

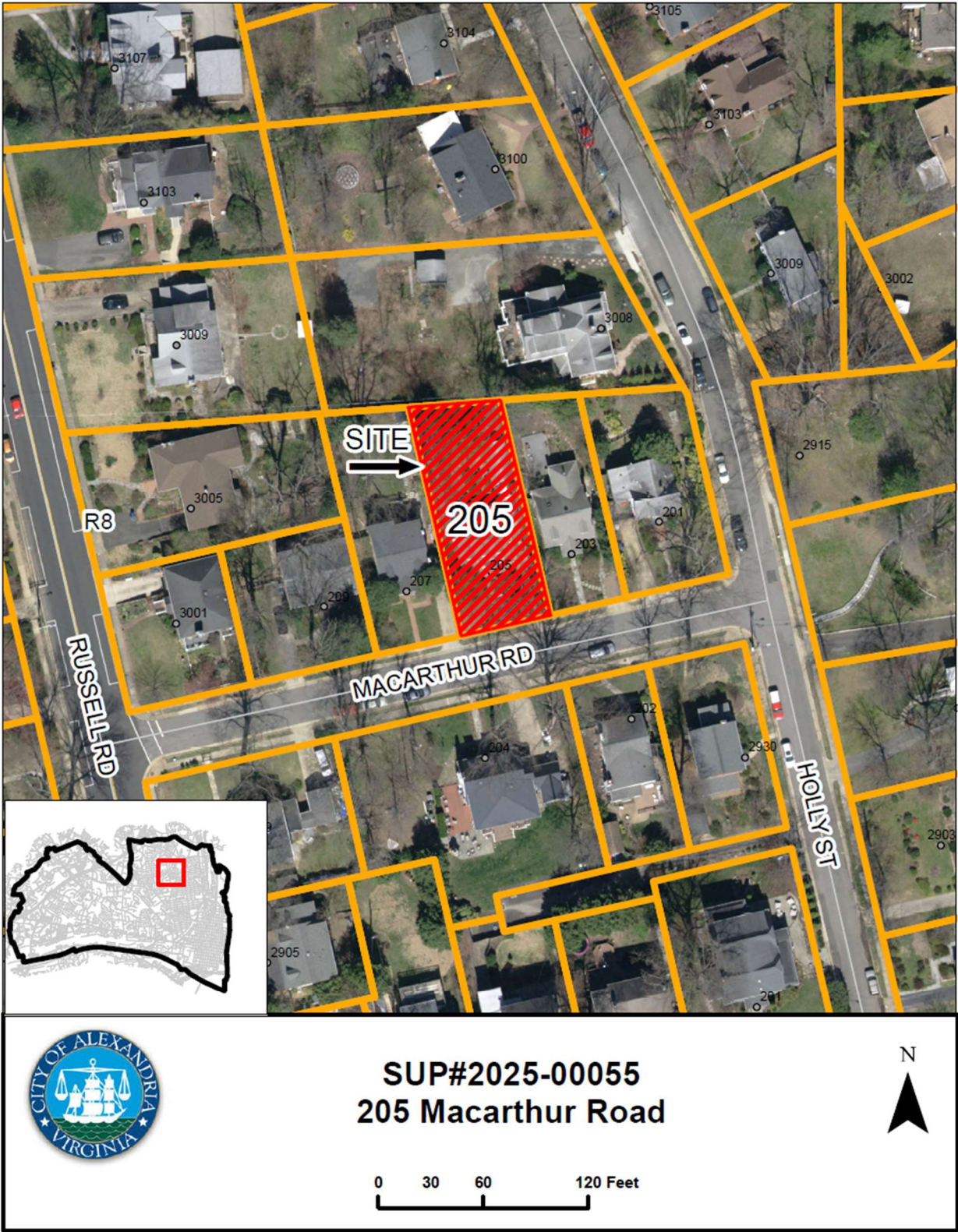


Docket Item #2
Special Use Permit #2025-00055
205 MacArthur Road – Substandard Lot Redevelopment

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot.	Planning Commission Hearing:	December 2, 2025
	City Council Hearing:	December 13, 2025
Address: 205 MacArthur Road	Zone:	R-8/Residential
Applicant: Character Holdings 9 LLC	Small Area Plan:	Potomac West Small Area Plan

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Catherine McDonald, catherine.mcdonald@alexandriava.gov



I. DISCUSSION

The applicant, Character Holdings 9 LLC, represented by Duncan Blair, attorney, requests Special Use Permit (SUP) approval to construct a single-unit dwelling on a developed, substandard lot at 205 MacArthur Road. The existing lot is substandard as it does not meet the R-8 zone's minimum lot size or width requirements for a single-unit dwelling.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property as a developed, substandard lot of record. It has a lot size of 6,759 square feet with 52 feet of frontage along MacArthur Road and a lot width of 52 feet. A one-and-a-half-story dwelling currently occupies the site. It provides a 35.9-foot front yard; east and west side yards of 14.9 and 7.8 feet, respectively; a 61.7-foot rear yard; and approximately 1,469 square feet of floor area. The west side yard setback of the existing dwelling is noncomplying.



Figure 1 - Subject Property

PROPOSAL

The applicant requests SUP approval to redevelop the subject lot with a new single-unit dwelling. The dwelling would have 2,202 square feet of net floor area and would measure 22.8 feet in height.

The applicant's proposed design would predominantly have Craftsman style bungalow features with a compact rectangular building form and a prominent front porch. Additionally, the proposed dwelling will contain a shed dormer with wood shingles on its front façade. Figures 2 through 5, below, show the proposed elevations.



Figure 2 – Primary Front Elevation

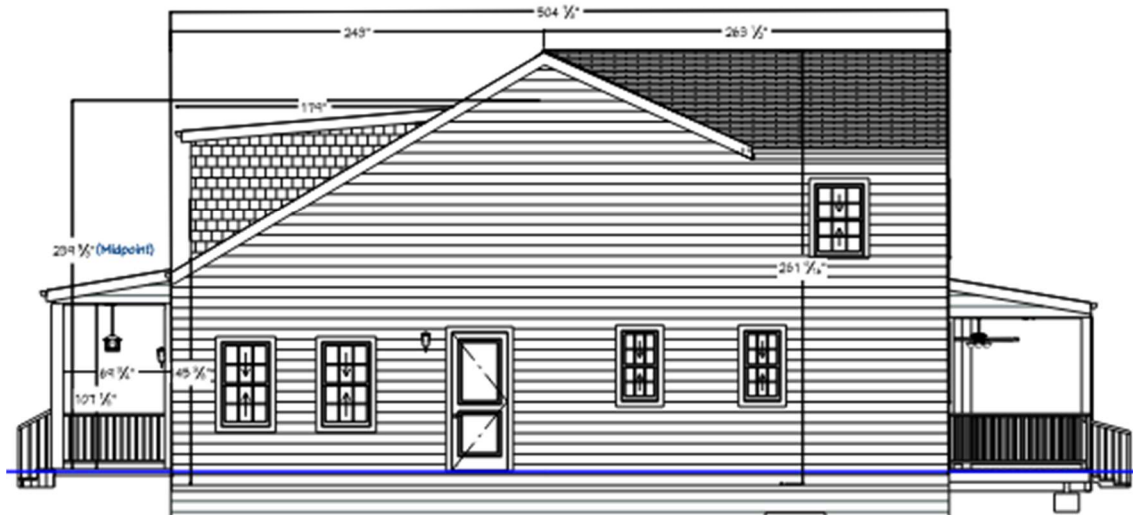


Figure 3 – East Side Yard Elevation



Figure 4 – West Side Yard Elevation



Figure 5 – Rear Elevation

The proposed dwelling would measure roughly 29 by 42 feet with a footprint of approximately 1,218 square feet. It would provide: a 30.2-foot front yard; east and west side yards each measuring 11.5 feet; and 55-foot rear yard. Figure 6, below, shows the proposed site plan.

