



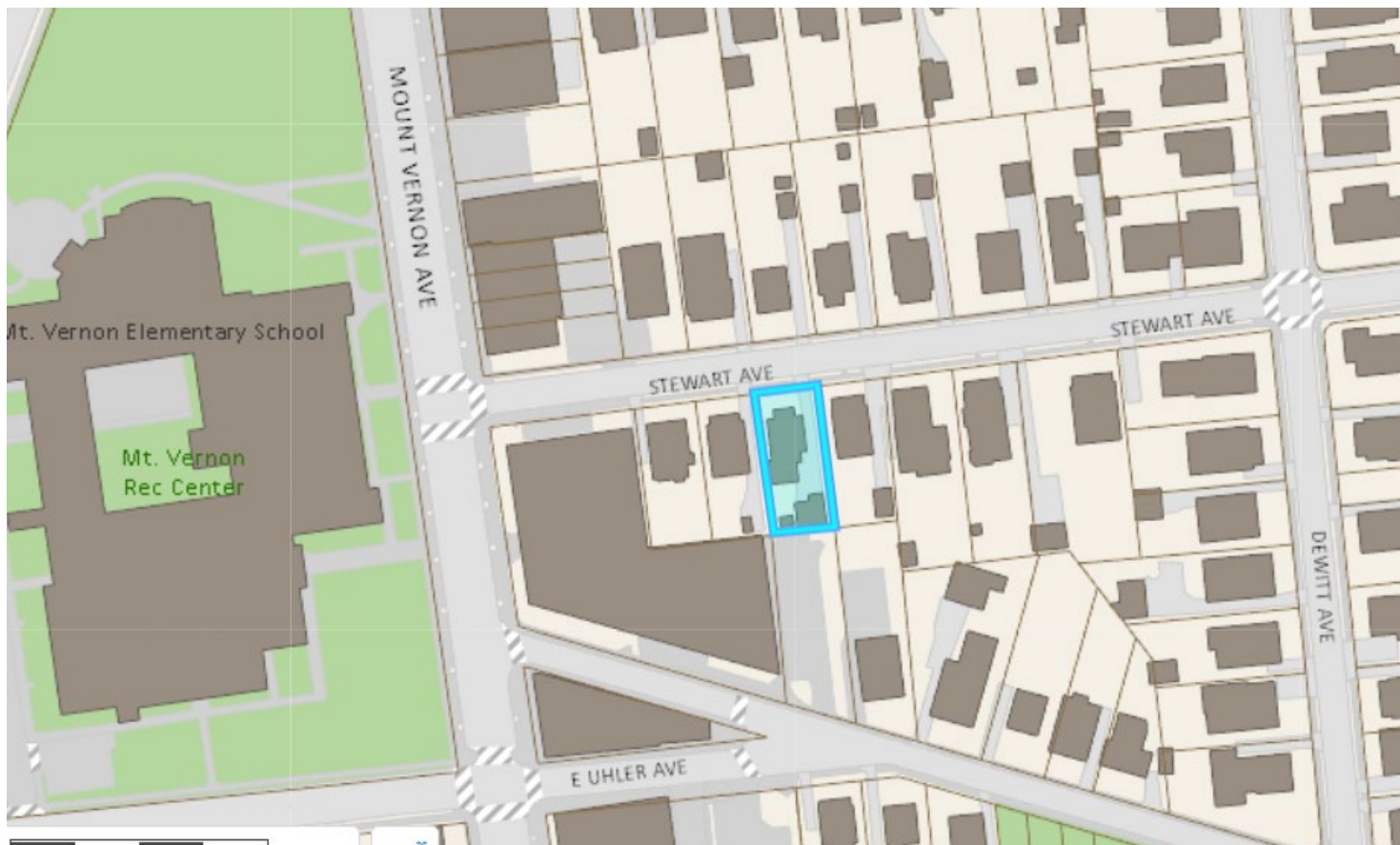
SUP #2020-00100

109 Stewart Avenue

City Council
March 13, 2021

Site Context

- Surrounded by single-family dwellings
- Zoned R-2-5/residential single and two-family



