



City of Alexandria

# Special Use Permit #2025-00072 420 East Windsor Avenue

**City Council**

February 21, 2026



# Agenda



1. Summary
2. Background Information
3. Proposal
4. Proposed Site Plan
5. SUP Considerations
6. Staff Guidance



# Summary

## SUP Request

- Construct a single-unit dwelling on a developed substandard lot

## Key Elements of the Discussion

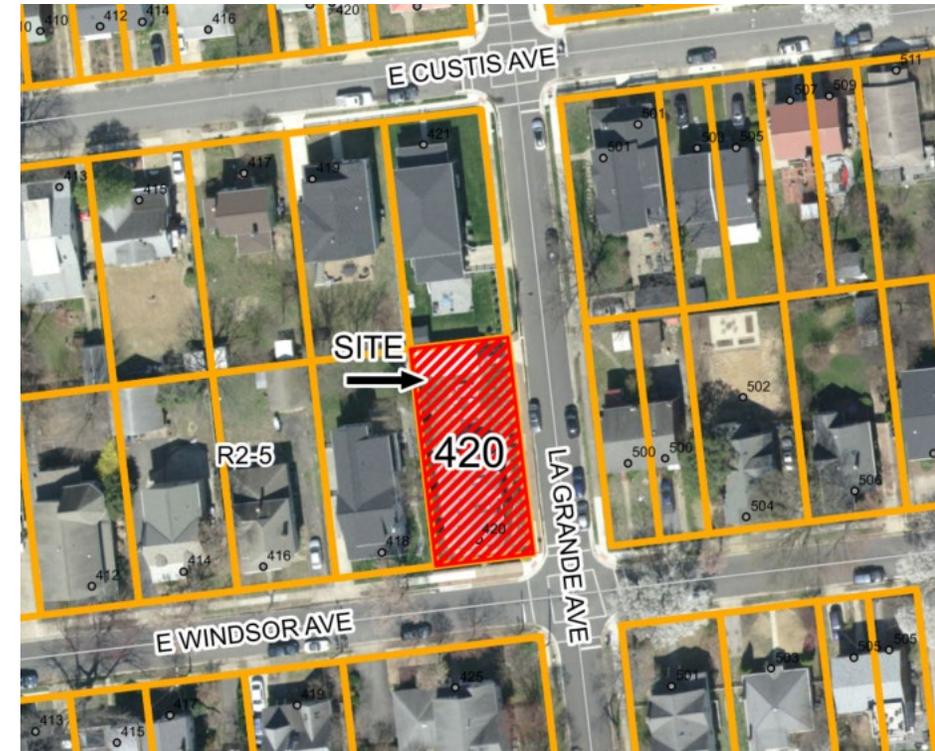
- Whether proposed bulk, height, and design of new dwelling would be compatible with neighborhood

**SUP#2025-00072**



# Background Information

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





# Proposal

- Redevelopment of developed substandard lot



Original dwelling



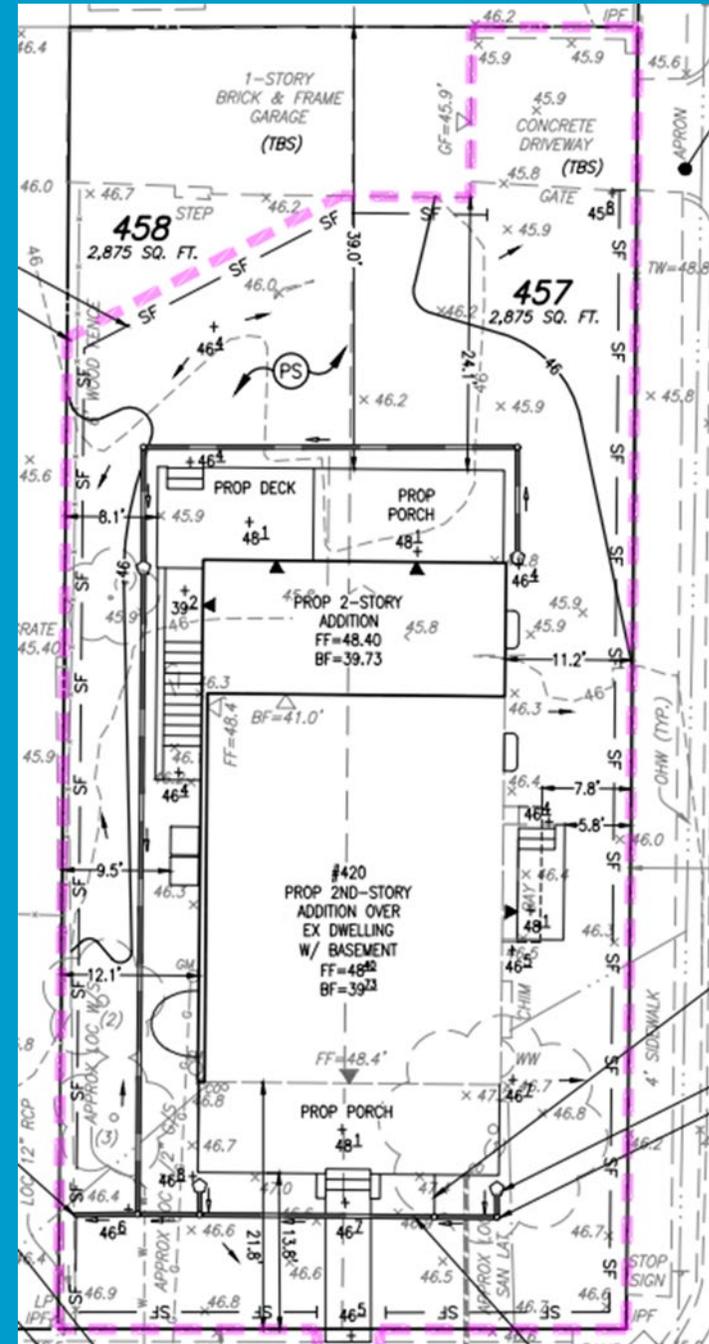
Proposed dwelling

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# Proposed site plan

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# SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.45
- ▶ Surrounding homes range in gross FAR: 0.38 - 0.48
- ▶ **Proposed dwelling FAR: 0.47**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 22.7 ft. - 27.5 ft.
- ▶ **Proposed dwelling height: 23.3 ft.**



# SUP Considerations

- **Design**

- ▶ There is a variety of architectural styles in this neighborhood (see photos)
- ▶ Applicant's design contains primarily craftsman architectural features



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**Staff and Planning Commission  
recommend approval of Special Use  
Permit #2025-00072**





# Supplemental Information

**SUP#2025-00072**



# Dwelling Heights

425 East Windsor Ave	27.5 Ft.
418 East Windsor Ave	23.2 Ft.
501 East Windsor Ave	22.7 Ft.
419 East Custis Ave	25.0 Ft.
421 East Custis Ave	23.0 Ft.
<i>Average</i>	<i>24.23 Ft.</i>
<i>Proposed Dwelling</i>	<i>23.3 Ft.</i>



# Dwelling gross FARs

Address	FAR	Floor Area	Lot size
425 East Windsor Ave	0.38	2,516 Sq. Ft.	6,500 Sq. Ft.
418 East Windsor Ave	0.48	2,762 Sq. Ft.	5,750 Sq. Ft.
500 East Windsor Ave	0.39	1,116 Sq. Ft.	2,875 Sq. Ft.
501 East Windsor Ave	0.39	2,234 Sq. Ft.	5,750 Sq. Ft.
419 East Custis Ave	0.46	2,656 Sq. Ft.	5,750 Sq. Ft.
421 East Custis Ave	0.46	2,654 Sq. Ft.	5,750 Sq. Ft.
<b><i>Proposed Dwelling</i></b>	<b><i>0.47</i></b>	<b><i>2,701.6 Sq. Ft.</i></b>	<b><i>5,750 Sq. Ft.</i></b>

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