



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

2 W. Howell Avenue, Alexandria, Virginia 22301

PROPERTY LOCATION: _____

TAX MAP REFERENCE: 34.03 08 07 **ZONE:** R-5

APPLICANT: Daryl Andrews and Caroline Andrews

Name: _____

Address: _____

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

Signature

8 28 25

Date

NA

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

SEE ATTACHED.

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

- 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.

Daryl Andrews and Caroline Andrews are the contract purchasers of purchasers of

_____ of the property. The Andrew's mailing address is 601 King Street, Suite 250, Alexandria,

_____ Virginia.

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2 W. Howell Avenue, Alexandria, Va., I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit to construct a single unit dwelling.
(use) use as
described in this application.

Name: Mary S. Jensen

Address: Please [Redacted]

Signature: X [Handwritten Signature]

Phone: X [Redacted]

Email: X [Redacted]

Date: 8 28 25

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. Daryl and Caroline Andrews		Contract Purchasers
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 W. Howell Ave., 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. Mary S. Jensen		100%
2.		
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. Daryl Andrews	None	
2. Caroline Andrews	None	
3. Mary S. Jensen	None	

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

Daryl Andrews

Date

Printed Name


 Signature

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? 7,099 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

Last updated: 11.4.2019



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. 2 W. Howell Avenue R-2-5
Street Address Zone

A2. 6,389.00 x 0.45 = 2,875.05
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***		Comments for Existing Gross Floor Area
Other***		Other***		
B1. <u>Total Gross</u>	0.00	B2. <u>Total Exclusions</u>	0.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,417.00	Basement**	1,417.00	C1. 7,099.00 Sq. Ft.
First Floor	1,430.00	Stairways**	201.00	Proposed Gross Floor Area*
Second Floor	1,413.00	Mechanical**	10.00	C2. 4,275.00 Sq. Ft.
Third Floor		Attic less than 7'***	1,767.00	Allowable Floor Exclusions**
Attic	1,767.00	Porches**	155.00	C3. 2,824.00 Sq. Ft.
Porches	347.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**	250.00	(subtract C2 from C1)
Garage	250.00	Other***	475.00	
Other***	475.00	Other***		
C1. <u>Total Gross</u>	7,099.00	C2. <u>Total Exclusions</u>	4,275.00	

D. Total Floor Area

D1. 2,824.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,875.05 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.

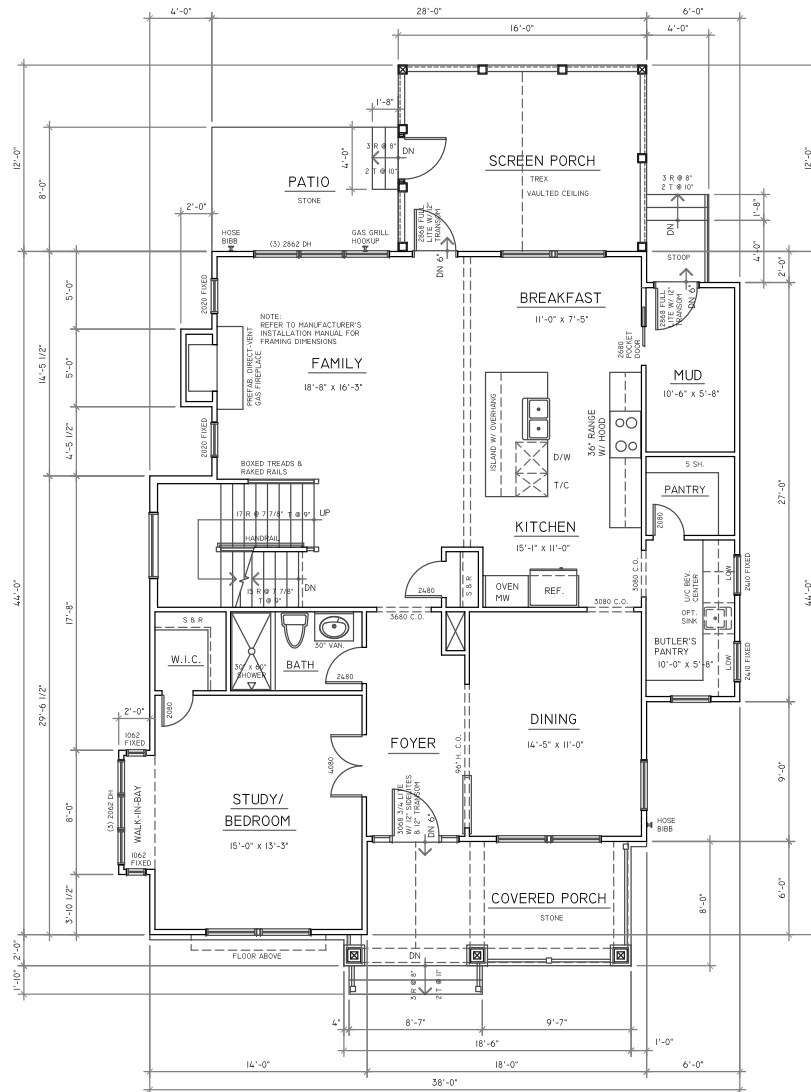
** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** 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.

Signature: Gary M. Zickafoose
Digitally signed by Gary M. Zickafoose
DN: cn=Gary M. Zickafoose, o, ou,
email=garyzickafoose@hotmail.com, c=US
Date: 2025.08.19 10:08:44 -04'00'

