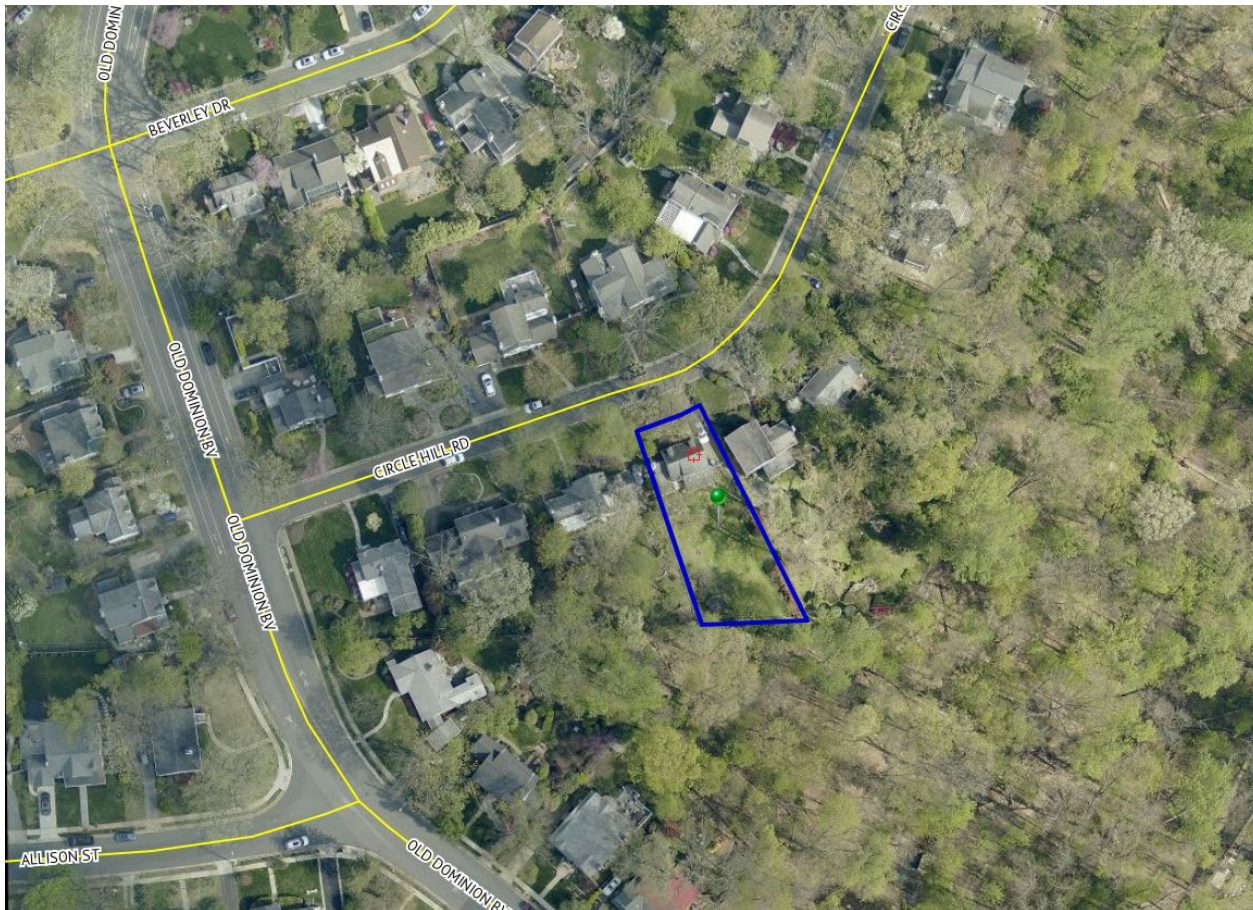
SUP #2020-0031

3109 Circle Hill Road

Planning Commission
June 25, 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 frontage 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



Height

Staff found proposed height of 27.3 feet to be compatible with established neighborhood character.

3111 CIRCLE HILL ROAD

3109 CIRCLE HILL ROAD

3107 CIRCLE HILL ROAD



Bulk

- Proposed floor area would be well below the maximum permitted
- Dwelling would provide side and rear setbacks in excess of the minimum required

Design

Staff found the proposed design would be compatible with the neighborhood's established and eclectic character

Additional Considerations

- Grading plan will be required to comply with Landscape Guidelines
- Staff recommends a 40% minimum canopy coverage and that replacement trees should be long-lived, native canopy trees



Staff Recommends Approval