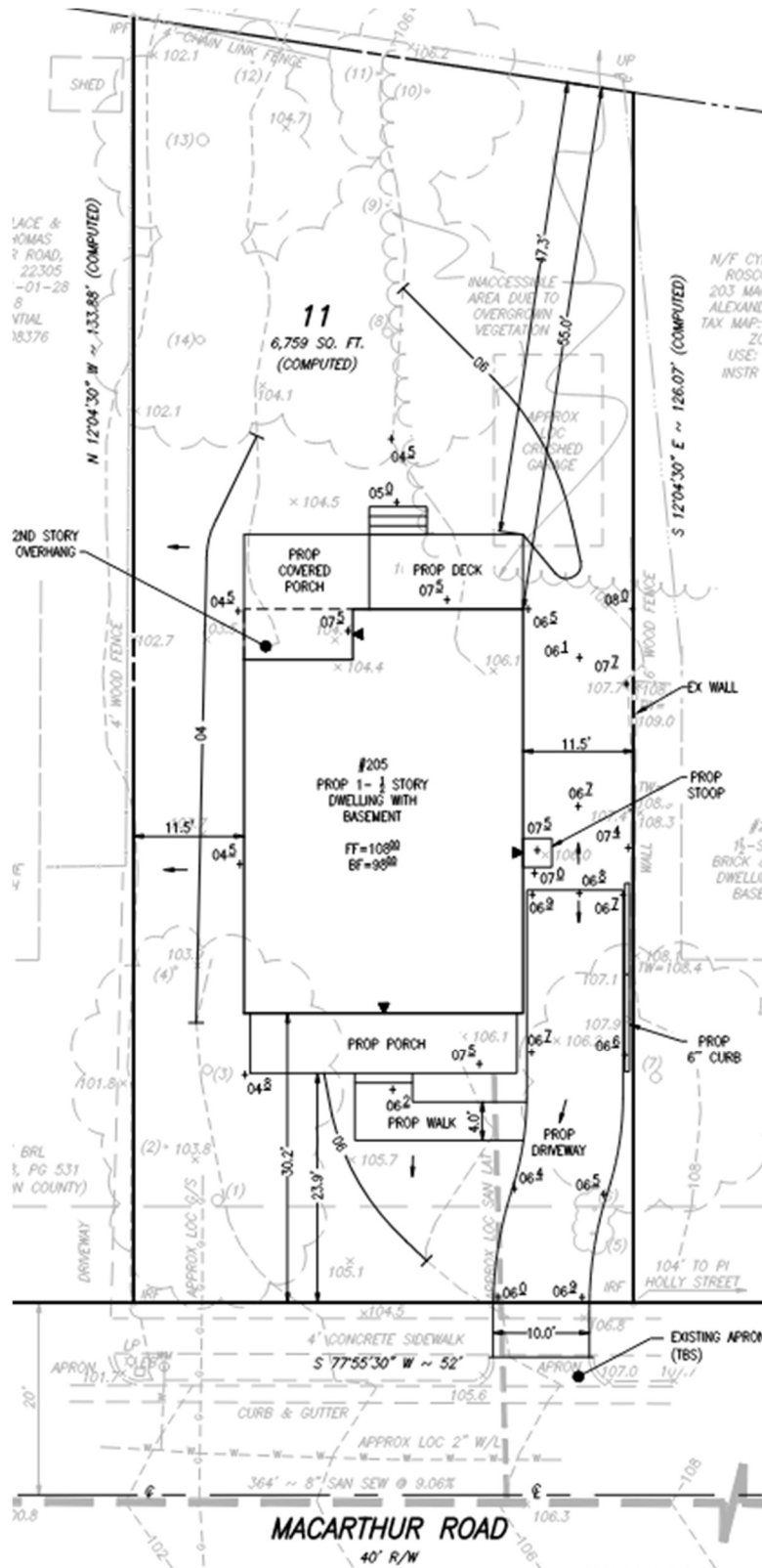


Figure 6 – Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires one off-street parking space for a single-unit dwelling. The proposed driveway would satisfy this requirement by providing one off-street space.

ZONING

The subject property is zoned R-8/Residential. For a lot developed with a single-unit dwelling, the R-8 zone requires a minimum lot size of 8,000 square feet, a minimum lot width of 65 feet, and a minimum lot frontage of 40 feet. Given the subject property's deficient lot size and width, Zoning Ordinance section 12-901 applies and classifies the subject property as a developed substandard lot. Because the applicant proposes redevelopment of the substandard lot, Zoning Ordinance section 12-901(C) applies and requires SUP approval.

The existing lot and proposed dwelling would meet all R-8 zoning requirements except for lot size and lot width. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Existing	Proposed
Lot Area	8,000 Sq. Ft.	6,759 Sq. Ft.	No change
Lot Width	65 Ft.	52 Ft.	No change
Lot Frontage	40 Ft.	52 Ft.	No change
Front Yard	30 Ft.	35.9 Ft.	30.2 Ft.
Side Yard (East)	8.0 Ft.	14.9 Ft.	11.5 Ft.
Side Yard (West)	8.0 Ft.	7.8 Ft.	11.5 Ft.
Rear Yard	8.0 Ft.	61.7 Ft.	55 Ft.
Floor Area	0.35 Floor Area Ratio (FAR) 2,365 Sq. Ft.	~1,469 Sq. Ft. 0.22 FAR	2,202 Sq. Ft. 0.33 FAR
Height	30 Ft.	16.9 Ft.	24.19 Ft.
Threshold Height	4.9 Ft.	2.2 Ft.	0.65 Ft.

MASTER PLAN DESIGNATION

The proposed single-unit dwelling residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop this substandard lot with a new single-unit dwelling. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk, and design.

HEIGHT

Staff find the proposed dwelling to be compatible with neighborhood character in terms of height. The surrounding dwellings' heights are shown in Table 2, below.

Table 2 – Dwelling Heights

2930 Holly Street	25.2 Ft.
201 MacArthur Road	18.9 Ft.
202 MacArthur Road	23.0 Ft.
203 MacArthur Road	16.1 Ft.
204 MacArthur Road	20.4 Ft.
207 MacArthur Road	16.4 Ft.
209 MacArthur Road	17.0 Ft.
2909 Russell Road	24.2 Ft.
3001 Russell Road	24.7 Ft.
Average	20.7 Ft
Proposed Dwelling	22.8 Ft.
Average plus 20 percent	24.8 Ft.

The surrounding dwellings have a range of heights with an average of 20.7 feet. The proposed dwelling would be about 17 percent taller than the average dwelling height of the block face and would be about 8.09 feet and 7.79 feet taller than the neighboring dwellings to the east and west, respectively, and would be about 3.79 feet and 1.19 feet taller than the dwellings across MacArthur Road at 202 and 204 MacArthur Road. Because the proposed height does not exceed more than twenty percent the average height of surrounding dwellings, staff find the proposed height to be compatible with the existing neighborhood. The proposed dwelling would also be nearly six feet shorter than the maximum height permitted by the R-8 zone.

BULK

Staff finds that the proposed dwelling would be similar in size to its surrounding dwellings. Nearly all the surrounding dwellings have had major additions or been redeveloped with new builds. As a result, the proposed dwelling's floor area and FAR would be well within the range of those of the surrounding dwellings.

Table 3 – Dwelling FARs

Address	FAR	Floor Area	Lot size
2930 Holly Street	0.26	1,548 Sq. Ft.	6,048 Sq. Ft. *
201 MacArthur Road	0.17	1,171 Sq. Ft.	6,900 Sq. Ft. *
202 MacArthur	0.40**	2,072 Sq. Ft.	5,184 Sq. Ft *
203 MacArthur Road	0.25	1,376 Sq. Ft.	5,456 Sq. Ft. *
204 MacArthur Road	0.19	2,679 Sq. Ft.	14,060 Sq. Ft.
207 MacArthur Road	0.28	1,643 Sq. Ft.	5,808 Sq. Ft. *
209 MacArthur Road	0.21	1,200 Sq. Ft.	5,746 Sq. Ft. *

2909 Russell Road	0.20	1,638 Sq. Ft.	8,160 Sq. Ft.
3001 Russell Road	0.43**	2,496 Sq. Ft.	5,760 Sq. Ft. *
<i>Proposed Dwelling</i>	<i>0.33</i>	<i>2,202 Sq. Ft.</i>	<i>6,759 Sq. Ft. *</i>

*Substandard Lot

**Noncomplying FAR

DESIGN

Staff finds that the proposed design would be compatible with the existing neighborhood character. This section of Potomac West displays a broad range of architectural styles and periods. As a result, the neighborhood does not have a unified or homogenous style. Houses within the neighborhood feature Colonial Revival, Craftsman, and Tudor Revival styles and elements.

The applicant's proposed design would feature Craftsman architectural features including a front porch; a compact, rectangular footprint; and a prominent shed dormer on its front façade.

Additionally, the proposed design would reduce the perception of the building's height through its roof orientation. The main roof's eave and the proposed shed dormer face the front lot line which positions most the roof's bulk further away from the street. The roof orientation and incorporation of the shed dormer, rather than a full second story, help to reduce the visual impact from MacArthur Road.

Given that the proposed design features elements common in the surrounding dwellings and the neighborhood at large, staff finds that the dwelling's overall design would be compatible with existing neighborhood character.

ADDITIONAL CONSIDERATIONS

Staff notified the Del Ray Citizens Association (DRCA) of the request on September 26, 2025. Staff have not received comment as of November 18, 2025.

III. CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section IV of this report, staff recommends approval of the SUP request.

IV. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted August 28, 2025, to the satisfaction of the Director of Planning and Zoning. (P&Z)

STAFF: Catherine McDonald, Urban Planner, Department of Planning and Zoning
Sam Shelby, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The site is located less-than one block away from [a semi-frequent bus route](#) which provides director connections to metro-rail; Braddock Metrorail Station and Pentagon Metrorail Station, Monday thru Friday (Transportation Planning)

Code Enforcement:

- C-1 A building permit is required for new construction.

