



City of Alexandria

# **Special Use Permit #2025-00032 51 East Windsor Avenue**

**Planning Commission**

September 4, 2025



# Agenda



1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance



# Summary

## SUP Request

- Construct a two-unit semi-detached dwelling on a developed substandard lot

## Key Elements of the Discussion

- Redevelop an existing substandard lot
- Proposed bulk, height, and design compatibility with neighborhood

**SUP#2025-00032**





# Background Information

- Zone:
  - R-2-5/Residential
  - Single-unit dwelling
- Small Area Plan:
  - Potomac West
- Surrounding uses:
  - Residential



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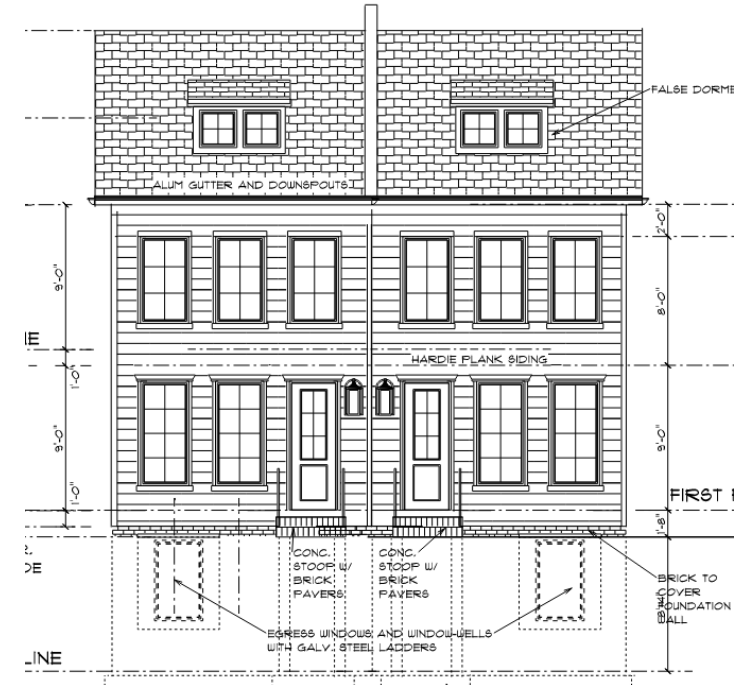


# Proposal

- Redevelopment of developed substandard lot



Existing dwelling to be demolished



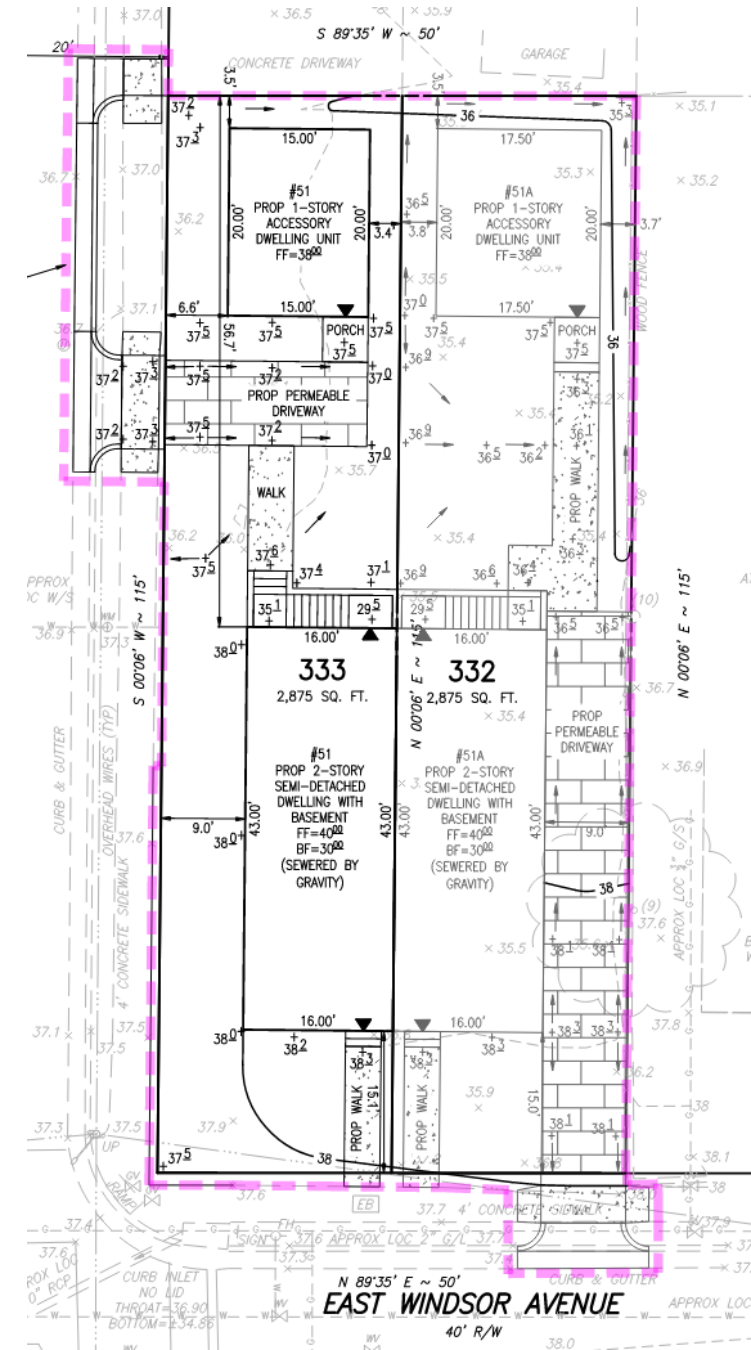
Proposed dwelling

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# Proposed Site Plan

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# SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.45
- ▶ Surrounding homes range in FAR: 0.30 - 0.53
- ▶ **Proposed dwelling FAR: 0.44**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 19 ft. - 26.8 ft.
- ▶ **Proposed dwelling height: 26.3 ft.**





# SUP Considerations

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



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**Staff Recommends approval  
subject to conditions**





# Supplemental Information

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# Dwelling Heights

24 East Windsor Avenue	19.7 Ft.
26 East Windsor Avenue	21.1 Ft.
41 East Windsor Avenue	26.8 Ft.
101 East Windsor Avenue	25.0 Ft.
100 East Howell Avenue	20.2 Ft.
28 East Howell Avenue	19 Ft.
<b>Average</b>	<b>22. Ft</b>
<b>Proposed Dwelling</b>	<b>26.3 Ft.</b>
<b>Average plus 20 percent</b>	<b>26.4 Ft.</b>

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# Dwelling FARs

Address	FAR	Floor Area	Lot size
24 East Windsor Avenue	0.48	2,740 Sq. Ft.	5,750 Sq. Ft.
26 East Windsor Avenue	0.30	1,725 Sq. Ft.	5,750 Sq. Ft.
41 East Windsor Avenue	0.33	952 Sq. Ft.	2,875 Sq. Ft.
101 East Windsor Avenue	0.45	3,867 Sq. Ft.	8,625 Sq. Ft.
100 East Howell Avenue	0.53	1,512 Sq. Ft.	2,875 Sq. Ft.
28 East Howell Avenue	0.36	3,062 Sq. Ft.	8,625 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.44</i>	<i>1,260 Sq. Ft.</i>	<i>2,875 Sq. Ft.</i>

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