



CITY OF ALEXANDRIA
Department of Planning & Zoning

405 East Nelson Avenue Subdivision





Subject Site and Context

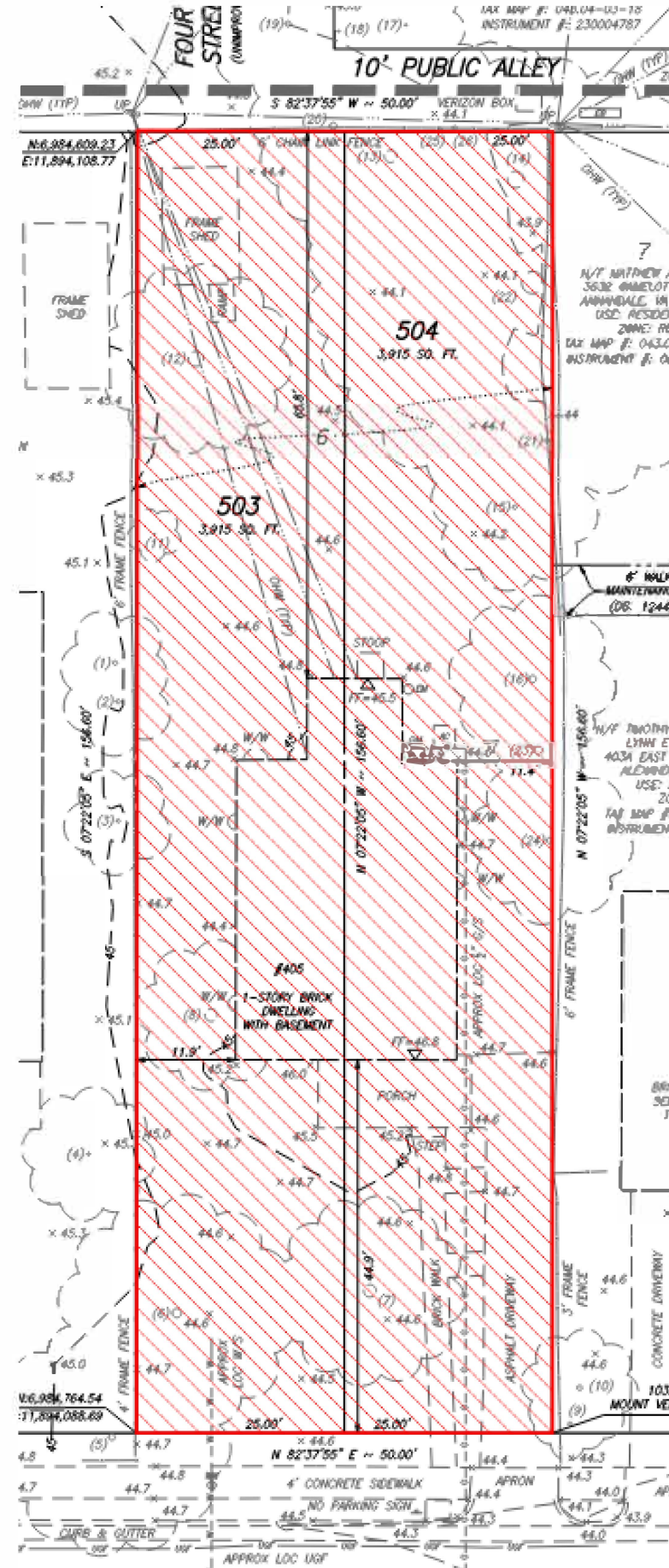
- ▶ Zoned RB and surrounded by townhouse, two-unit, and single-unit dwellings