Historic Alexandria (Archaeology):

- F-1 Historic maps and aerial photographs indicate that the dwelling now standing on the property was built in the 1930s. Prior to that, the property appears to have been vacant. The lot could contain significant archaeological information pertaining to the early 20th century development of Del Ray.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, unless authorized by Alexandria Archaeology. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Recreation, Parks and Cultural Activities:

No comments.

Fire Department:

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

205 MacArthur Road, Alexandria, Virginia

PROPERTY LOCATION: _____

24.01 01 29

R8

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: Character Holdings 9 LLC, a Virginia limited liability company

Address: _____

Section 12-901 (C) Special Use Permit to construct a new single unit

PROPOSED USE: _____

Dwelling on a developed substandard lot.

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

8/28/25

Date

N/A

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

205 MacArthur Road, Alexandria, Virginia

As the property owner of _____, I hereby

(Property Address)

Section 12-901 (C) Special Use Permit

grant the applicant authorization to apply for the _____ use as

(use)

described in this application.

Character Holding 9, LLC

Name: _____

Phone: _____

Please Print _____

Address: _____

Email: _____

Signature: _____

8 28 25

Date: _____

BY: Duncan W. Blair, Attorney/Agent

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner☐ Contract Purchaser☐ Lessee or☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Character Holding 9, LLC is a Virginia limited liability company. The Principal

and Manager of the LLC is Jacob Hamilton, 1000 Bernard Street, Alexandria, Virginia.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Character Holding 9, LLC	[REDACTED]	100%
2. See Attached		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 205 MacArthur Road, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Character Holding 9, LLC	[REDACTED]	100%
2. See Attached		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Character Holding 9, LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/28/25
Date

[Signature]
Printed Name

[Signature]
Signature

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL INFORMATION

The owner and applicant is Character Holdings 9, LLC
Virginia limited liability company.

Character Companies, Inc., a Virginia Corporation
Is the sole owner and member of Character Holdings 9, LLC

Jacob Hamilton is the sole owner and member of Character Companies Inc.

☒ **Yes.** Provide proof of current City business license Copy to be provided upon request.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

a single unit dwelling on a developed substandard lot. The proposed new dwelling is compatible with the character of the neighborhood in terms of its size, design, height and Building orientation to the street.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: SUP to construct a new single unit dwelling on a developed substandard lot.

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Not Applicable -Single unit dwelling.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Not Applicable -Single unit dwelling.

6. Please describe the proposed hours and days of operation of the proposed use:

Not Applicable -Single unit dwelling.

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable -Single unit dwelling.

- B. How will the noise be controlled? Not Applicable -Single unit dwelling.

8. Describe any potential odors emanating from the proposed use and plans to control them:
Not Applicable -Single unit dwelling.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Not Applicable -Single unit dwelling.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Not Applicable -Single unit dwelling.

- C. How often will trash be collected?
Not Applicable -Single unit dwelling.

- D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable -Single unit dwelling.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable -Single unit dwelling.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? Not Applicable -Single unit dwelling.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

☐ Yes ☐ No

Not Applicable -Single unit dwelling.

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur? **Z**

Not Applicable -Single unit dwelling.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not Applicable -Single unit dwelling.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not Applicable -Single unit dwelling.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? 3,935 GFA

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☒ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



Department of Planning & Zoning
Supplemental Special Use Permit Application Checklist
New Development or Redevelopment of Substandard Lots

Floor Area Ratio Worksheet:

- ☒ Existing Building
- ☒ Proposed Building

Contextual Blockface Study:

- ☒ Threshold heights for each property
- ☒ Front setbacks for each property
- ☒ Building heights for each property
- *Contact staff to confirm contextual blockface*
- ☒ Photos of comparison buildings on both sides of the block
- ☒ Site plan of immediate area showing comparison buildings and adjacent streets
- ☒ Plat submitted to scale showing existing building(s)
- ☒ Existing trees and trees proposed for removal – include caliper and tree species

Elevation drawings to scale with dimensions for:

- ☒ Height of existing building
- ☒ Proposed building design including dimensions for setbacks and heights

Scaled plans with dimensions for:

- ☒ Floor plans for each floor of proposed building, including basement and attic
- ☒ Roof truss section



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☒ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 205 MacArthur Rd, Alexandria, VA 22305, USA R-8
Street Address Zone

A2. 6,759.00 x 0.35 = 2,365.65
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	B1. 0.00 Sq. Ft.
First Floor	Stairways**	Existing Gross Floor Area*
Second Floor	Mechanical**	B2. 0.00 Sq. Ft.
Third Floor	Attic less than 7'***	Allowable Floor Exclusions**
Attic	Porches**	B3. 0.00 Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions
Balcony/Deck	Garage**	(subtract B2 from B1)
Garage	Other***	
Other***	Other***	
B1. <u>Total Gross</u> 0.00	B2. <u>Total Exclusions</u> 0.00	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement 1,218.00	Basement** 1,218.00	C1. 3,935.00 Sq. Ft.
First Floor 1,116.00	Stairways** 40.00	Proposed Gross Floor Area*
Second Floor 1,126.00	Mechanical**	C2. 1,733.00 Sq. Ft.
Third Floor	Attic less than 7'***	Allowable Floor Exclusions**
Attic	Porches** 350.00	C3. 2,202.00 Sq. Ft.
Porches 350.00	Balcony/Deck** 125.00	Proposed Floor Area Minus Exclusions
Balcony/Deck 125.00	Garage**	(subtract C2 from C1)
Garage	Other***	
Other***	Other***	
C1. <u>Total Gross</u> 3,935.00	C2. <u>Total Exclusions</u> 1,733.00	

D. Total Floor Area

D1. 2,202.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,365.65 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

DocuSigned by:
Signature: Jacob Hamilton
D289BAD2EBA04BA...

Date: 8/29/2025 | 13:34 MST



CHARACTER COMPANIES INC.

JOB 1100 - 205 MACARTHUR RD. ALEXANDRIA VA

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	COVER/PROJECT OVERVIEW		
P2	LEFT AND RIGHT ELEVATIONS		
P3	FRONT AND BACK ELEVATIONS		
P4	MAIN LEVEL FLOOR PLAN		
P5	2ND LEVEL FLOOR PLAN		
P6	BASEMENT FLOORPLAN		

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Cover/Project Overview

DRAWINGS PROVIDED BY:

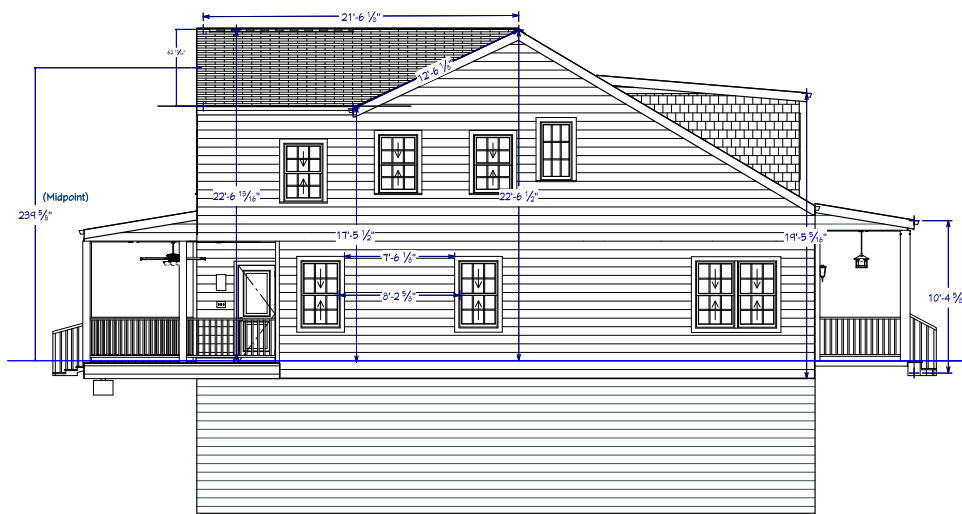
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8/28/2025

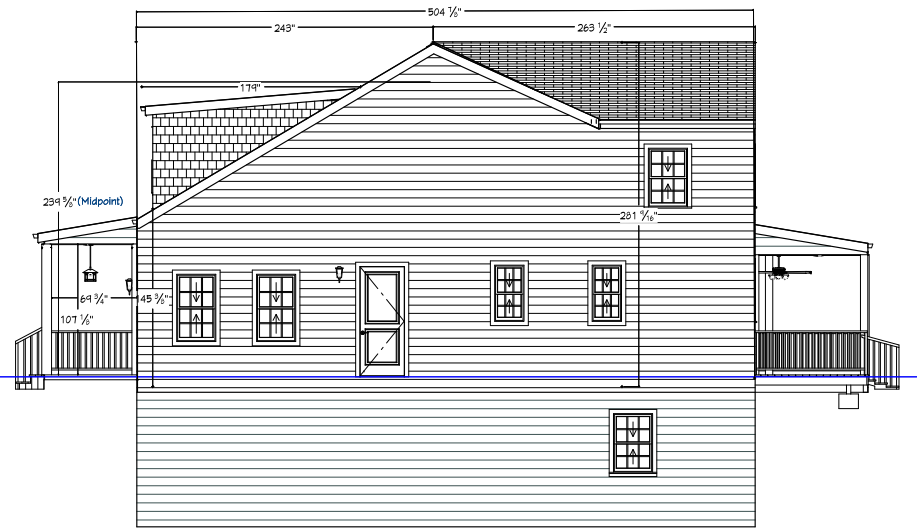
SCALE:

SHEET:

P-1



(E3) ELEVATION 3
1/4 IN = 1 FT



(E2) ELEVATION 2
1/4 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Left and Right Elevations

DRAWINGS PROVIDED BY:

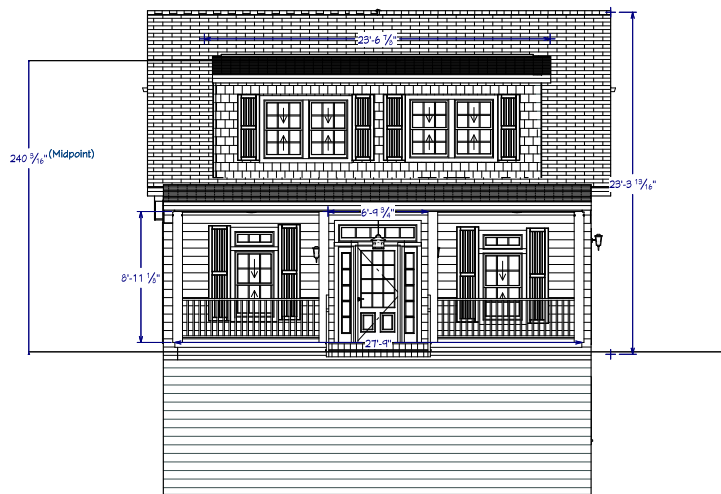
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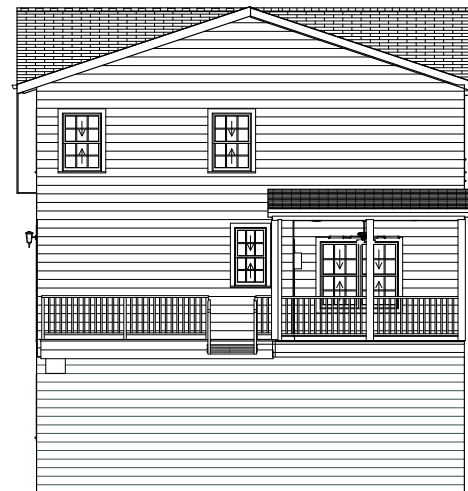
SCALE:

SHEET:

P2



(E1) ELEVATION 1
1/4 IN = 1 FT



(E4) ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Front and Back Elevations

DRAWINGS PROVIDED BY:

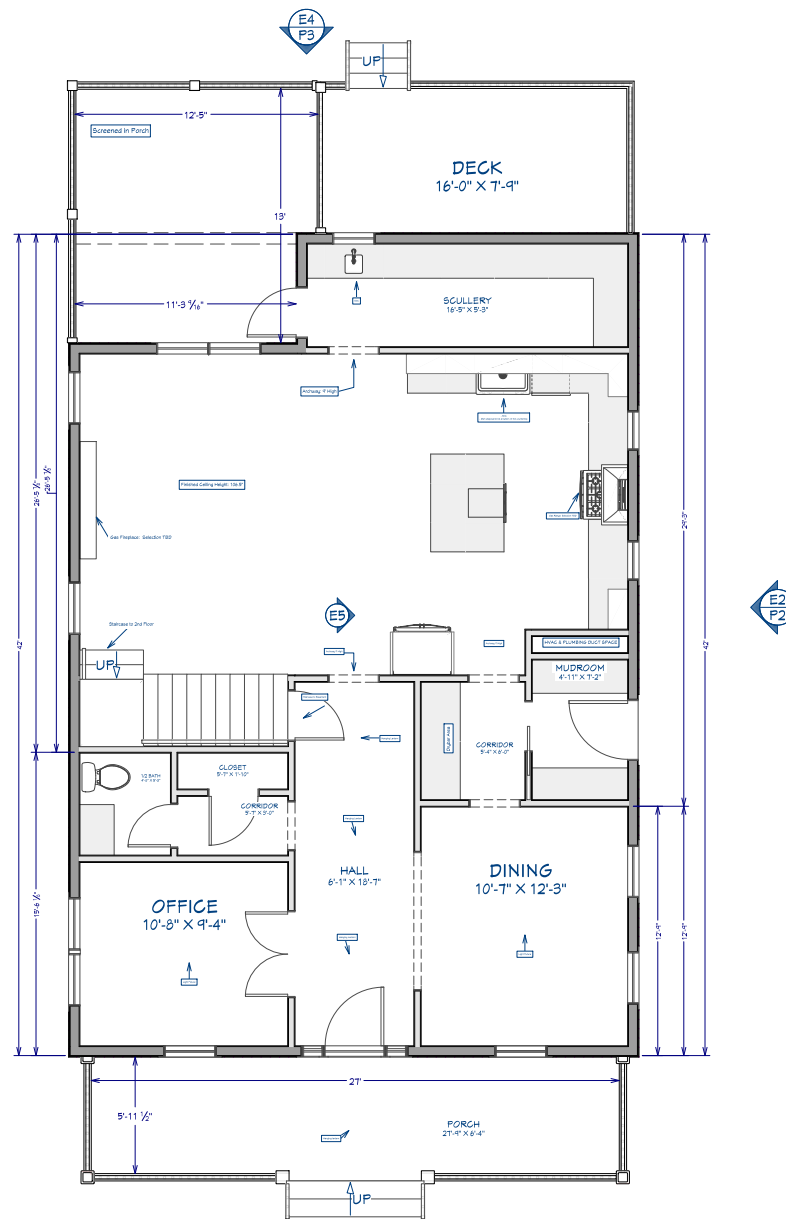
DATE:

8/28/2025

SCALE:

SHEET:

P3



LIVING AREA
1116 SQ FT

FLOOR PLAN VIEW DIMENSIONED
1/3 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

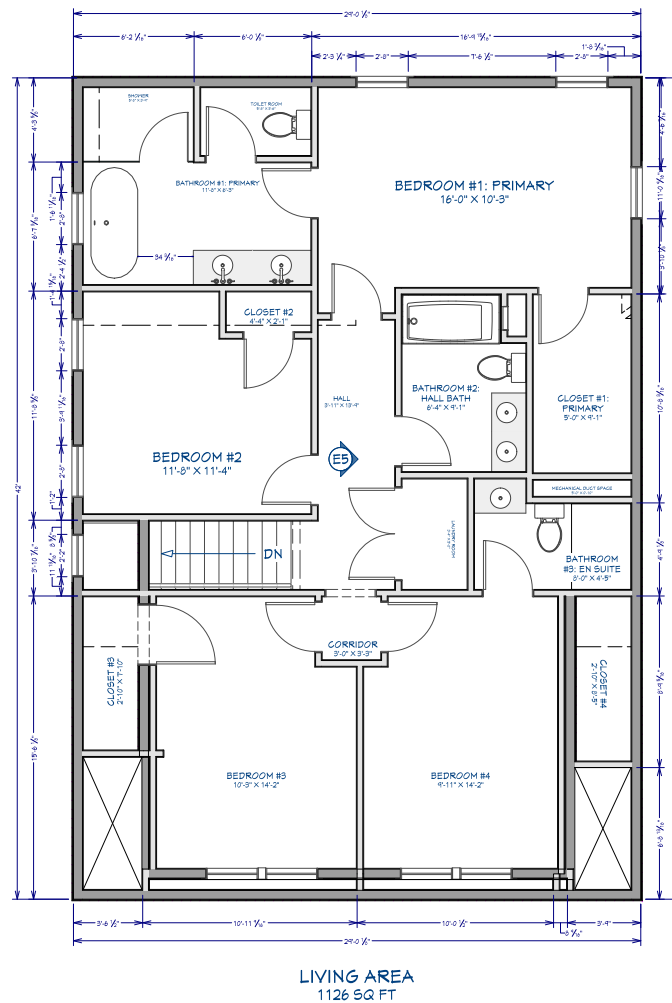
Main Level Floor Plan

DRAWINGS PROVIDED BY:

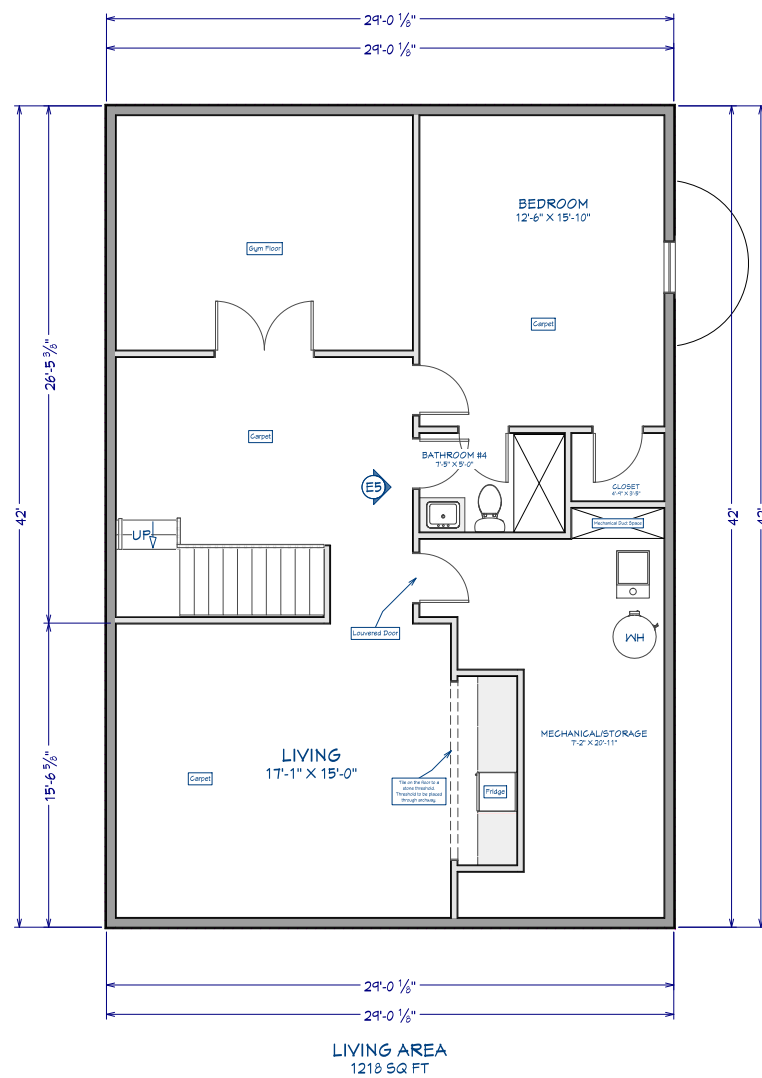
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8/28/2025

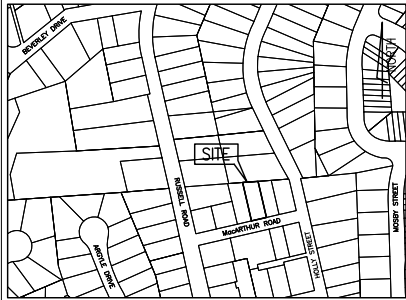
SCALE:

SHEET:
P4

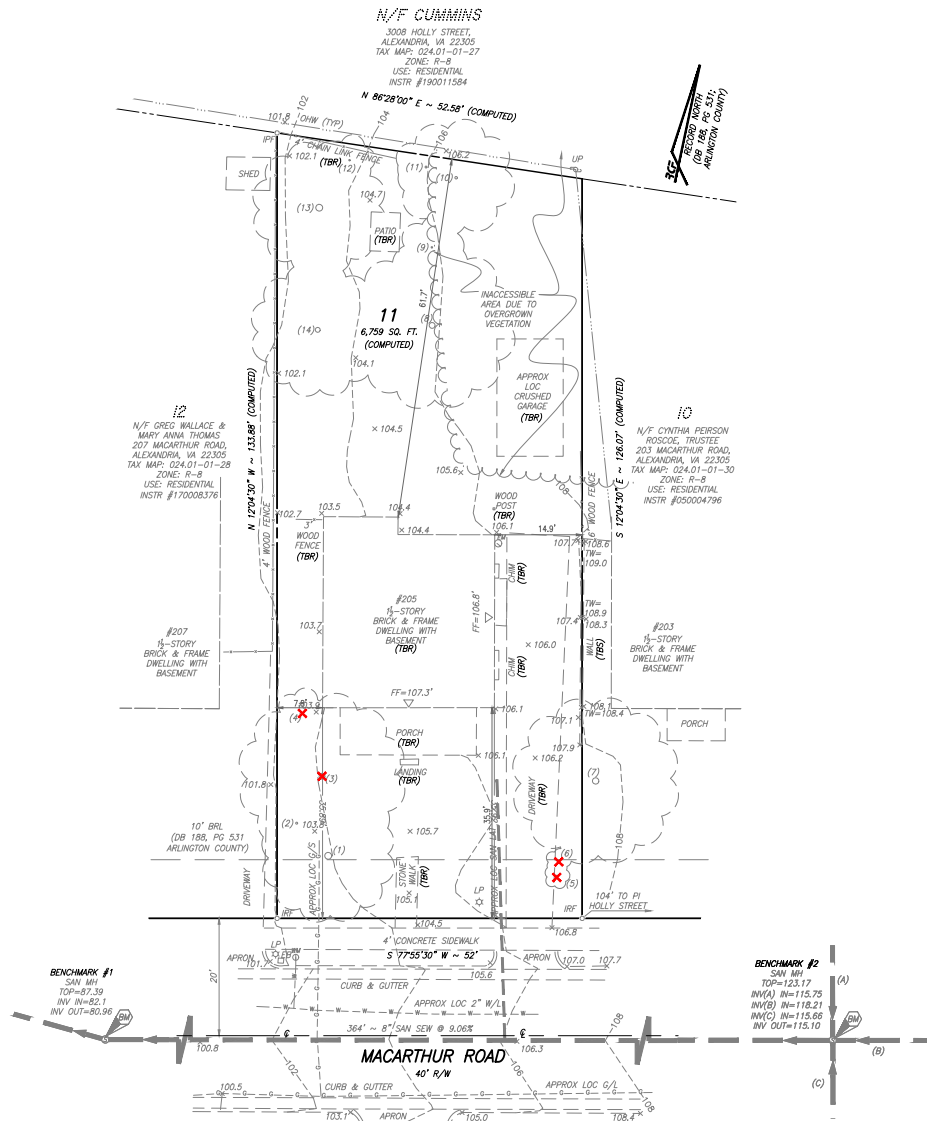


SHEET:
P5





VICINITY MAP
SCALE 1" = 200'



GENERAL NOTES:

- TAX MAP: #024-01-01-29
- ZONE: R-8
- OWNER: IN THE ESTATE OF SALLY M NAFF
C/O DIANE J DUNKELBERGER, ADMINISTRATOR
BELLE CIRCLE
NEWPORT NEWS, VA 23608
INSTRUMENT CW25001125
- CLIENT: JACOB HAMILTON
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 83 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 6,759 SQ. FT. OR 0.1552 ACRES (COMPUTED).

TEXT LEGEND:

- + = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS
- # = NUMBER
- APPROX = APPROXIMATE
- BRL = BUILDING RESTRICTION LINE
- C = CENTERLINE
- CHW = CHIMNEY
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- IRF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- LOC = LOCATION
- LP = LIGHT POLE
- N = NORTH
- OHW = OVERHEAD WIRE
- PI = POINT OF INTERSECTION
- PG = PAGE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SEW = SEWER
- SAN = SANITARY
- SO. FT. = SQUARE FEET
- TYP = TYPICAL
- UP = UTILITY POLE
- W = WEST

SYMBOL LEGEND:

- ✗ TREES TO BE REMOVED

TREE TABLE:

- 14" TREE
- 4" TREE
- 12" TREE (CLUSTER)
- 4" TREE
- 4" TREE
- 4" TREE
- 12" TREE
- 12" TREE
- 3" TREE
- 5" TREE
- 4" TREE
- 14" TREE
- 10" TREE

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE MAPPING AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 8, 2025, AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

0' 10' 20'
SCALE: 1" = 10'

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SPECIAL USE PERMIT
LOT 11, BLOCK 20
RE-DEDICATION & RE-SUBDIVISION OF PLAT NUMBER THREE
SUPPLEMENT OF GROVE'S SUBDIVISION OF
MOUNT IDA
DEED BOOK 114, PAGE 186
CITY OF ALEXANDRIA, VIRGINIA

