

1600 & 1608 North Frost Street Subdivision

Subdivision #2024-00004

Planning Commission

June 4, 2024



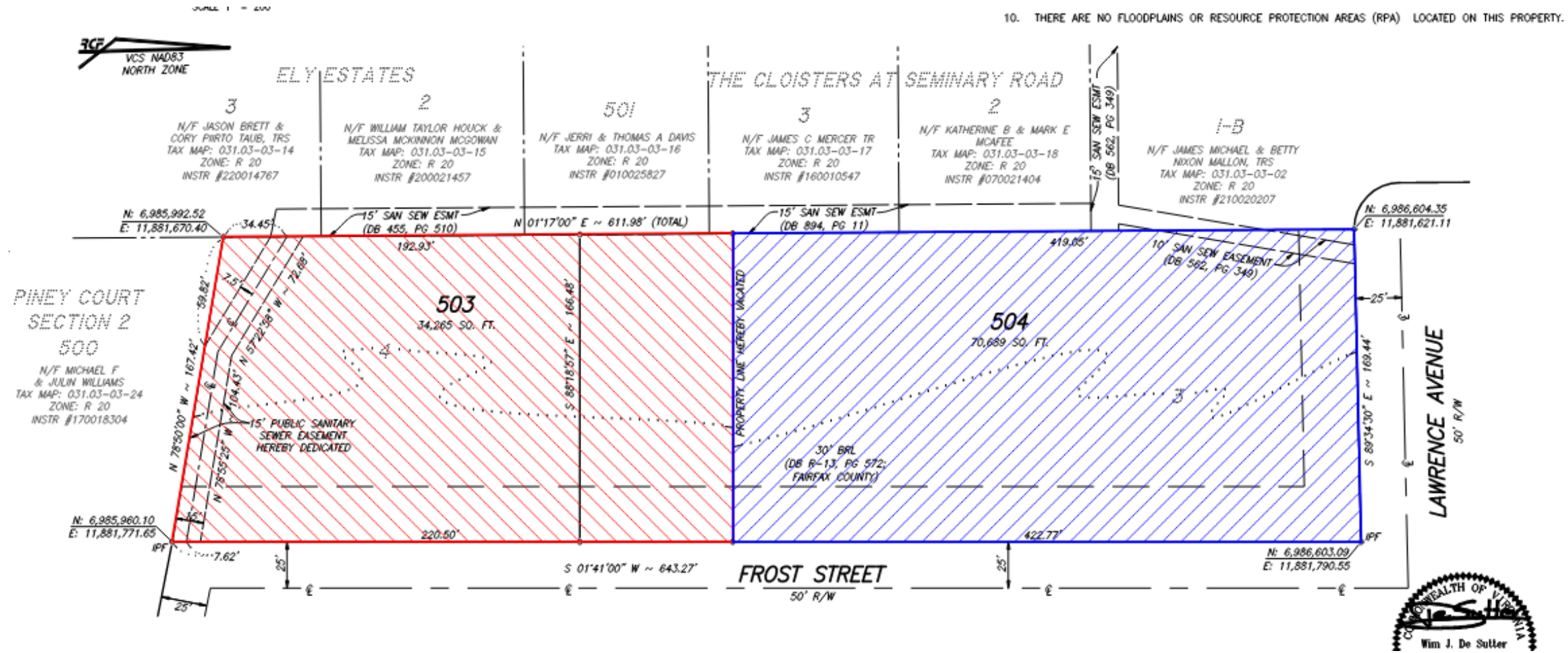
This presentation is subject to changes prior to hearing

Subject Site and Context

Zoned R-20 and surrounded by single-unit dwellings, a high school, and Inova Alexandria Hospital



Existing lot configuration





Staff recommends approval



Planning Commission Approved 7-0



Supplemental information



	Required/ Permitted	Existing		Proposed	
		Lot 4	Lot 3	Lot 503	Lot 504
Lot Size	20,000 Sq. Ft.	48,067 Sq. Ft.	56,887 Sq. Ft.	34,265 Sq. Ft.	70,689 Sq. Ft.
Width	120 Ft.	298.25 Ft.	339.5 Ft.	215 Ft.	422.77 Ft.
Frontage	75 ft.	303 Ft.	339.5 Ft.	220.5 Ft.	422.77 Ft.
Front Yard	29.8 – 57.3 Ft.	N/A	29.8 Ft.	N/A	29.8 Ft
Side Yard (North)	12 Ft.; 1:2 ratio	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)
Side Yard (South)	12 Ft.; 1:2 ratio	N/A	51.5 Ft. (House); 161.4 Ft. (Shed); 11.7 Ft. (Pool House)	N/A	134.2 Ft. (House); 244.1 Ft. (Shed); 94.4 Ft. (Pool House)
Rear Yard	12 Ft.; 1:1 ratio	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)
Floor Area	0.25	N/A	0.19	N/A	0.41