405 E. NELSON AVENUE



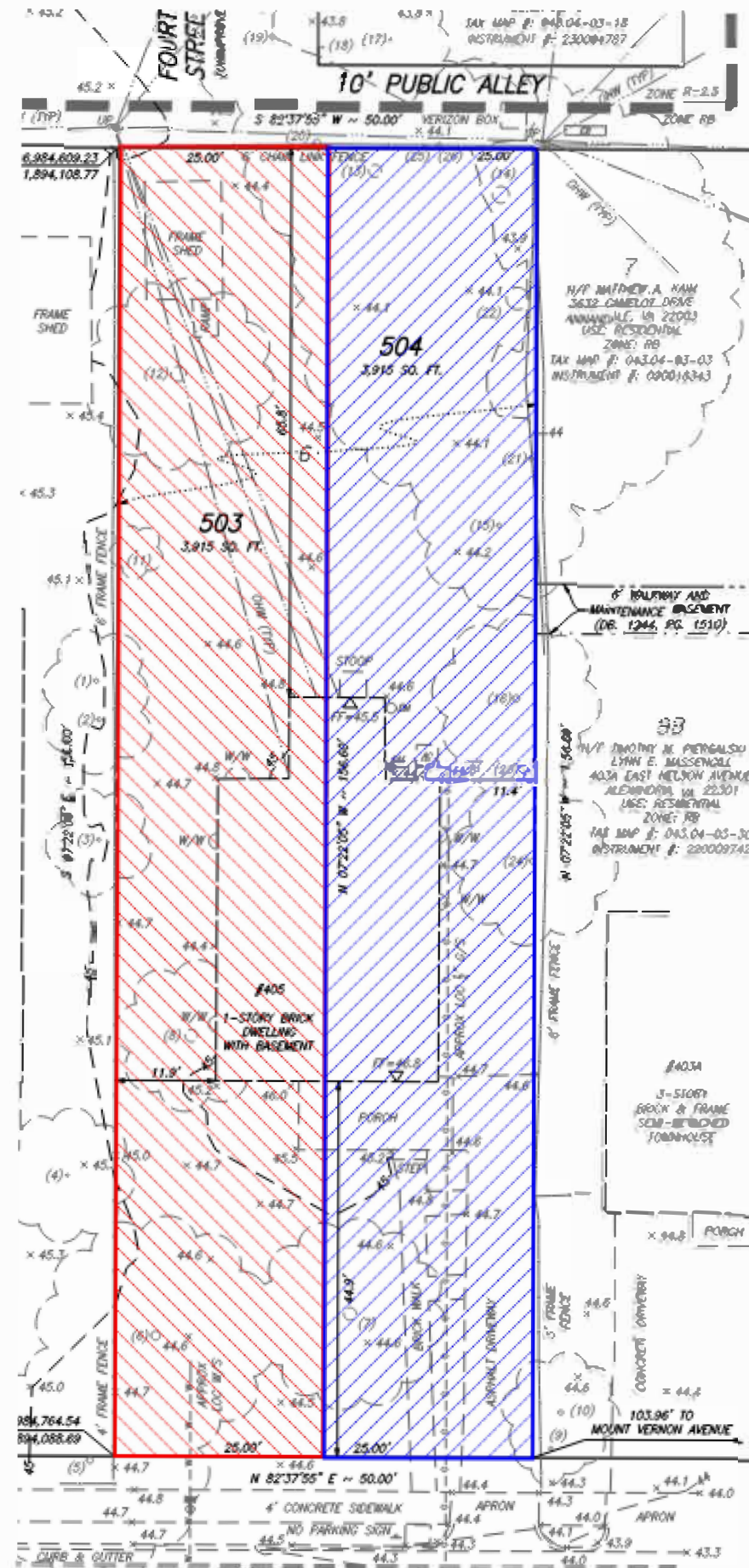
Existing Lot Configuration



405 E. NELSON AVENUE



Proposed Lot Configuration



405 E. NELSON AVENUE



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**Staff recommends
approval**





Supplemental Information



	Required/Permitted	Existing	Proposed	
		Lot 6	Lot 503	Lot 504
Lot Size	1,980 Sq. Ft.	7,830 Sq. Ft.	3,915 Sq. Ft.	3,915 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	20 Ft.	44.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	8 Ft.; 1:3 ratio	11.9 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	11.4 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	65.8 Ft.		
Floor Area	0.75	~0.17		
Open Space	2,761 Sq. Ft. (35% of lot area)	~6,740 (~86%)		