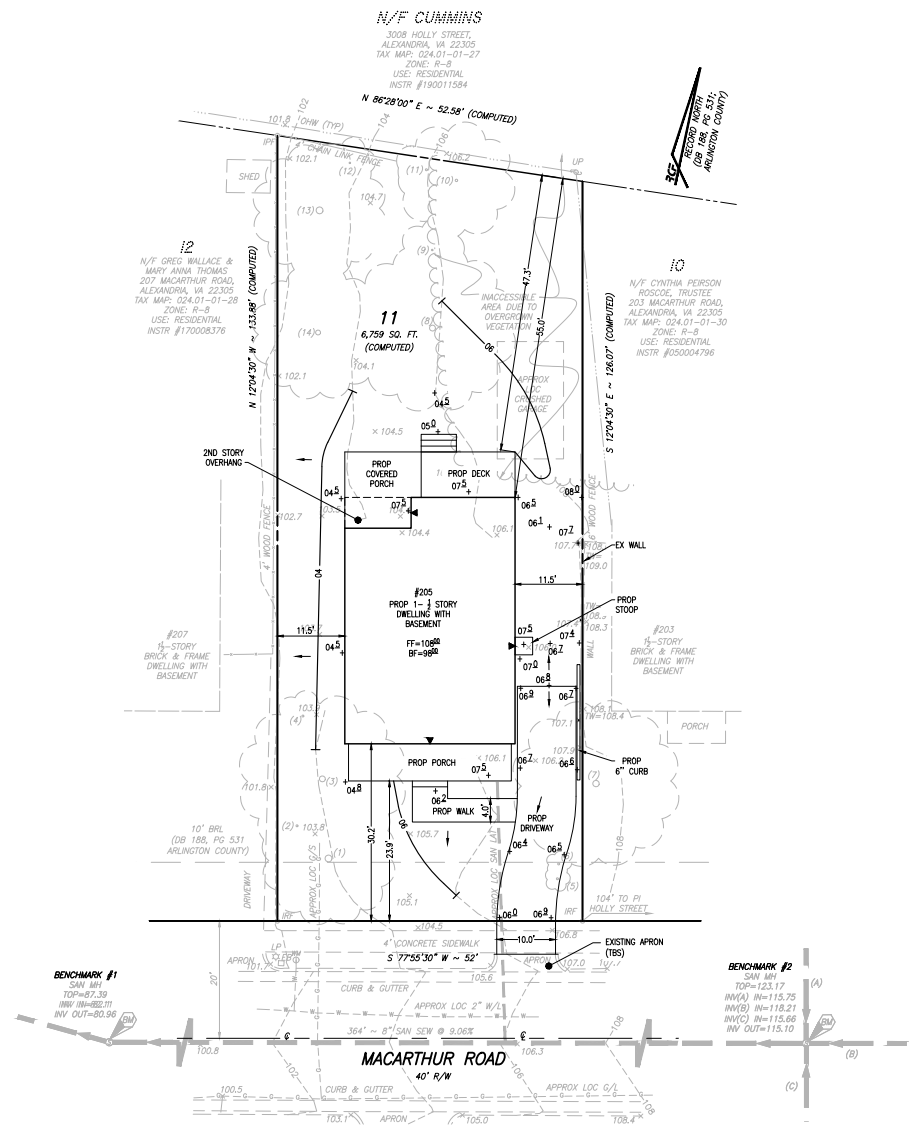
DATE	REVISION

DESIGN: ZZ
CHECKED: KMB
SCALE: 1"=10'
DATE: AUG 28, 2025

EXISTING
CONDITIONS

SHEET 1 OF 5
FILE: 25-139

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ZONING TABULATIONS

- 1. TAX MAP #: 024.01-01-29
- 2. ZONE OF SITE: R-8
- 3. USE: EXISTING RESIDENTIAL (SINGLE-UNIT) PROPOSED RESIDENTIAL (SINGLE-UNIT)
- 4. MINIMUM LOT AREA: 8,000 SQ. FT. TOTAL LOT AREA: 6,759 SQ. FT.*
- 5. MINIMUM LOT WIDTH: 65 FT. PROVIDED LOT WIDTH: 52 FT.*
- 6. MINIMUM LOT FRONTAGE: 40 FT. PROVIDED LOT FRONTAGE: 52 FT.*
- 7. NUMBER OF DWELLINGS: 1 UNIT PER LOT (SINGLE-UNIT)
- 8. FLOOR AREA: PERMITTED: 2,365.65 SQ. FT. PROPOSED: 2,302.00 SQ. FT.
- 9. FLOOR AREA RATIO: PERMITTED: 0.35 PROPOSED: 0.33
- 10. AVERAGE GRADE: PRE-CONSTRUCTION: 105.2 FINISHED: 105.9
- 11. HEIGHT: PERMITTED: 30.0 FT. PROPOSED: 22.8 FT.
- 12. YARDS: REQUIRED FRONT: 30' MIN. SIDE: 12' HEIGHT (R' MIN.) REAR: 25' MIN. PROVIDED FRONT: 30.2' SIDE (WEST): 11.5' SIDE (EAST): 11.5' REAR: 55.0'
- 13. PARKING TABULATIONS: REQUIRED PARKING: 2 SPACE (2 SPACES/UNIT) PROPOSED PARKING: 2 SPACE (SURFACE DRIVEWAY)

REQUESTED APPLICATIONS

A SPECIAL USE PERMIT TO REDEVELOP A RESIDENTIAL LOT IN THE R-8 ZONE, WHICH HAS LESS LOT AREA, FRONTAGE, AND LOT WIDTH THAN THE MINIMUM REQUIRED FOR USE IN THE ZONE WHERE IT IS SITUATED, PURSUANT TO SECTION 12-901(C)(1).

BLOCK FACE STUDY, THRESHOLD, & BUILDING HEIGHT

Front Setback and Threshold Data	
#205 MacArthur Road (RCP #25-139)	
#205 MacArthur Road (Existing setback from property line = 35.9'	
Existing Threshold Height = 2.2')	
Setback Data	
MACARTHUR ROAD	Setback From Property Line
2930 Holly Street	34.8'
202 MacArthur Road	30.2'
203 MacArthur Road	35.7'
204 MacArthur Road	33.2'
207 MacArthur Road	35.7'
USE MINIMUM ZONING SETBACK OF 30'	
Threshold Data	
Address #	Distance Ground to 1st Floor
2930 Holly Street	4.9'
202 MacArthur Road	2.2'
203 MacArthur Road	1.6'
204 MacArthur Road	2.8'
207 MacArthur Road	1.8'
USE MAXIMUM THRESHOLD 4.9'	

BUILDING HEIGHT ELEVATION				
#205 MACARTHUR ROAD (RCP #25-139)				
(EXISTING BUILDING HEIGHT = 18.9')				
Building Height Data				
Address #	MIDPOINT	AEG	BUILDING HEIGHT	
2930 Holly Street	142.1	116.9	25.2	
201 MacArthur Road	138.7	119.8	18.9	
202 MacArthur Road	134.3	111.3	23.0	
203 MacArthur Road	127.4	111.3	16.1	
204 MacArthur Road	123.7	103.3	20.4	
207 MacArthur Road	116.9	100.5	16.4	
209 MacArthur Road	111.5	94.5	17.0	
200 Russell Road	116.9	92.7	24.2	
3001 Russell Road	114.2	89.5	24.7	

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TAYLOR, LITTLE
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JULY 28, 2025
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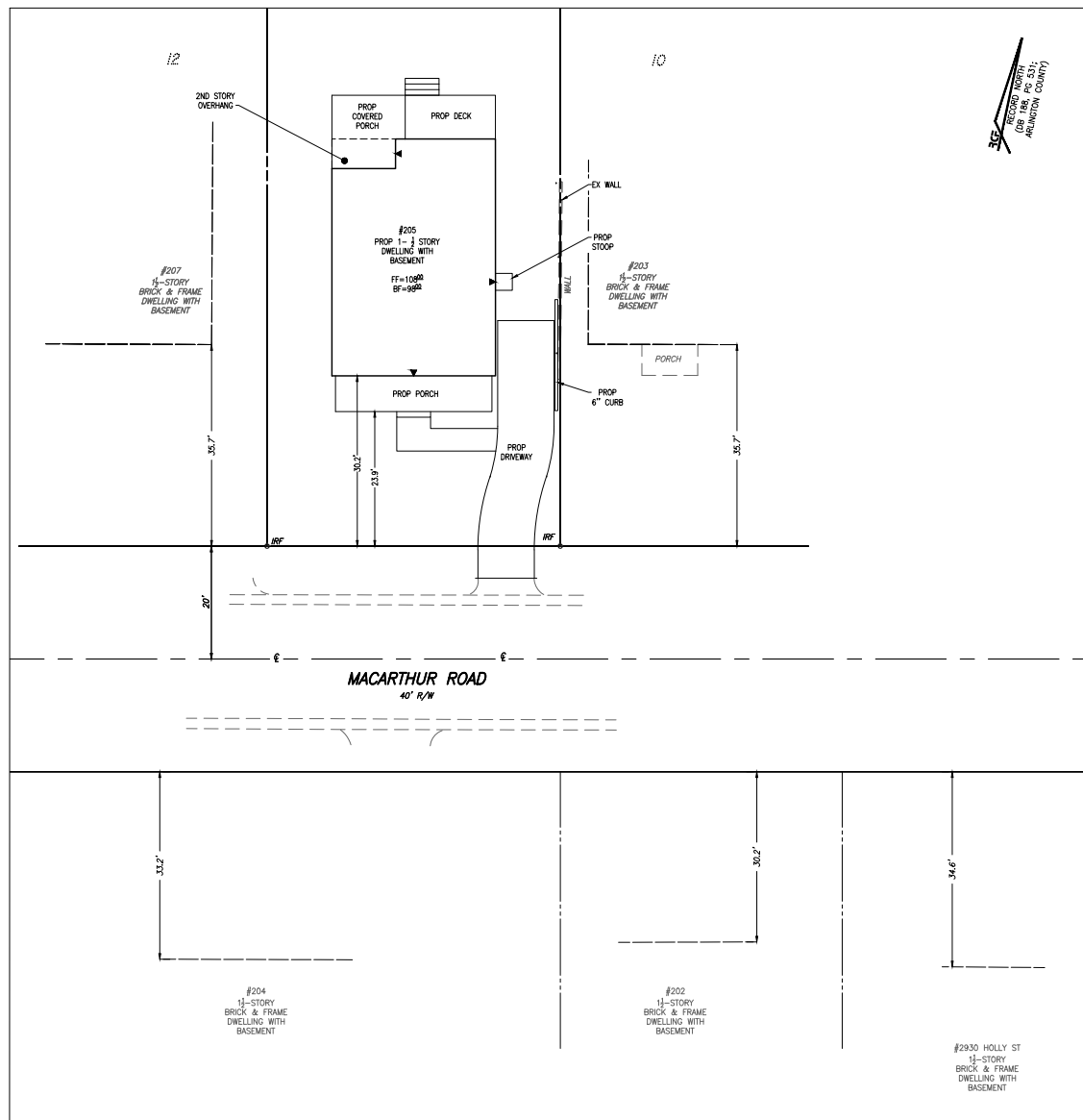
SPECIAL USE PERMIT
LOT 11, BLOCK 20
RE-DEDICATION & RE-SUBDIVISION OF PLAT NUMBER THREE
SUPPLEMENT OF GROVE'S SUBDIVISION OF
MOUNT IDA
DEED BOOK 114, PAGE 186
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