Substandard Lot

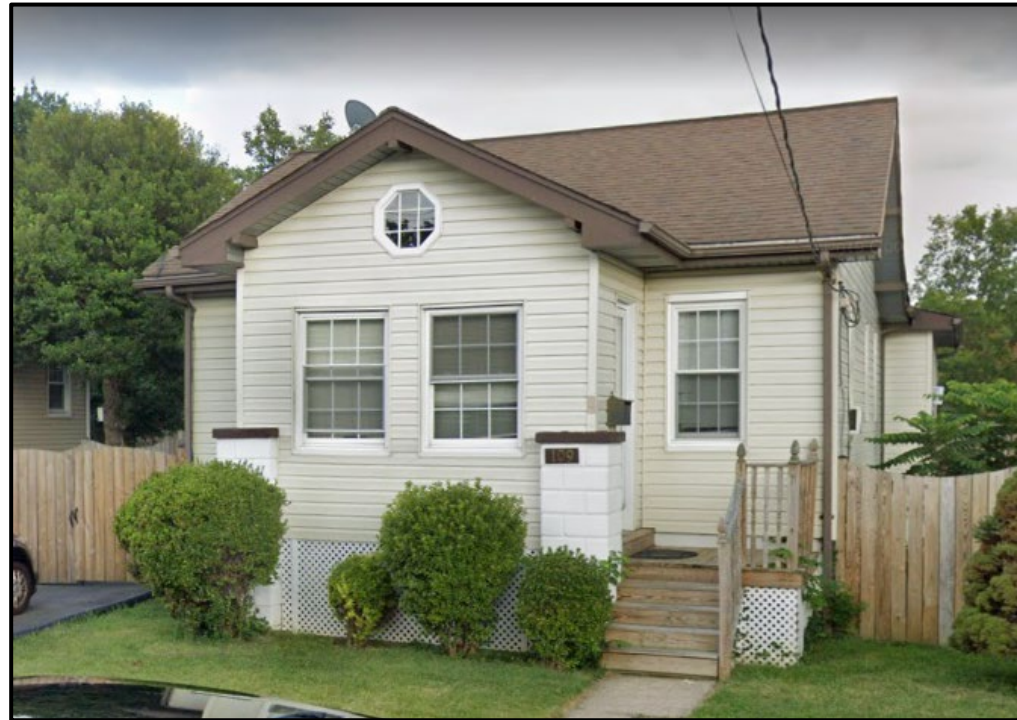
	Requirement	Subject Property
Lot Size	5,000 SF Min	5,170 SF
Lot Width	50' Min	47'*
Lot Frontage	40' Min	47'

Substandard Lot

- Subject property is substandard (does not meet minimum lot width requirement)
- 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

Background

- Town of Potomac National Register District
- “Contributing Structure” Designation
Honorific



Existing dwelling

SUP Request

Applicant requests SUP approval to construct two-story dwelling on substandard lot



Front view proposed dwelling



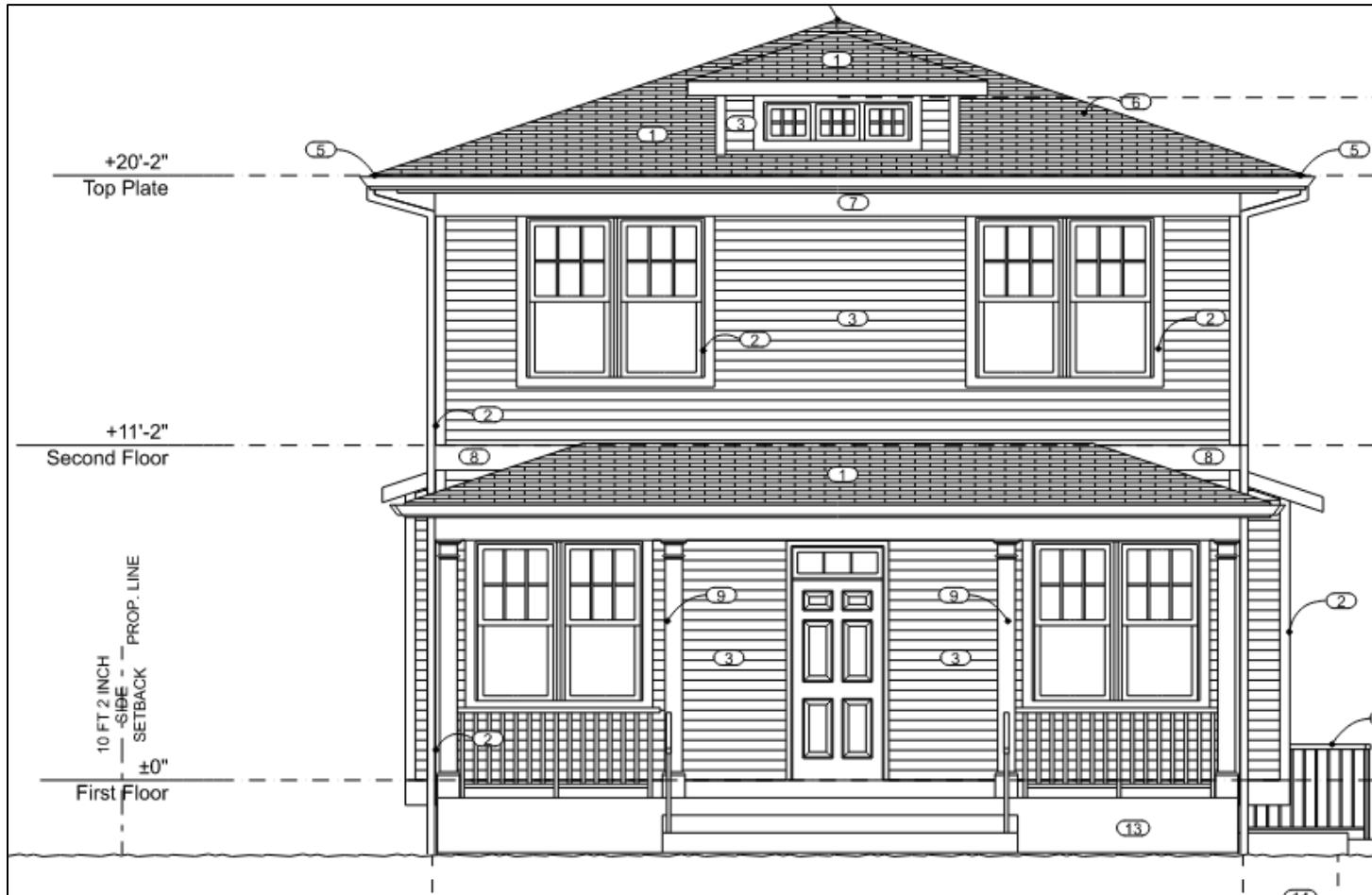
Side view proposed dwelling



Proposed Site Plan

	Requirement		Proposal
Lot Size	5,000 SF Min		5,170 SF
Lot Width	50' Min		47'*
Lot Frontage	40' Min		47'
Front Yard	Established setback	14.79'-28.1'	26.11'
Side Yard (East)	1:3 with 7' min	7'	10.29'
Side Yard (West)	1:3 with 7' min	7'	8.38'
Rear Yard	1:1 with 7' min	25.4'	36.15'
Building Height	Avg. Prevailing	21'	26.4'
Threshold Height	Max Prevailing	3.1'	2.6'
FAR	0.45	0.45 x 5,170 SQFT = Maximum 2,326.5 SF	2,324 SF

Staff Analysis – Bulk & Design



Staff Analysis - Height

- Proposed Height: 26.4ft
- Average Height for Block +20%: 25.2ft



Neighboring homes on the same block. Left to right: 106 Stewart, 113 Stewart, and 116 Stewart.

Planning Commission Recommends Approval