

404-A East Alexandria Avenue

SUP #2023-00076

City Council
January 20, 2023



This presentation is subject to changes prior to hearing

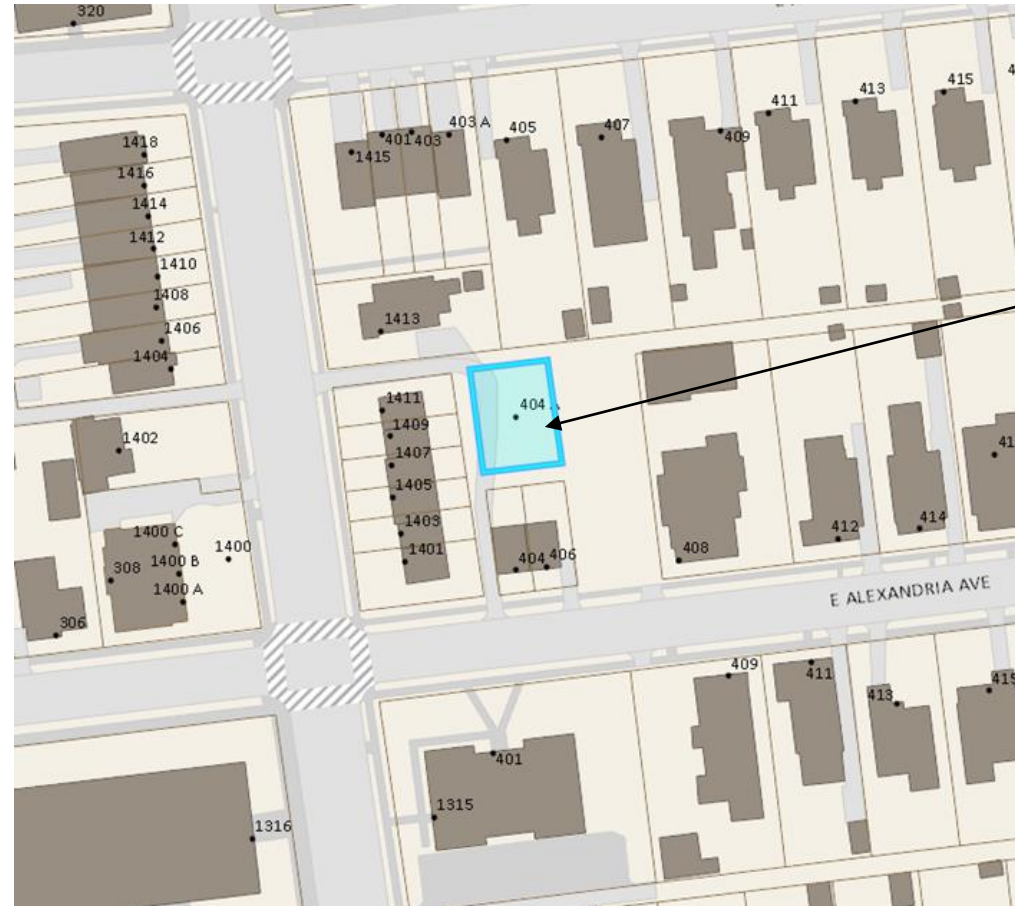
Project Location

Surrounded by single-family, semi-detached, townhouse, and multi-family residential properties