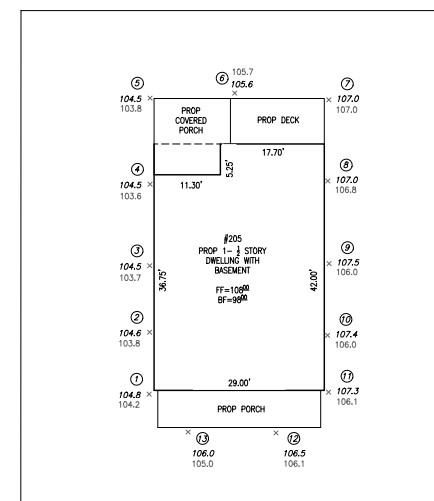
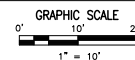
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SCALE: 1"=10'
DATE: AUG 28, 2025

PROPOSED CONDITIONS

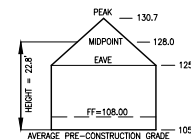
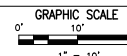
SHEET 2 OF 5
FILE: 25-139



BUILDING SETBACK EXHIBIT
(SCALE: 1" = 10')



AVERAGE GRADE & DWELLING DETAIL
(SCALE: 1" = 10')



DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
105.2	125.3	130.7	128.0	22.8

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	105.2	22.8'	MIN 30.0'	MIN 30.0'	30.2'
REAR	105.2	22.8'	1:1, MIN 8'	22.8'	55.0'
WEST	105.2	22.8'	1:2, MIN 8'	11.4'	11.5'
EAST	105.2	22.8'	1:2, MIN 8'	11.4'	11.5'

SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION
1	104.2	104.8
2	103.8	104.6
3	103.7	104.5
4	103.6	104.5
5	103.8	104.5
6	105.7	105.6
7	107.0	107.0
8	106.8	107.0
9	106.0	107.5
10	106.0	107.4
11	106.1	107.3
12	106.1	106.5
13	105.0	106.0
SUM:	1367.8	1377.2
AVERAGE:	105.2	105.9

Threshold	
AEG along front	105.50
FF Elev	108.00
Threshold (prov.)	2.50
Threshold (max)	4.9

BASEMENT EXCLUSION COMPUTATION
FIRST FLOOR ELEVATION=108.0
BOTTOM OF FIRST FLOOR CONSTRUCTION=107.0
AVERAGE FINISHED GRADE=105.9
DIFFERENCE=1.1'

PER SECTION 2-120 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, THE BASEMENT SHALL NOT BE COUNTED AS FLOOR AREA WHERE THE AVERAGE FINISHED GRADE IS FOWER THAN 4.0' BELOW THE BOTTOM OF FIRST FLOOR CONSTRUCTION.

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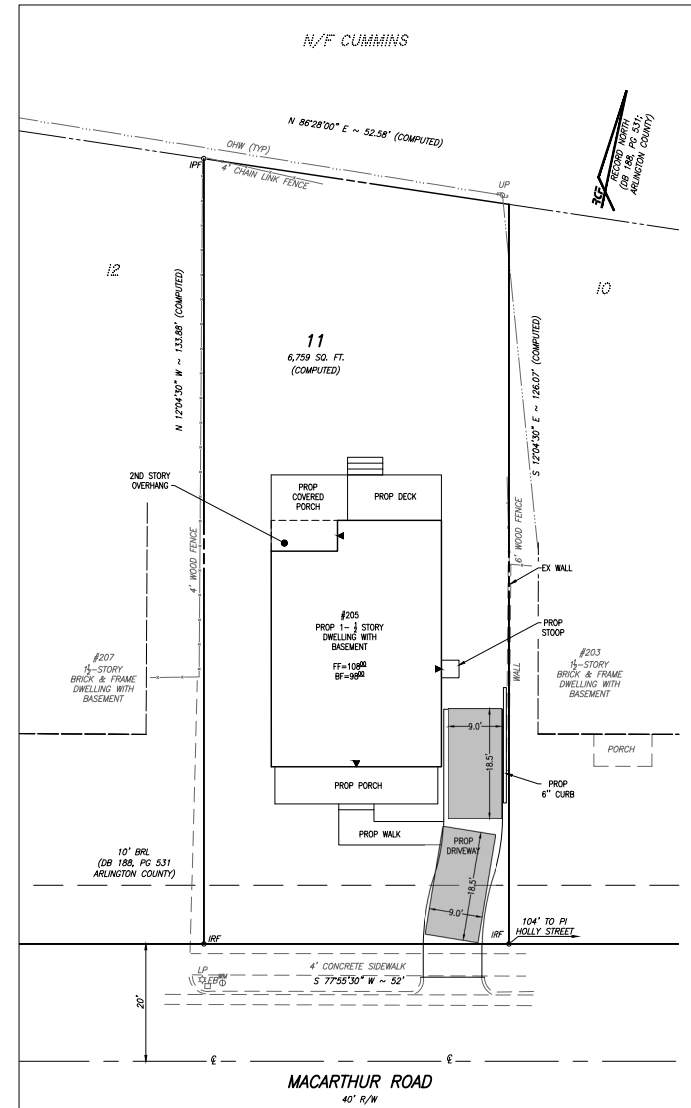
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SCALE: 1"=10'
DATE: AUG 28, 2025

BLD HEIGHT & ZONING DATA

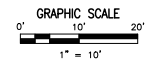
SHEET **3** OF **5**
FILE: **25-139**

2025-03-11 10:00 AM RCF\KMB\KMB.dwg
Thu Aug 28 2025 7:51:10pm



PARKING REQUIREMENT DETAIL
(SCALE: 1" = 10')

LEGEND
— STANDARD PARKING SPACE (9.0'X18.5')



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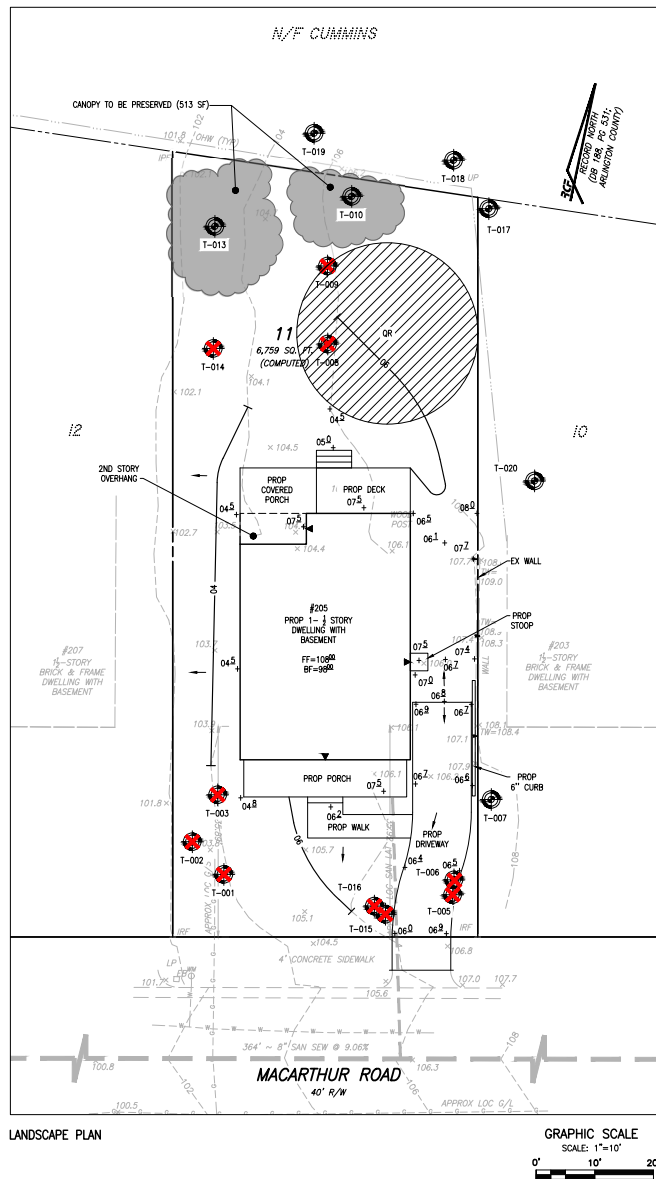
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PARKING REQUIREMENTS