Date: 08-19-2025



FIRST FLOOR PLAN

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

FIRST FLOOR PLAN

ARCHITECT
GARY M. ZICKAFOOSE

977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

DARYL & CAROLINE

ANDREWS

601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

DATE: 08-19-2025

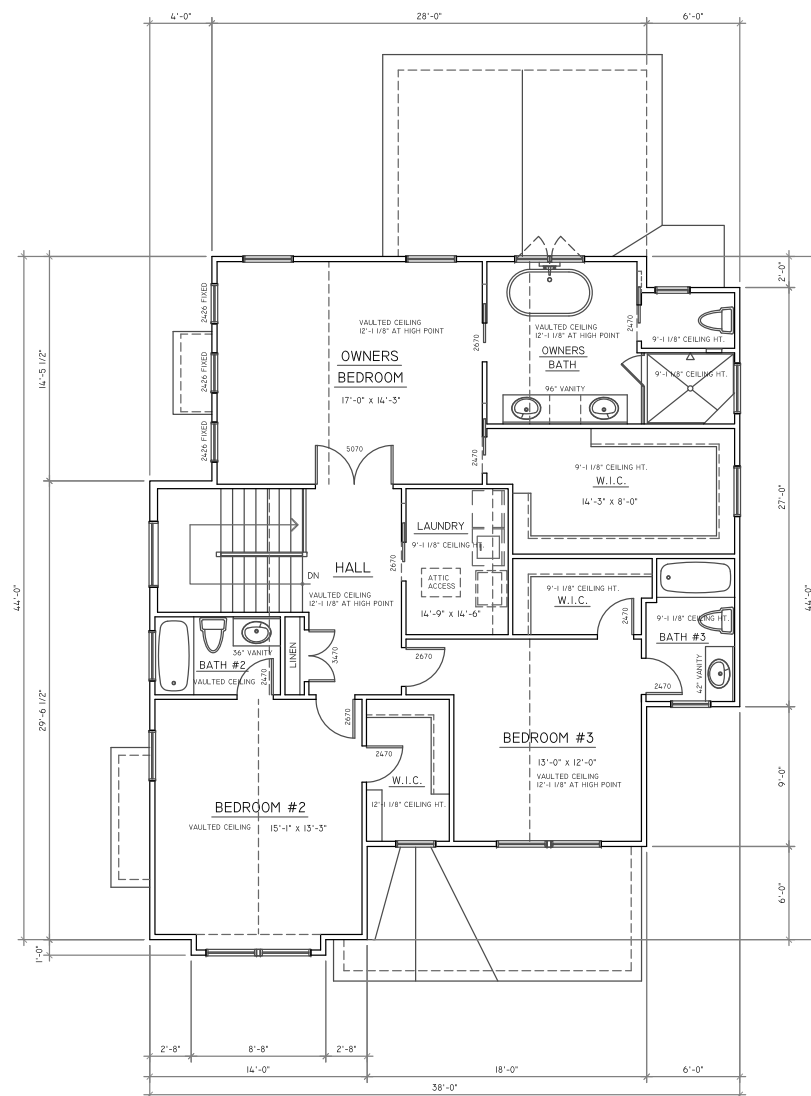
SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A002



SECOND FLOOR PLAN

DARYL & CAROLINE
ANDREWS
601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

SECOND FLOOR PLAN

DATE: 08-19-2025

SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A003



DARYL & CAROLINE
ANDREWS
601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4988

ARCHITECT
GARY M. ZICKAFOOSE
977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

DATE: 08-28-2025

SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A004



HOWELL AVENUE ELEVATION

	DARYL & CAROLINE ANDREWS 601 KING STREET ALEXANDRIA, VIRGINIA 22314 (703) 212-4998	
	ARCHITECT GARY M. ZICKAFOOSE	977 MARKSVILLE ROAD STANLEY, VIRGINIA 22851 (703) 965-1603
CUSTOM HOUSE & ADU 2 W. HOWELL AVENUE COMMONWEALTH AVE ELEVATION		
COMMONWEALTH AVENUE ELEVATION		DATE: 08-19-2025 SCALE: 1/8" = 1'-0" DRAWN: GMZ JOB: SHEET No. A005



SOUTH ELEVATION

DARYL & CAROLINE
ANDREWS
601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

SOUTH ELEVATION

DATE: 08-19-2025

SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A006



WEST ELEVATION

DARYL & CAROLINE
ANDREWS
601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

WEST ELEVATION

DATE: 08-19-2025

SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

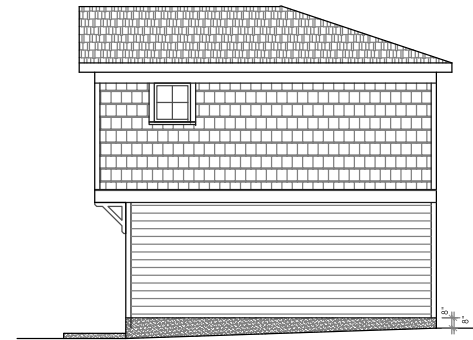
A007



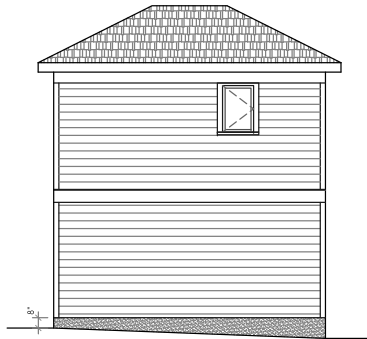
LEFT SIDE ELEVATION



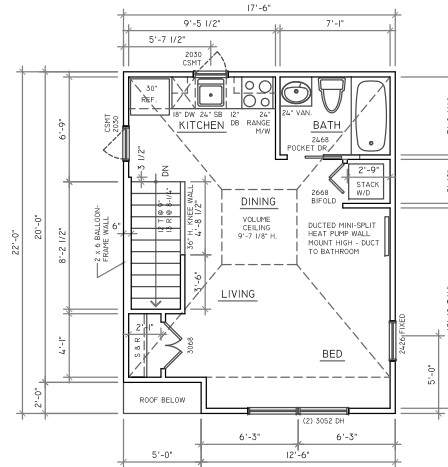
FRONT ELEVATION



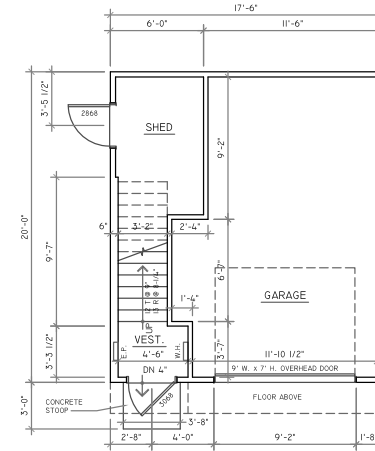
RIGHT SIDE ELEVATION



REAR ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

DARYL & CAROLINE
ANDREWS
601 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
977 MARKSVILLE ROAD
STANLEY, VIRGINIA 22851
(703) 965-1603