Zoned: R-2-5/Single and two-family

Vacant lot without street frontage

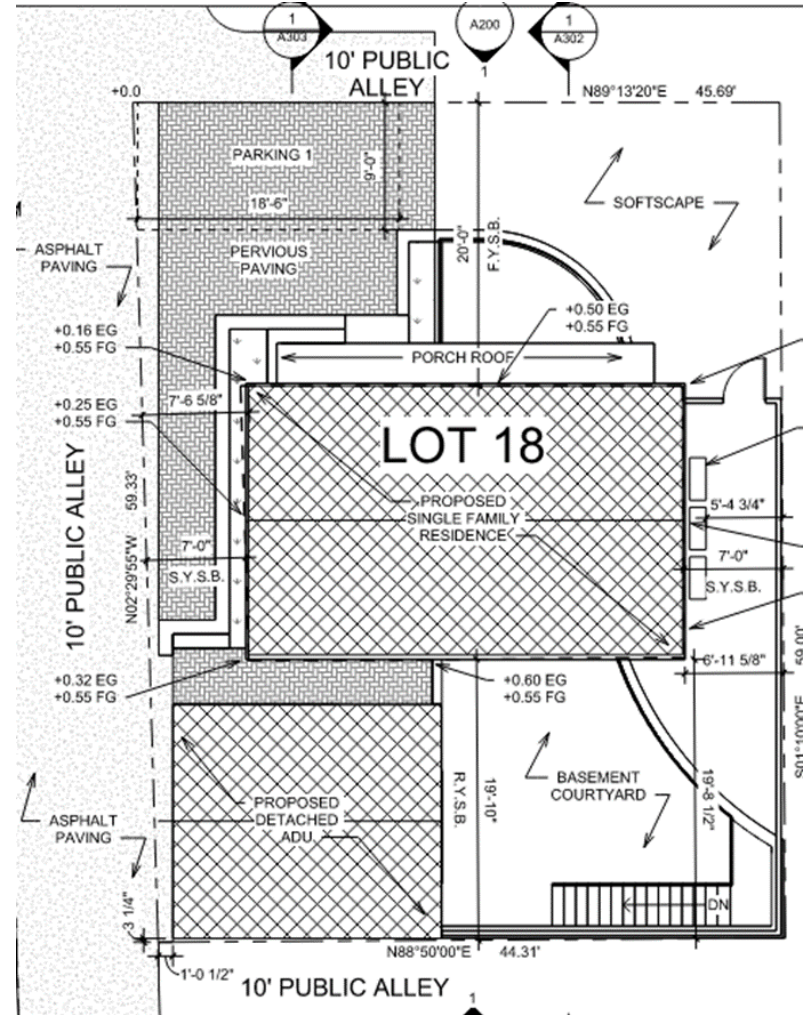
Abuts alleys and public ROW



Subject Property

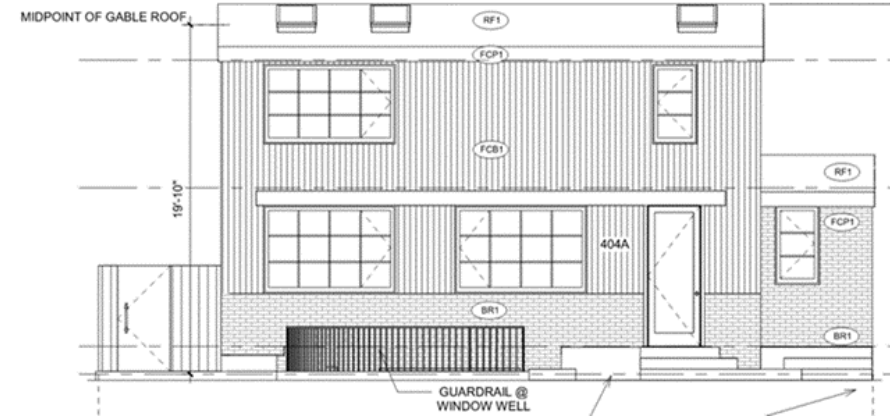
Proposal

- Two-story single family dwelling with ADU
- Complies with all bulk requirements of R-2-5 zone
- One parking space with alley access off Mount Vernon Avenue



SUP Criteria

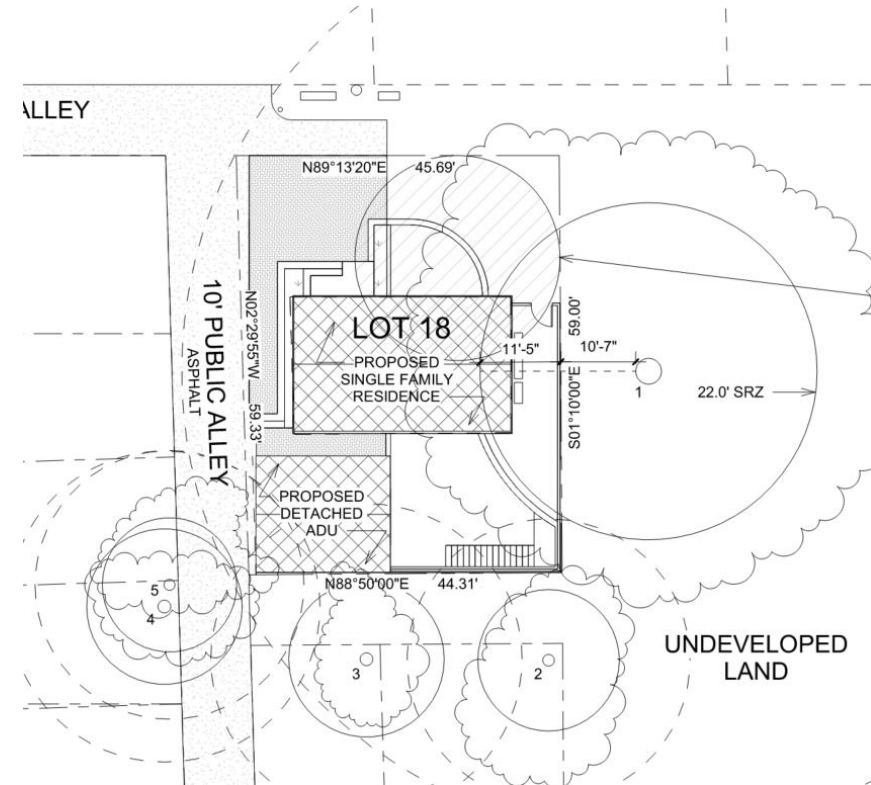
- Light and air
 - Complies with R-2-5 setbacks, plus alleys provide for additional setback
- Property values
 - New infill construction will not adversely affect property values
- Height
 - Shorter than average height of surrounding dwellings
- Bulk
 - Smaller lot necessitates less floor area.
- Design
 - Contemporary with neighborhood architectural elements
 - Fully below grade basement



Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	21.02 Ft.
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.

Community concerns

- **Tree preservation**
 - Applicant must comply with the City’s landscape guidelines. Condition #3, #4, and #5 address tree preservation.
- **Emergency access**
 - AFD and Code would ensure that all life safety requirements are met during building permit reviews.
- **Stormwater management**
 - Compliance with stormwater requirements would be ensured during the grading plan process.





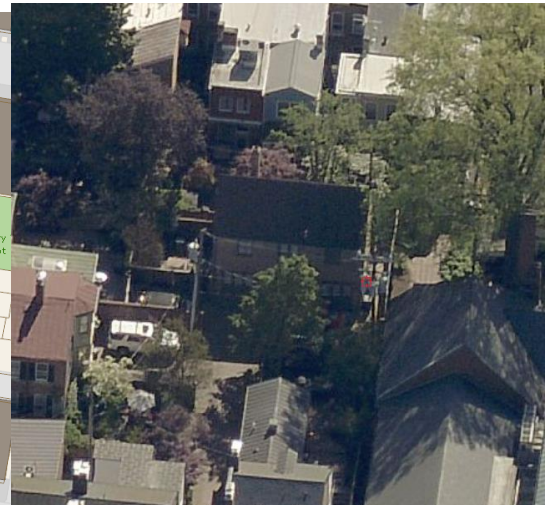
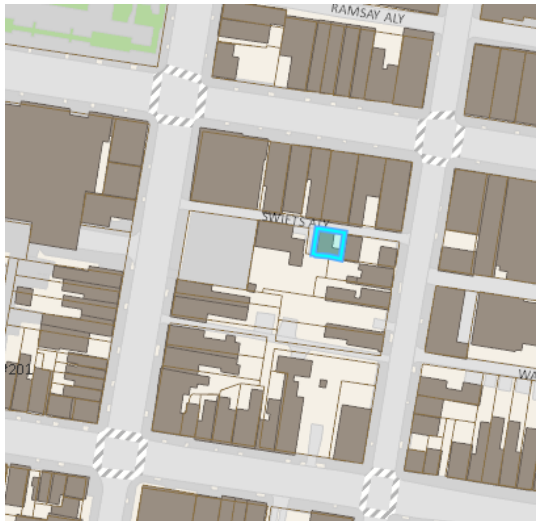
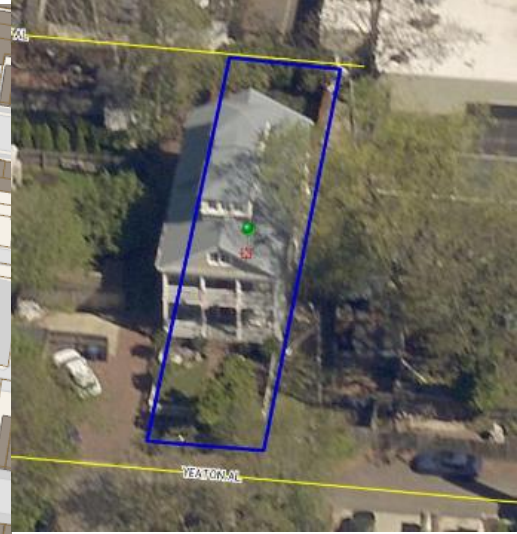
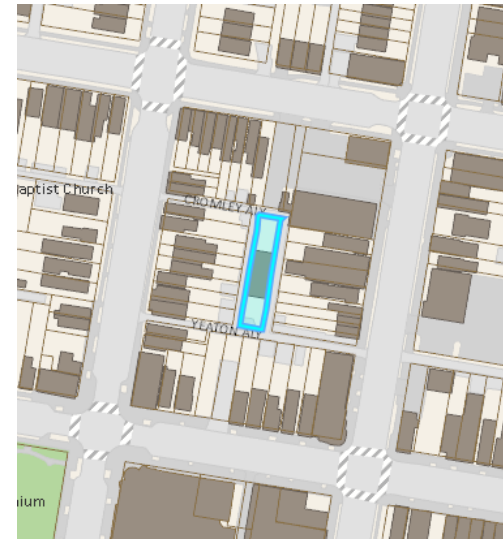
Community concerns

- **Utility line relocation**
 - Applicants must work with Dominion. Any design changes require SUP per Condition #1.
- **Alley vision clearance**
 - Alleys are existing and the entrances comply with the City's vision clearance requirements.
- **Use as a short-term rental**
 - Section 7-203(B)(7) prohibits an ADU to be use as a short-term rental for more than 120 days per year.
- **Construction vehicle access and storage**
 - Vehicles will access the site from Mount Vernon Avenue and must be stored on private property.



Planning Commission recommends approval

Examples of developed alley lots





Additional Information

- FAR basement exclusion
 - Per Section 2-120 and Section 2-150.2, the basement can be fully excluded because the bottom of the first floor is less than four feet from average finished grade.