



CITY OF ALEXANDRIA
Department of Planning & Zoning

404-A East Alexandria Avenue Special Use Permit





Subject Site and Context

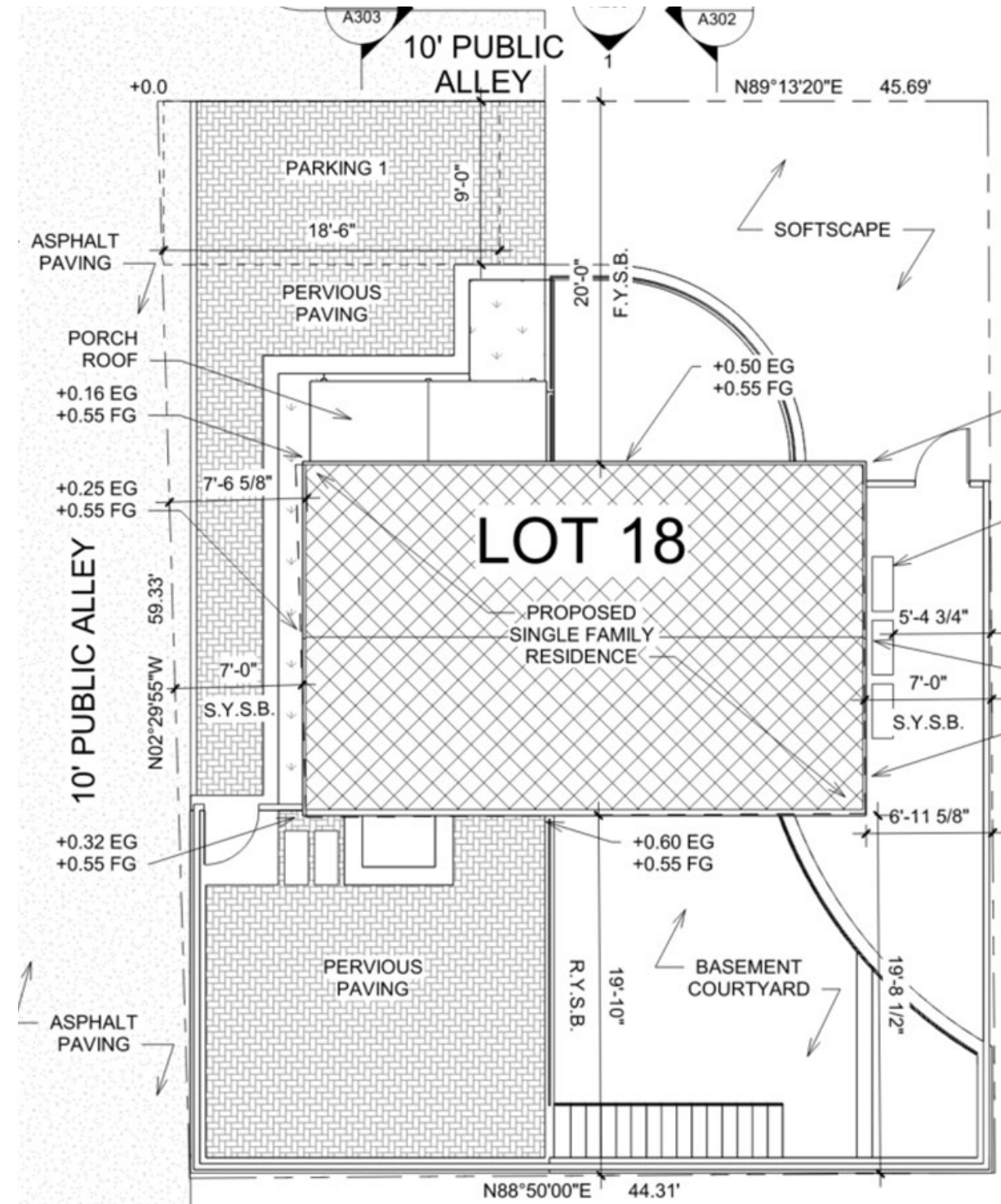
- ▶ Vacant lot without street frontage
- ▶ Zoned R-2-5 and surrounded by townhouse, multi-unit, two-unit, and single-unit dwellings
- ▶ Abuts alleys
- ▶ Previous application denied in March