CUSTOM HOUSE & ADU
2 W. HOWELL AVENUE

ADU/GARAGE

DATE: 08-19-2025

SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A008

EXISTING TREE INVENTORY

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Remove?	Owner	Field Notes
1	American holly	10.2, 9.7, 9.5	17.0	75%	X		several v-shaped branch unions near base of tree
2	Crapemyrtle	9, 7.9, 5.6	13.2	85%	X		minor epicormic growth
3	Crabapple	12.2	12.2	70%	X		weak branch union, fairly thin canopy
4	Pin oak	28.6	28.6	25%		ROW	poor form, two codominant stems with weak union, crown dieback
5	Pin oak	26, 22.5	34.4	40%		ROW	crown dieback, declining
6	Eastern red cedar	22.4	22.4	90%	X		
7	Eastern redbud	6	8.0	80%	X		wound from broken limb
8	Nellie Stevens holly	9, 8.1, 7.2	14.1	80%	X		clustered stems at base, included bark
9	Chinese elm	8.6	8.6	90%		ROW	
10	Japanese privet	10	10.0	90%		Off	
11	Nellie Stevens holly	18	18.0	90%		Off	
12	Arborvitae	8	8.0	90%		Off	
13	Japanese privet	12	12.0	80%		Off	epicormic growth
14	Japanese privet	6	8.0	65%		Shared	dead limb
15	Arborvitae	8	8.0	90%		Off	
16	Japanese privet	6	8.0	90%		Off	
17	Red maple	30	30.0	15%		Off	poor form, crown dieback, codominant leaders with weak union, broken limbs
18	Eastern redbud	3, 3, 2	8.0	90%		Off	

NOTE: TREE INVENTORY AND TREE ANALYSIS
CONDUCTED BY CHARLES ELMER, ISA
CERTIFIED ARBORIST (IL-10225A).

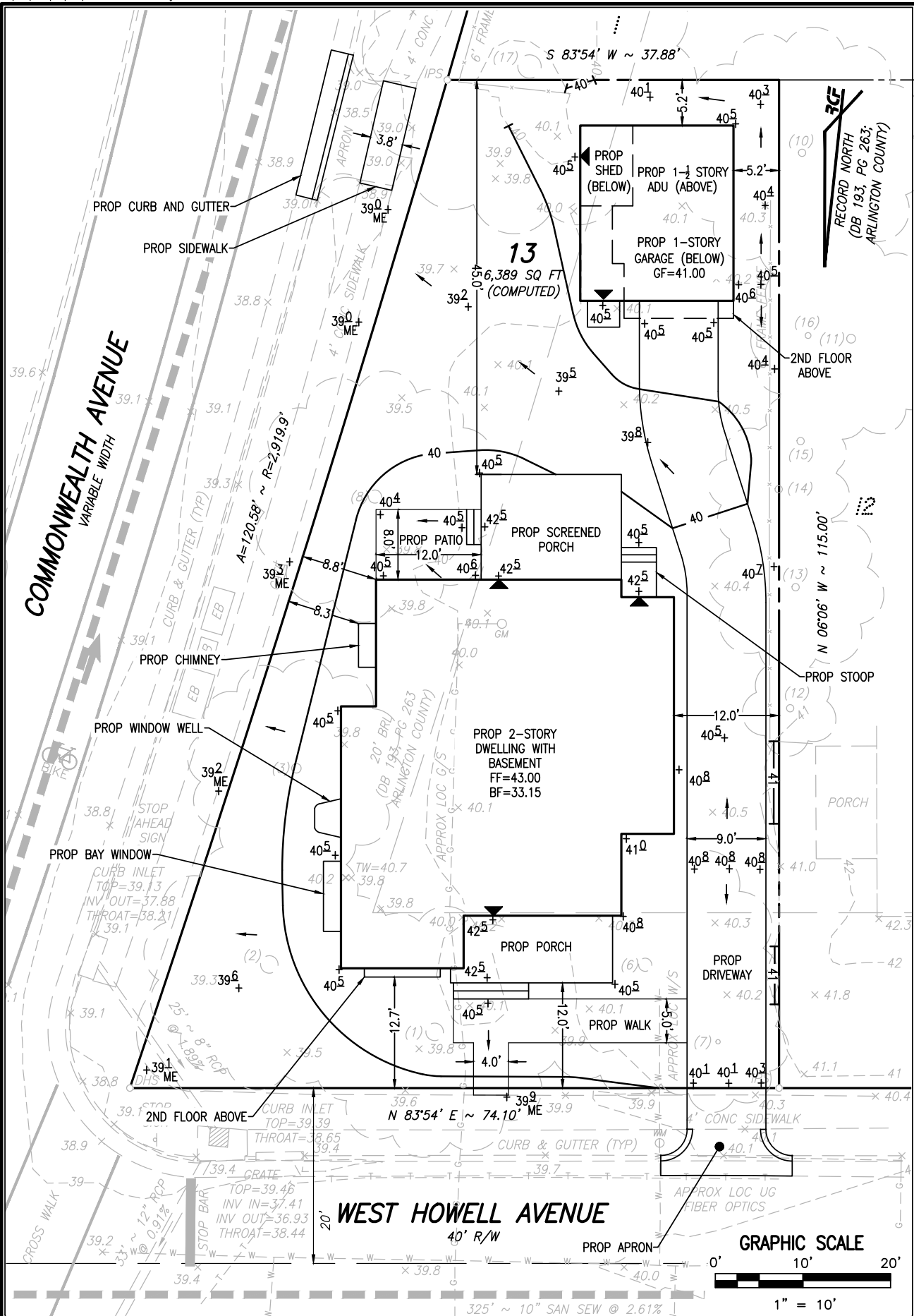
DESIGN: CDE	DATE	REVISION
DRAWN: CDE		
SCALE: NO SCALE		
DATE: AUG 2025		
SHEET 2 OF 11		
FILE: 25-143		

EXISTING TREE INVENTORY
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
CITY OF ALEXANDRIA, VIRGINIA



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

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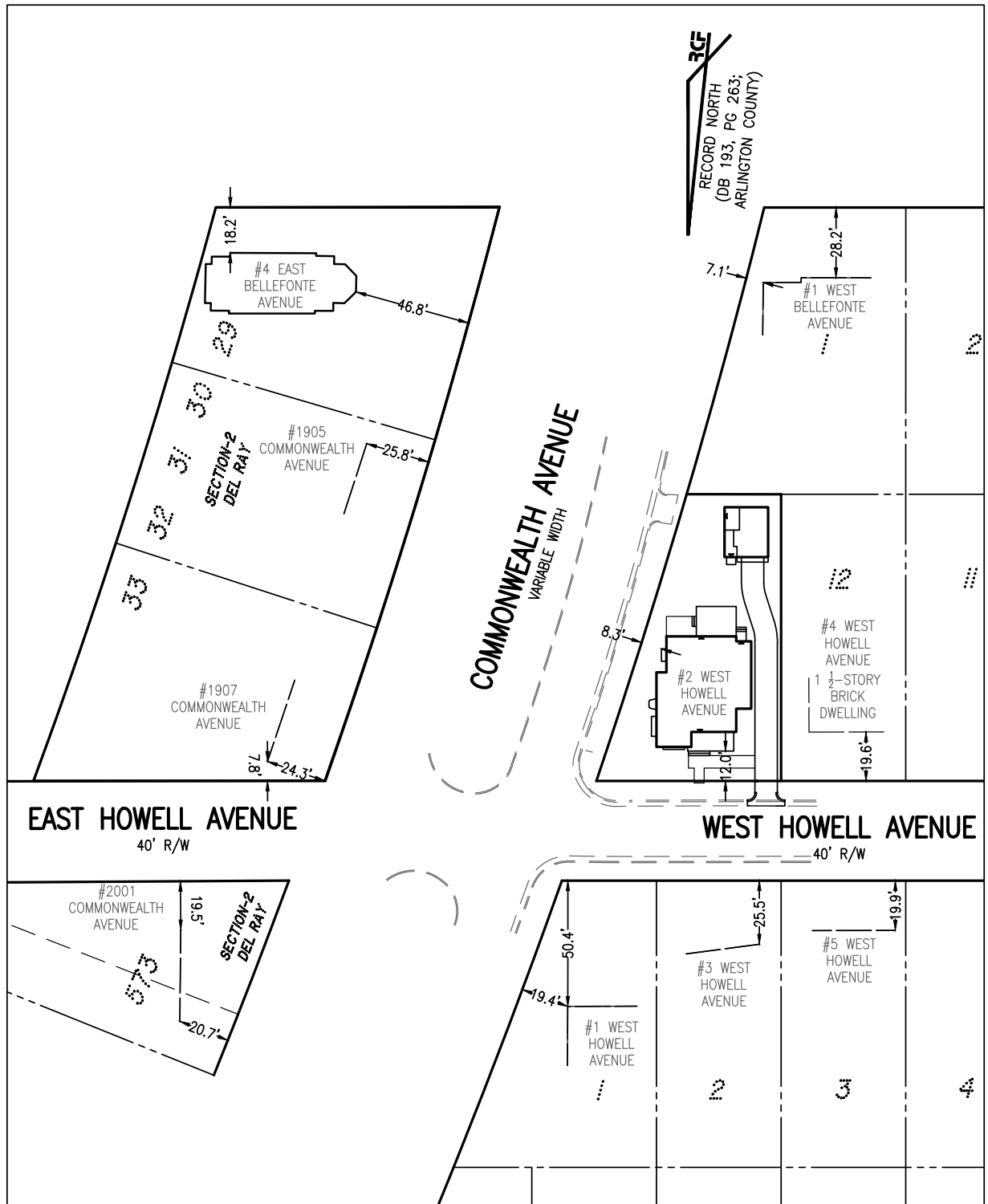
DESIGN: CDE	DATE	REVISION
DRAWN: CDE		
SCALE: 1" = 10'		
DATE: AUG 2025		
SHEET 3 OF 11		
FILE: 25-143		

SPECIAL USE PERMIT PLAT
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
CITY OF ALEXANDRIA, VIRGINIA

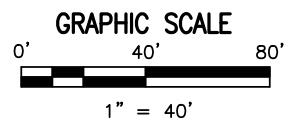


625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING



BUILDING SETBACK COMPARISON EXHIBIT
SCALE: 1" = 40'



DESIGN: CDE	DATE	REVISION
DRAWN: CDE		
SCALE: 1" = 40'		
DATE: AUG 2025		
SHEET 4 OF 11		
FILE: 25-143		

ZONING DATA
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
CITY OF ALEXANDRIA, VIRGINIA

RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

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BLOCK FACE STUDY

Front Setback and Threshold Data			
#2 WEST HOWELL AVENUE (RCF #25-143)			
#2 WEST HOWELL AVENUE ~ Existing Threshold Height = 1.2'			
Existing setbacks ~ West Howell Avenue = 19.7' ~ Commonwealth Avenue = 14.2'			
Setback Data		Setback From Property Line	
4 WEST HOWELL AVENUE		19.6'	
5 WEST HOWELL AVENUE		19.9'	
3 WEST HOWELL AVENUE		25.5'	
1 WEST HOWELL AVENUE		50.4'	ON WEST HOWELL AVENUE
		19.4'	ON COMMONWEALTH AVENUE
2001 COMMONWEALTH AVENUE		20.7'	ON COMMONWEALTH AVENUE
		19.5'	ON EAST HOWELL AVENUE
1907 COMMONWEALTH AVENUE		24.3'	ON COMMONWEALTH AVENUE
		7.8'	ON EAST HOWELL AVENUE
1905 COMMONWEALTH AVENUE		25.8'	
4 EAST BELLEFONTE AVENUE		18.2'	ON EAST BELLEFONTE AVENUE
		46.8'	ON COMMONWEALTH AVENUE
1 WEST BELLEFONTE AVENUE		28.2'	ON WEST BELLEFONTE AVENUE
		7.1'	ON COMMONWEALTH AVENUE
RANGE HOWELL AVENUE		7.8' - 50.4'	
RANGE COMMONWEALTH AVE		7.1' - 46.8'	
BUILDING RESTRICTION LINE IS 20.0' (DB 193, PG 263 ARLINGTON COUNTY)			
Threshold Data		Distance Ground to 1st Floor	
Address #			
4 WEST HOWELL AVENUE		2.3'	
5 WEST HOWELL AVENUE		3.0'	
3 WEST HOWELL AVENUE		2.9'	
1 WEST HOWELL AVENUE		1.9'	
2001 COMMONWEALTH AVENUE		2.0'	
1907 COMMONWEALTH AVENUE		3.9'	
1905 COMMONWEALTH AVENUE		2.9'	
4 EAST BELLEFONTE AVENUE		2.4'	
1 WEST BELLEFONTE AVENUE		4.2'	
MAXIMUM THRESHOLD HEIGHT 4.2'			

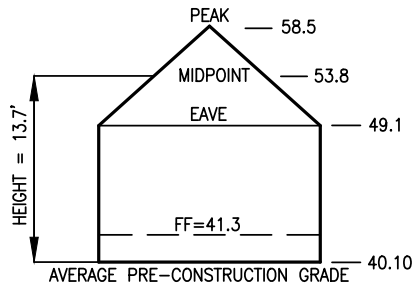
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DRAWN: CDE		
SCALE: NO SCALE		
DATE: AUG 2025		
SHEET 5 OF 11		
FILE: 25-143		

ZONING DATA
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
CITY OF ALEXANDRIA, VIRGINIA

RCF 625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
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EXISTING DWELLING HEIGHT CALCULATION



EXISTING DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	EXISTING DWELLING HEIGHT
40.1	49.1	58.5	53.8	13.7

BLOCK FACE: HEIGHT STUDY

BUILDING HEIGHT ELEVATION				
#2 WEST HOWELL AVENUE (RCF #25-143)				
(EXISTING BUILDING HEIGHT = 13.7')				
Building Height Data				
A	B	C	D	
Address #	MIDPOINT	AEG	BUILDING HEIGHT	
4 West Howell Avenue	61.5	43.7	17.8	
5 West Howell Avenue	67.6	42.2	25.4	
3 West Howell Avenue	63.3	41.0	22.3	
1 West Howell Avenue	61.8	40.4	21.4	
2001 Commonwealth Avenue	61.2	37.6	23.6	
1907 Commonwealth Avenue	63.3	37.6	25.7	
1905 Commonwealth Avenue	65.3	37.7	27.6	
4 East Bellefonte Avenue	58.4	36.2	22.2	
1 West Bellefonte Avenue	62.4	40.0	22.4	

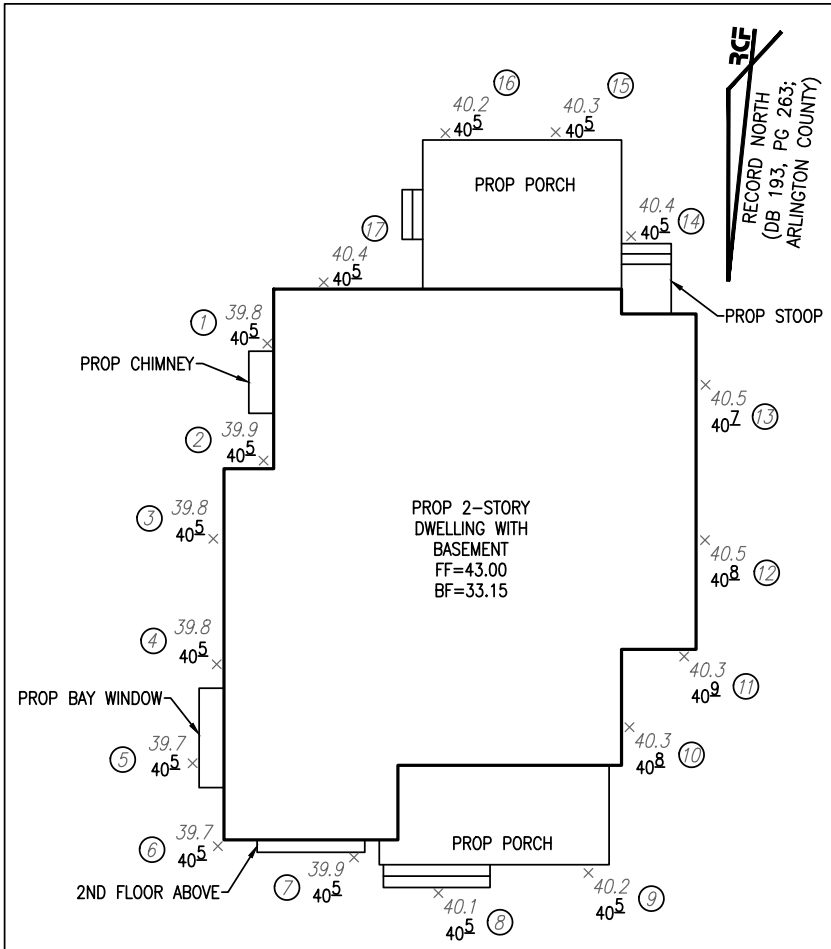
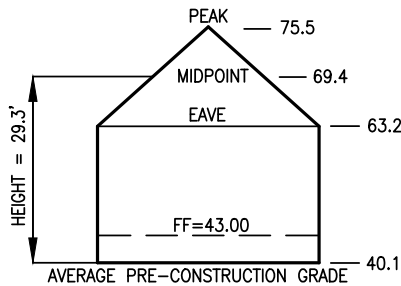
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DATE: AUG 2025		
SHEET 6 OF 11		
FILE: 25-143		

ZONING DATA
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
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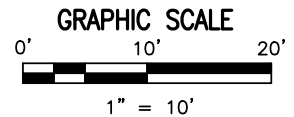
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PROPOSED DWELLING HEIGHT CALCULATION

SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION
1	39.8	40.5
2	39.9	40.5
3	39.8	40.5
4	39.8	40.5
5	39.7	40.5
6	39.7	40.5
7	39.9	40.5
8	40.1	40.5
9	40.2	40.5
10	40.3	40.8
11	40.3	40.9
12	40.5	40.8
13	40.5	40.7
14	40.4	40.5
15	40.3	40.5
16	40.2	40.5
17	40.4	40.5
SUM:	681.8	689.7
AVERAGE:	40.1	40.6



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
40.1	63.2	75.5	69.4	29.3

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (HOWELL AVE)	40.1	23.1	SEE SHEET 5	7.8' MIN	12.0'
FRONT (COMMONWEALTH AVE)	40.1	29.3	SEE SHEET 5	7.1' MIN	8.3'
SIDE (WEST)	40.1	29.3	1:3, MIN 7'	9.8' MIN	12.0'
SIDE (SOUTH)	40.1	29.3	1:3, MIN 7'	9.8' MIN	45.0'

Threshold	
AEG along front	40.00
FF Elev	43.00
Threshold (prov.)	3.00
Threshold (max)	4.2

BASEMENT EXCLUSION COMPUTATION

FIRST FLOOR ELEVATION=43.0

BOTTOM OF FIRST FLOOR CONSTRUCTION=42.0

- AVERAGE FINISHED GRADE=40.6

DIFFERENCE=1.4'

*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 FEWER THAN 4.0' BELOW THE BOTTOM OF FIRST FLOOR CONSTRUCTION.

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DATE: AUG 2025

SHEET 7 OF 11

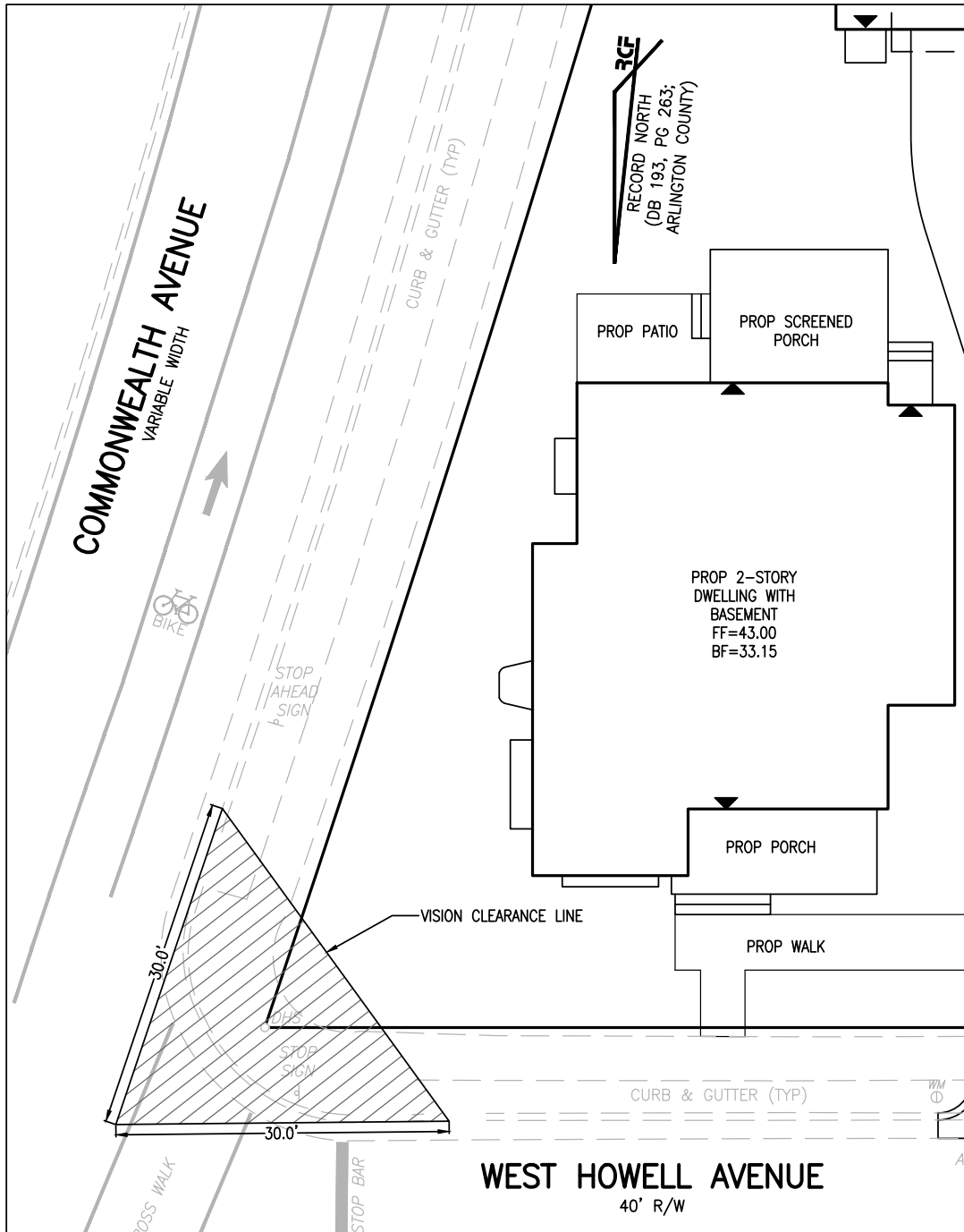
FILE: 25-143

DATE	REVISION

ZONING DATA
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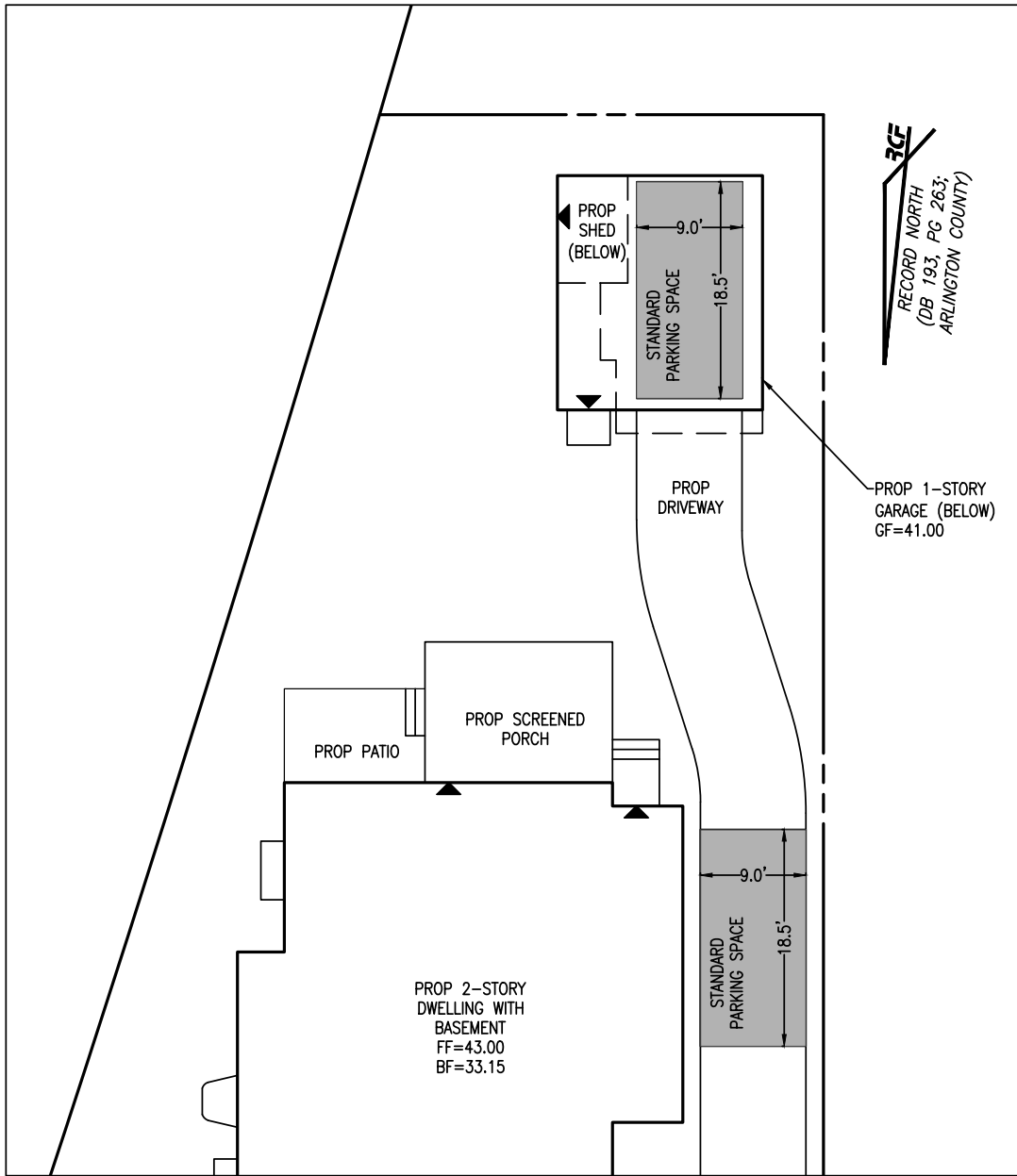
VISION CLEARANCE DETAIL
 (SCALE: 1" = 10')

DESIGN:	DATE	REVISION
CDE		
DRAWN: CDE		
SCALE: 1" = 10'		
DATE: AUG 2025		
SHEET 9 OF 11		
FILE: 25-143		

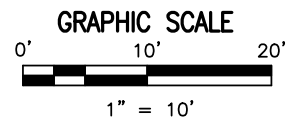
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PARKING REQUIREMENT DETAIL
 (SCALE: 1" = 10')