SHEET 4 OF 5
FILE: 25-139

2025-11-10 10:00 AM R.C. FIELDS & ASSOCIATES, INC. LANDSCAPE PLAN



BIODIVERSITY TABULATIONS					
TREES (URBAN AND STANDARD)					
TAL NUMBER OF TREES PROPOSED = 1					
GENUS	QTY.	PERCENT OF TOTAL	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.
Quercus	1	100%	50%	rubra	1

PLAN KEY QUANTITY		GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL (%)	REGIONAL (%)	EASTERN (%)
STANDARD TREES		QR	1	Quercus rubra	Northern red oak	2'-3"/12'-14'	1,250	1	1	1
TOTAL						STANDARD TREE CCA: 1,250		100.0%	100.0%	100.0%

NATIVE PLANT TABULATIONS					
PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees		Regional/Local	20%		
Standard Trees	1	Total Natives	50%		
		Regional/Local	40%	1	100%
Evergreen Shrubs		Total Natives	80%	1	100%
		Regional/Local	10%		
Deciduous Shrubs		Total Natives	40%		
		Regional/Local	20%		
Groundcovers		Total Natives	80%		
		Regional/Local	10%		
Perennials, Ferns, Ornamental Grasses		Total Natives	20%		
		Regional/Local	10% (perennials) 10% (ferns & grasses)		
Vines		Total Natives	60%		
		Regional/Local	80% (perennials) 80% (ferns & grasses)		
TOTALS					
TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS			TOTAL SUM OF NATIVE PLANTS		
1			1		
100.0%			100.0%		

TREE INVENTORY:					
Tree #	Common Name	DBH (inches)	CEC (feet)	Condition Rating %	Owner
001	Yucca glauca	14.7	14.7	90%	
002	Eastern red cedar	5.4	8.0	40%	Heavy decline
003	American holly	10.2, 8.1, 7	14.8	90%	
004	Arbutus	9.7	8.0	90%	
005	Spindle tree	4	8.0	90%	
006	River birch	14, 14, 13	23.7	90%	Off
007	Eastern hemlock	14.5	14.5	70%	Vines in low canopy
008	Flowering dogwood	3	8.0	30%	Suppressed, in decline
009	Flowering dogwood	6	8.0	90%	
010	American holly	15.5	15.5	90%	
011	Eastern hemlock	12	12.0	90%	
012	Crape myrtle	8.5, 7.5, 6.6	13.1	90%	
013	Arbutus	5.4	8.0	90%	
014	Eastern hemlock	12	12.0	90%	Off
015	American holly	9	9.0	90%	Off
016	Mimosa tree	7, 4.4	9.0	90%	Off
017	Rosa dogwood	10	10.0	90%	Off

STANDARD LANDSCAPE PLAN NOTES

NOTES: 1. THE FOLLOWING NOTES SHALL BE PROVIDED FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY OF ALEXANDRIA. 2. THE CITY OF ALEXANDRIA RESOLUTIONS... 3. THE CITY OF ALEXANDRIA RESOLUTIONS... 4. THE CITY OF ALEXANDRIA RESOLUTIONS... 5. THE CITY OF ALEXANDRIA RESOLUTIONS... 6. THE CITY OF ALEXANDRIA RESOLUTIONS... 7. THE CITY OF ALEXANDRIA RESOLUTIONS... 8. THE CITY OF ALEXANDRIA RESOLUTIONS... 9. THE CITY OF ALEXANDRIA RESOLUTIONS... 10. THE CITY OF ALEXANDRIA RESOLUTIONS...

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DECIDUOUS TREE PLANTING

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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ALEXANDRIA, VA 22304
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SPECIAL USE PERMIT
LOT 11, BLOCK 20
RE-DEDICATION & RE-SUBDIVISION OF PLAT NUMBER THREE
SUPPLEMENT OF GROVE'S SUBDIVISION OF
MOUNT IDA
DEED BOOK 114, PAGE 186
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUG 28, 2025

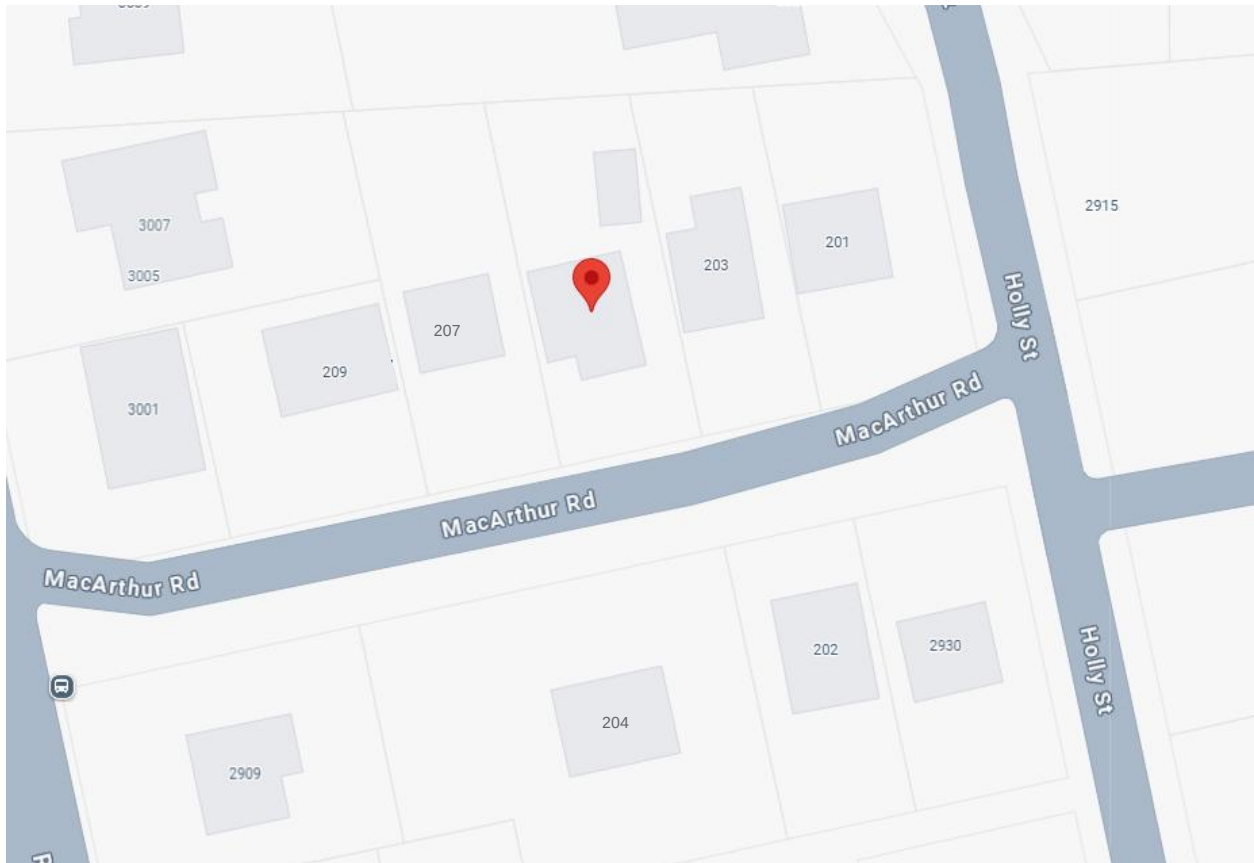
DESIGN: ZZ
CHECKED: KMB
SCALE: 1"=10'
DATE: AUG 28, 2025

LANDSCAPE PLAN

SHEET 5 OF 5
FILE: 25-139

PHOTO COMPARISON:

VICINITY MAP:



2930 HOLLY STREET:



202 MACARTHUR ROAD:



203 MACARTHUR ROAD:



204 MACARTHUR ROAD:



207 MACARTHUR ROAD:

