



CITY OF ALEXANDRIA
Department of Planning & Zoning

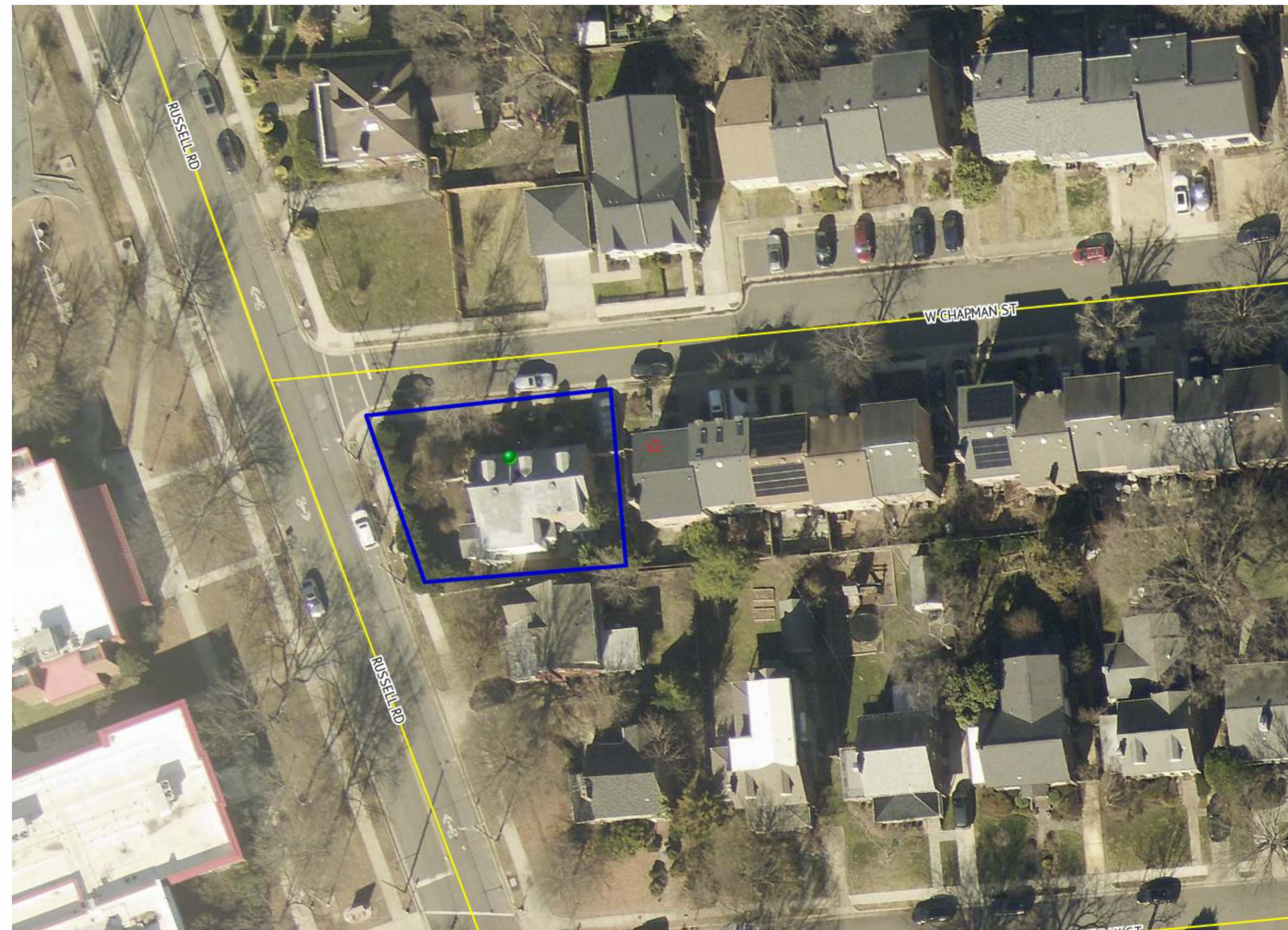
26 West Chapman Street Subdivision





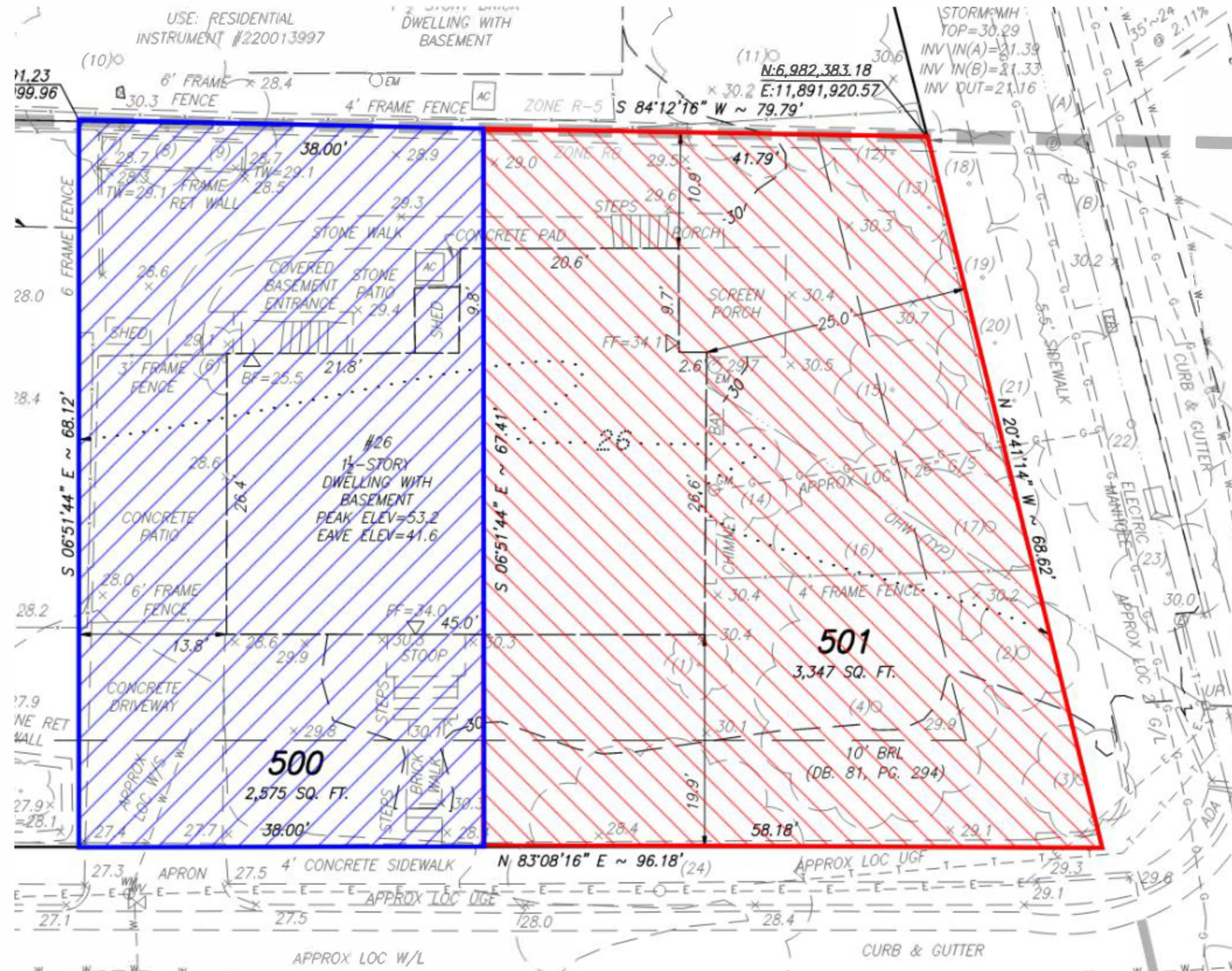
Subject Site and Context

- ▶ Zoned R-2-5 and surrounded by townhouse, two-unit, and single-unit dwellings





Proposed Lot Configuration



26 W. CHAPMAN ST.



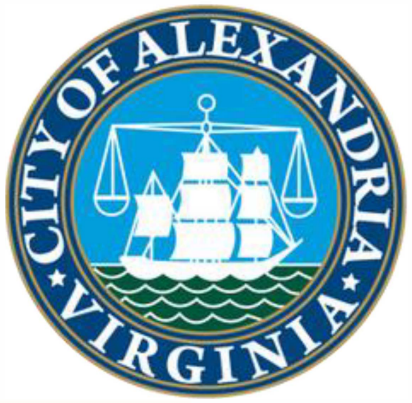
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**Staff recommends
approval**





Supplemental Information



	Required/Permitted	Existing	Proposed	
		Lot 26	Lot 500	Lot 501
Lot Size	1,980 Sq. Ft.	5,921 Sq. Ft.	2,575 Sq. Ft.	3,347 Sq. Ft.
Width	25 Ft.	91.27 Ft.	38 Ft.	53.27 Ft.
Frontage	25 Ft.	96.18 Ft.	38 Ft.	58.18 Ft.
Front Yard (Primary)	16.8-20.7 Ft.	19.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Front Yard (Secondary)	20 Ft.	15.5 Ft.		
Side Yard (West)	8 Ft., 1:3 ratio	13.8 Ft.		
Side Yard (South)		10.9 Ft.		
Rear Yard	8 Ft., 1:1 ratio	N/A		
Floor Area	0.75	~0.63		
Open Space	2,072 Sq. Ft. (35% of lot area)	3,540 Sq. Ft. (~83%)		