Proposal

- ▶ Two story dwelling, no ADU
- ▶ Complies with all bulk requirements of R-2-5 zone
- ▶ One parking space with alley access from Mount Vernon Avenue
- ▶ Changed design from contemporary to eclectic colonial revival



404-A E Alexandria Avenue



SUP Criteria

Light and air

Complies with R-2-5 setbacks

Property values

New infill construction will not adversely affect property values

Height

Shorter than average height of surrounding dwellings

Bulk

Similar size or smaller than other buildings on block

Design

Eclectic colonial revival, including gable roof and small entry porch

Gross FAR of surrounding dwellings

Address	Gross FAR
405 E Nelson Ave	0.17
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
Subject property	0.41
1411 Mount Vernon Ave	0.45
406 E Alexandria Ave	0.56
1403 Mount Vernon Ave	0.70
1407 Mount Vernon Ave	0.70
1409 Mount Vernon Ave	0.70
404 E Alexandria Ave	0.79

Dwelling Heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	21.02 Ft.
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.



Lot without Frontage

Subject property is accessible from alley off Mount Vernon Avenue

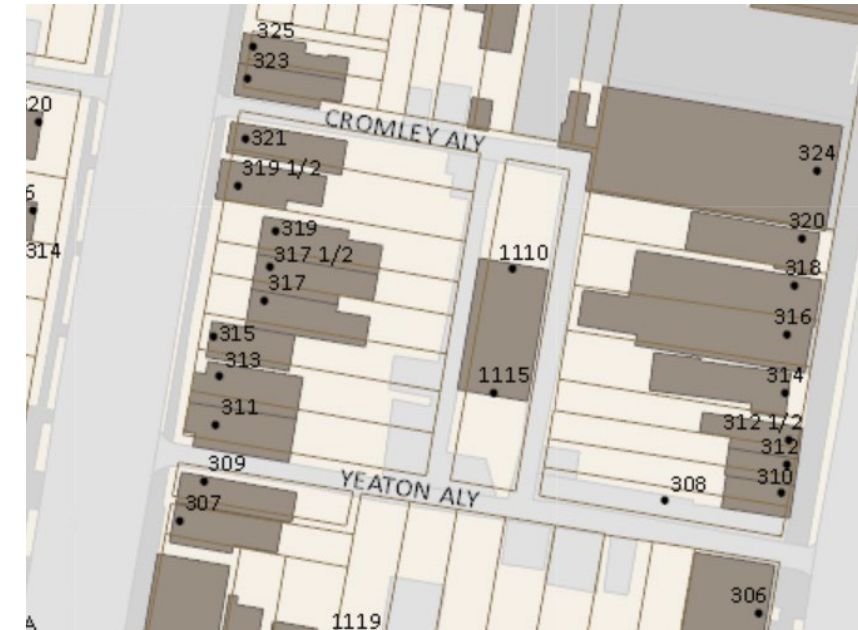
Examples of lots accessible from alleys within the City:



203/205/206/210 Locust Lane



E Nelson Avenue



1115 Yeaton Alley



212 A S Pitt Street



Application eligibility





CITY OF ALEXANDRIA
Department of Planning & Zoning

Planning Commission recommends approval 7-0





Supplemental Information

Reconsideration



SUP application differs in a material and substantial way:

- The design of the house has changed from contemporary to colonial revival.
- The gross floor area and visible bulk have decreased by 330 square feet with the removal of the ADU. The visible bulk has decreased by 21%.
- The rear setback has increased from 0 feet to 19 feet 10 inches with the removal of the ADU.