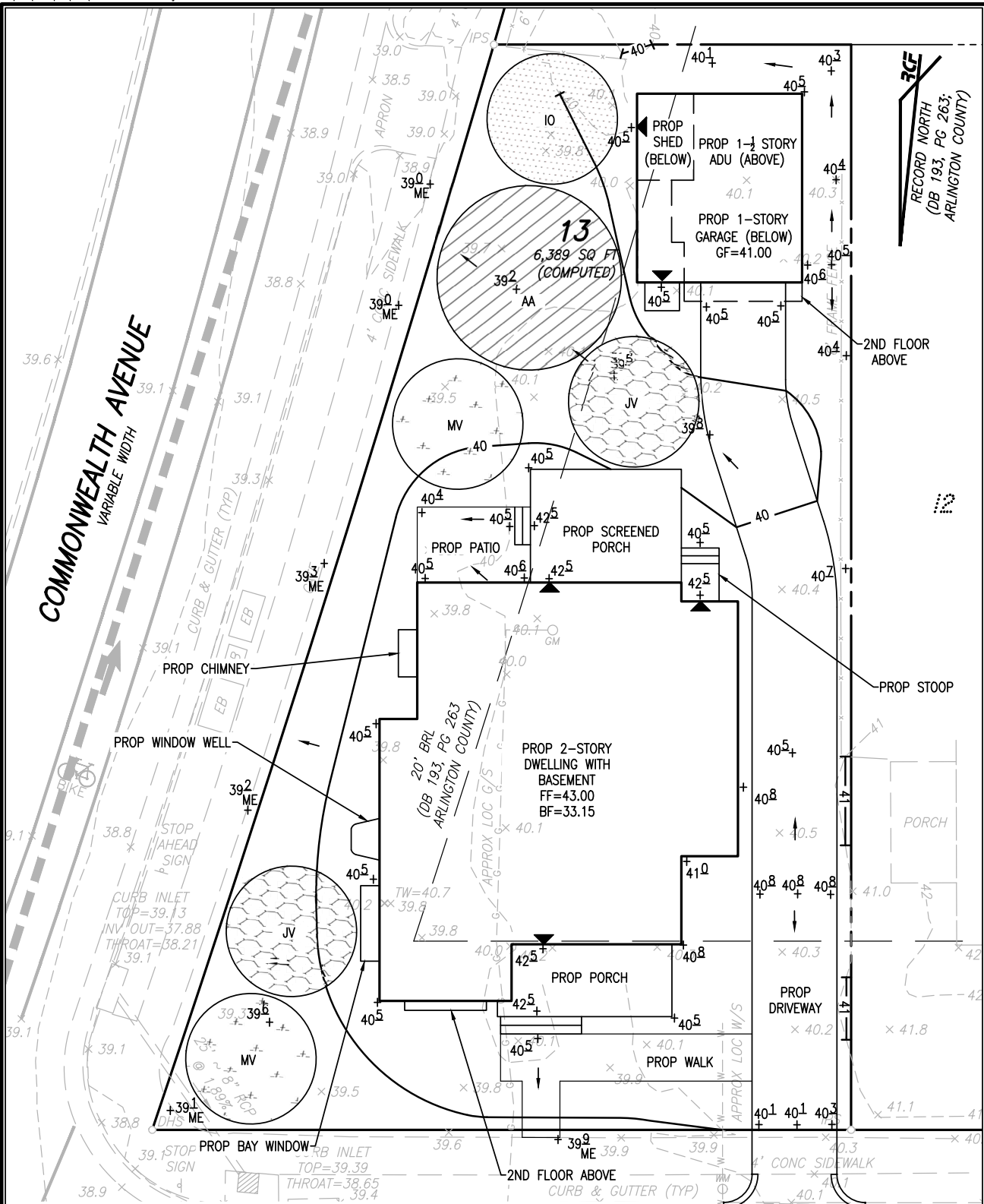


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CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	6,389
25% CROWN COVER REQUIRED (SF)	1,597
EXISTING CROWN COVER (SF)	2,460
REMOVED CROWN COVER (SF)	2,460
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	27.4%
TOTAL CROWN COVER PROVIDED (SF)	1,750

PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL (#)	REGIONALLY (#)	EASTERN U.S. (#)
IO	1	Ilex	opaca	American holly	1.5"-1.75" / 6'-10"	250	250	1	1	1
JV	2	Juniperus	virginiana	Eastern red cedar	1.5"-1.75" / 6'-10"	250	500	2	2	2
MV	2	Magnolia	virginiana	Sweetbay magnolia	1.5"-1.75" / 6'-10"	250	500	2	2	2
AA	1	Amelanchier	arborescens	Downy serviceberry	1.5"-1.75" / 6'-10"	500	500	1	1	1
TOTAL	6					1,750	1,750	6	6	6

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SHEET 11 OF 11		
FILE: 25-143		

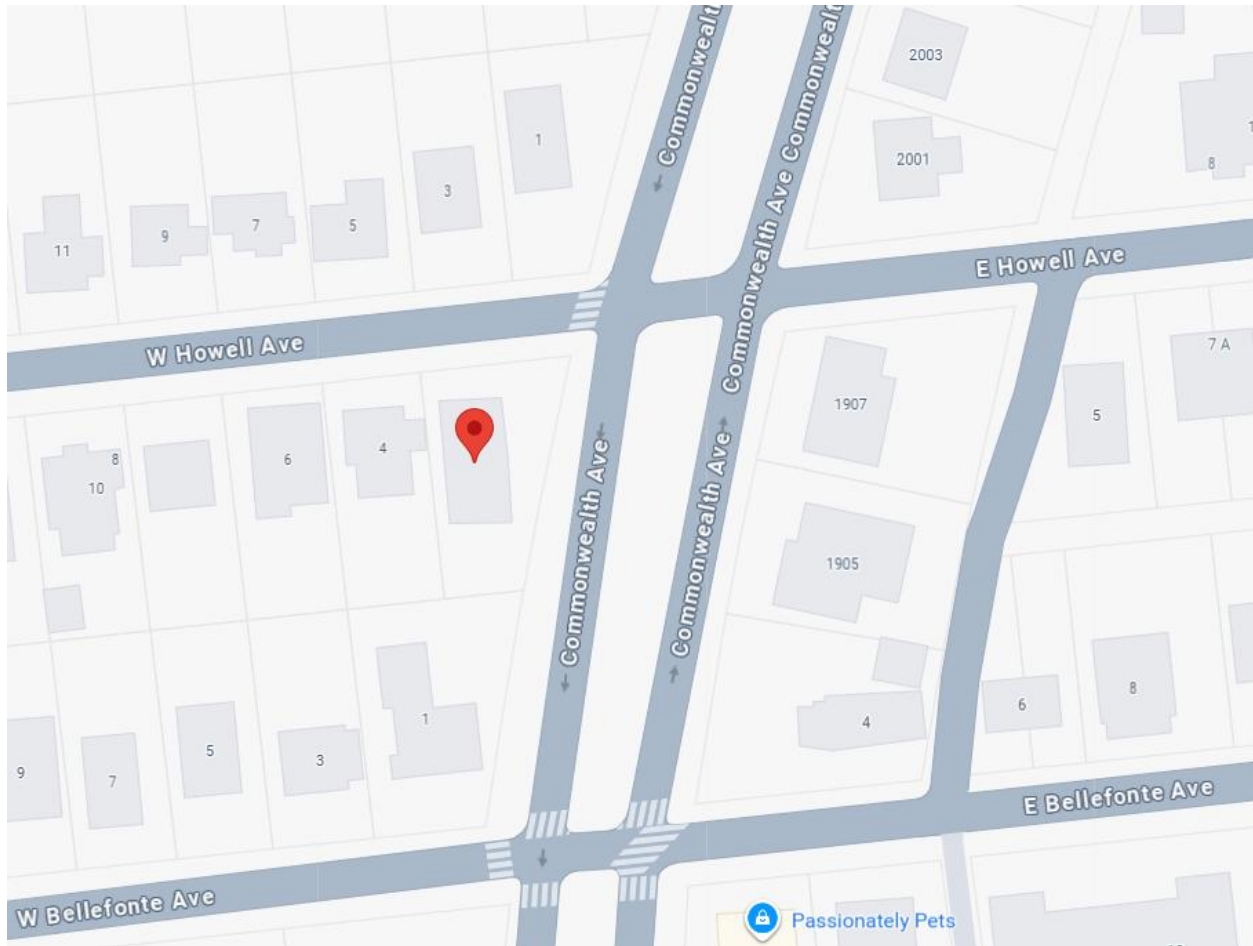
LANDSCAPE PLAN
PROPERTY LOCATED AT
2 WEST HOWELL AVENUE
INSTRUMENT #000024261
CITY OF ALEXANDRIA, VIRGINIA

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PHOTO COMPARISON:

VICINITY MAP:



4 WEST HOWELL AVENUE:



5 WEST HOWELL AVENUE:



3 WEST HOWELL AVENUE:



1 WEST HOWELL AVENUE:



2001 COMMONWEALTH AVENUE:



1907 COMMONWEALTH AVENUE:



1905 COMMONWEALTH AVENUE:



4 EAST BELLEFONTE AVENUE:



1 WEST BELLEFONTE AVENUE:

