



City of Alexandria

Special Use Permit #2025-00056 2 West Howell Avenue

Planning Commission

December 2, 2025



Agenda



1. Summary
2. Background Information
3. SUP Request
4. Findings
5. Staff Recommendation



Summary

SUP Request

- Construct a single-unit dwelling on a developed substandard lot

Key Elements of the Discussion

- Whether proposed bulk, height, and design of new dwelling would be compatible with neighborhood



Background Information

- **Zone:**
 - R-5/Residential
 - Single-unit dwelling
- **Small Area Plan:**
 - Potomac West
- **Surrounding uses:**
 - Residential



SUP#2025-00056



Proposal

- Redevelopment of developed substandard lot



Existing dwelling to be demolished



Proposed dwelling

SUP#2025-00056



SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.45
- ▶ Surrounding homes range in FAR: 0.2 - 0.44
- ▶ **Proposed dwelling FAR: 0.45**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 17.8 ft. - 27.6 ft.
- ▶ **Proposed dwelling height: 29.3 ft.**



SUP Considerations

- **Design**
 - ▶ There is a variety of architectural styles in this neighborhood (see photos)
 - ▶ Applicant's design contains a mix of Queen Anne and Colonial Revival architectural features



SUP#2025-00056



Design considerations

- ▶ Applicant's proposed massing, roof orientation, and house location minimize height impact
- ▶ Topography of subject property and surrounding also minimize height impact



**Staff Recommends approval
subject to conditions**





Supplemental Information

SUP#2025-00056



Dwelling Heights

1 West Howell Avenue	21.4 Ft.
3 West Howell Avenue	22.3 Ft.
4 West Howell Avenue	17.8 Ft.
5 West Howell Avenue	25.4 Ft.
1905 Commonwealth Avenue	27.6 Ft.
1907 Commonwealth Avenue	25.7 Ft.
2001 Commonwealth Avenue	23.6 Ft.
1 West Bellefonte Avenue	22.4 Ft.
4 East Bellefonte Avenue	22.2 Ft.
Average	23.2 Ft
Proposed Dwelling	29.3 Ft.
Average plus 20 percent	27.8 Ft.

SUP#2025-00056



Dwelling FARs

Address	FAR	Floor Area	Lot size
1 West Howell Avenue	0.44	2,644 Sq. Ft.	6,018 Sq. Ft. *
3 West Howell Avenue	0.41	1,171 Sq. Ft.	5,750 Sq. Ft.
4 West Howell Avenue	0.29	1,666 Sq. Ft.	5,801 Sq. Ft.
5 West Howell Avenue	0.29	1,664 Sq. Ft.	5,750 Sq. Ft.
1905 Commonwealth Avenue **	0.39	3,333 Sq. Ft.	8,519 Sq. Ft.
1907 Commonwealth Avenue **	0.39	3,314 Sq. Ft.	8,471 Sq. Ft.
2001 Commonwealth Avenue **	0.28	1,872 Sq. Ft.	6,747 Sq. Ft.
1 West Bellefonte Avenue	0.20	1,518 Sq. Ft.	7,697 Sq. Ft.
4 East Bellefonte Avenue **	0.23	2,022 Sq. Ft.	8,910 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.45</i>	<i>2,872 Sq. Ft.</i>	<i>6,389 Sq. Ft. *</i>

SUP#2025-00056