

Special Use Permit #2025-00032
51 East Windsor Avenue – Substandard Lot Redevelopment

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to construct a two-unit semi-detached dwelling on a developed substandard lot.	Planning Commission Hearing:	September 4, 2025
	City Council Hearing:	September 13, 2025
Address: 51 East Windsor Avenue	Zone:	R-2-5/Residential
Applicant: 51 E. Windsor LLC	Small Area Plan:	Potomac West Small Area Plan

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances, and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Catherine McDonald, catherine.mcdonald@alexandriava.gov

PLANNING COMMISSION ACTION SEPTEMBER 4, 2025: On a motion by Commissioner Brown, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2025-00032. The motion carried on a vote of 6-0.

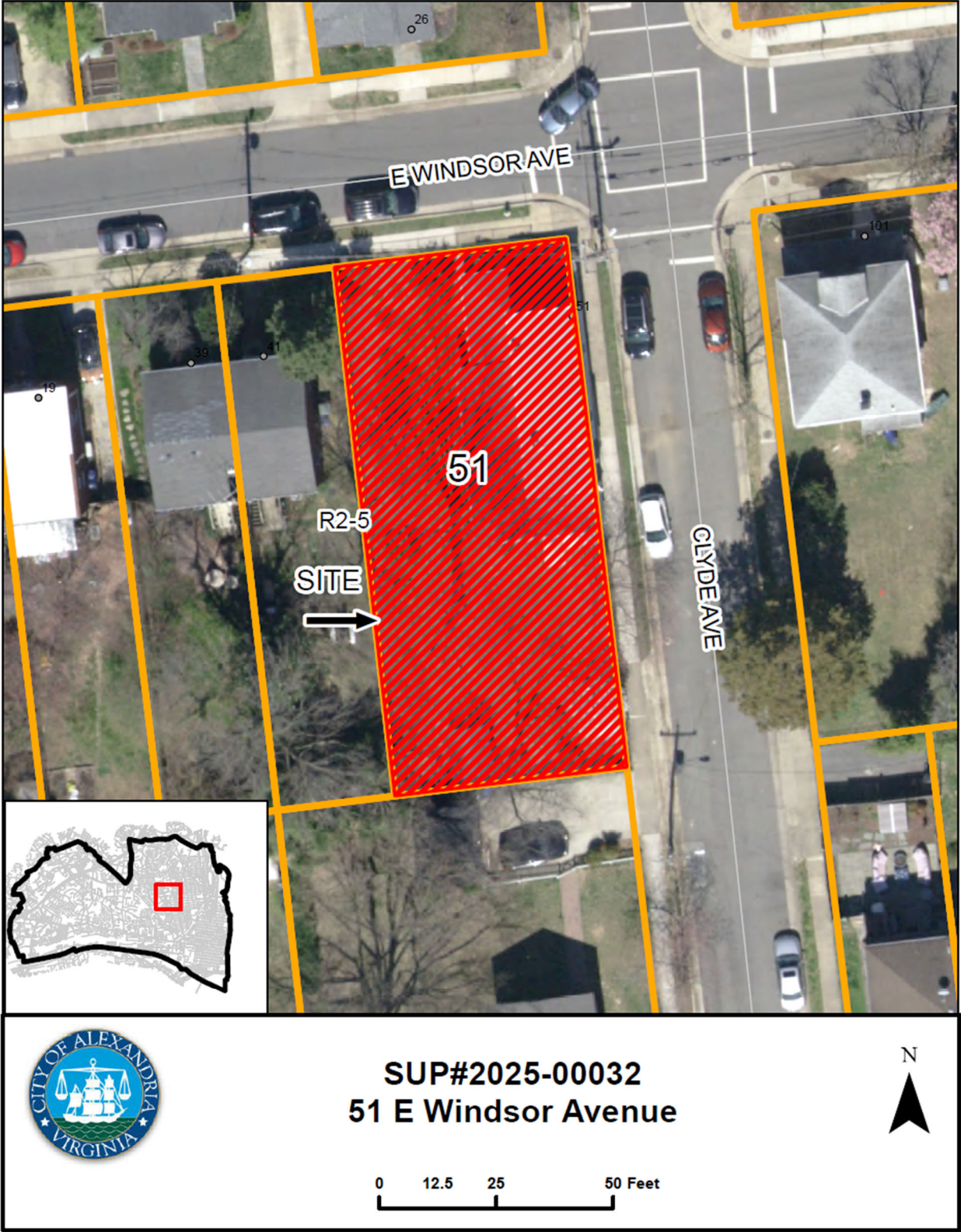
Reason: The Planning Commission agreed with the staff analysis.

Discussion: Commissioner Brown observed that, while only lot 333 was the subject of the SUP application, the City Council has relatively broad authority to consider land use matters when reviewing SUPs. Commissioner Brown asked the applicant to clarify how the project would be phased, how site grading would be handled, and if the applicant was willing to try to preserve a tree on lot 332. The applicant confirmed that both lots would be developed at the same time, that grading matters would be determined by his engineering team and City requirements during the grading plan review, and that he was willing to make efforts to preserve the tree on lot 333.

Chair McMahon explained the basics of substandard lot SUP reviews and spoke in support of the request.

Speakers:

Deyi Awadallah, applicant, answered questions from the Commission.



I. DISCUSSION

The applicant, 51 E. Windsor LLC, requests Special Use Permit (SUP) approval to construct a two-unit semi-detached dwelling on a developed, substandard lot at 51 East Windsor Avenue. The existing lot is substandard as it does not meet the R-2-5 zone's minimum lot size requirement for a two-unit semi-detached dwelling on a corner lot.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property as a developed, substandard lot of record. It has a lot size of 2,875 square feet with 25 feet of primary frontage along East Windsor Avenue and 115 feet of secondary frontage along Clyde Avenue. A two-story dwelling currently occupies the site. It provides a 6.4-foot primary front yard; a 0-foot secondary front yard; south and west side yards of 53.8 and 0 feet, respectively; and approximately 1,596 square feet of floor area. The dwelling's east-facing wall extends beyond the subject property's secondary front lot line by approximately 10 inches.

The site is within the Town of Potomac Historic District. This district is on the National Register of Historic Places and the existing dwelling is considered a contributing structure. National Register records indicate the Italianate-style "row house" was constructed circa 1903. Note that this historic district is not locally regulated. As such, alterations to dwellings within the district do not require review or approval by City Council or the Board of Architectural Review.



Figure 1 - Subject Property

PROPOSAL

The applicant requests SUP approval to redevelop the subject lot and adjacent lot with a new two-unit semi-detached dwelling and detached accessory dwelling unit. The subject property's half of the semi-detached dwelling would have 1,260 square feet of net floor area and would measure 26.3 feet in height. The applicant also proposes a detached accessory dwelling unit.

The applicant's proposed design would feature Colonial Revival style elements, including a simple rectangular form, traditional steep (10:12) roof pitches, and a predominantly symmetrical and balanced front façade. The design would also borrow common Craftsman features including two-over-two windows on its east façade and a prominent shed dormer on its front façade. Figures 2 through 5, below, show the proposed elevations.



Figure 2 – Primary Front Elevation



Figure 3 – Secondary Front Elevation



Figure 4 – West Side Yard Elevation

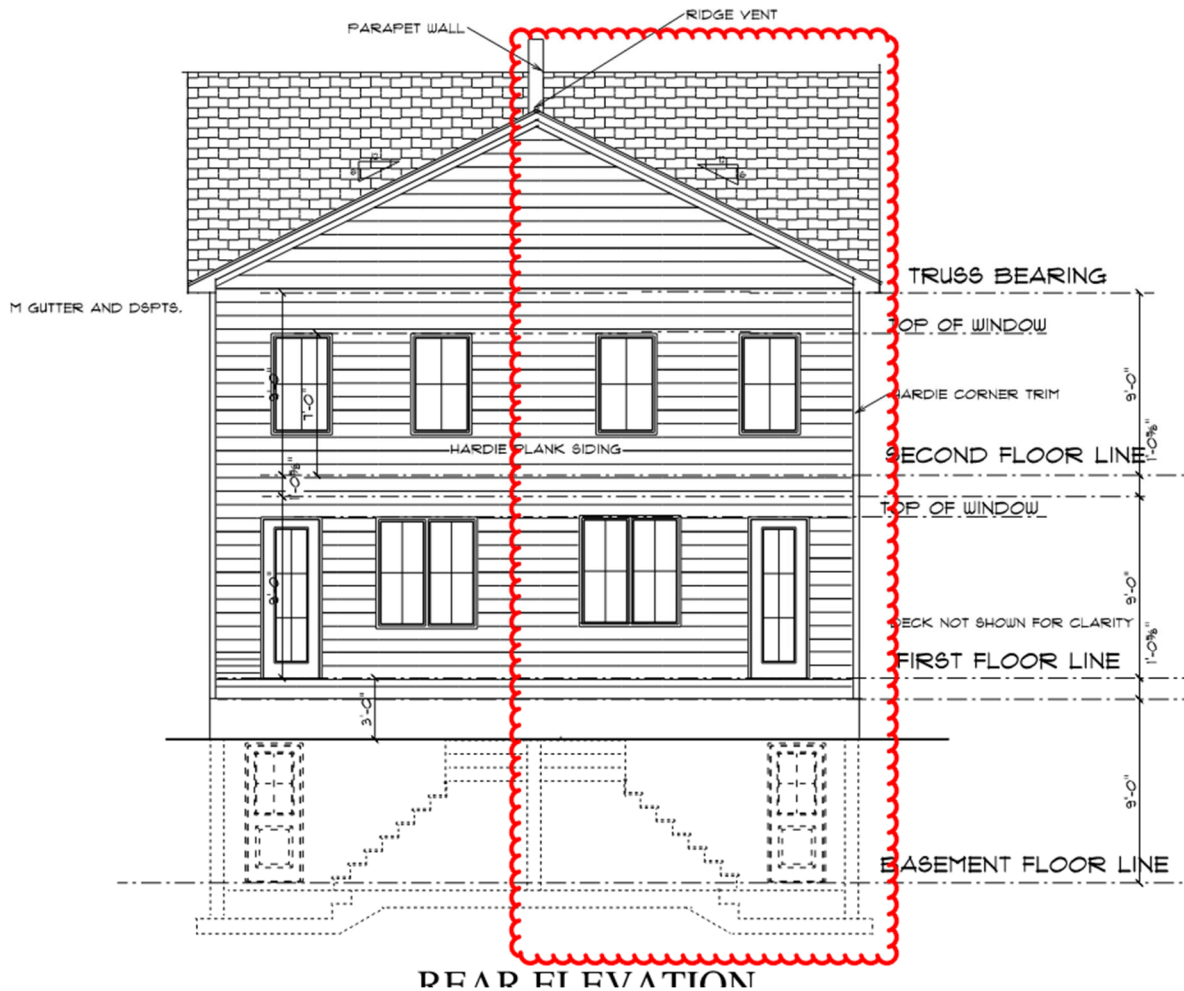


Figure 5 – South Side Yard Elevation

The proposed dwelling would measure roughly 16 by 43 feet with a footprint of 688 square feet. It would provide a: 15.1-foot primary front yard; 9 foot secondary front yard; and 56.7-foot south side yard. Because of the proposed configuration as a semi-detached dwelling, no side yard would be required along the shared west side lot line. Figure 7, below, shows the proposed site plan.

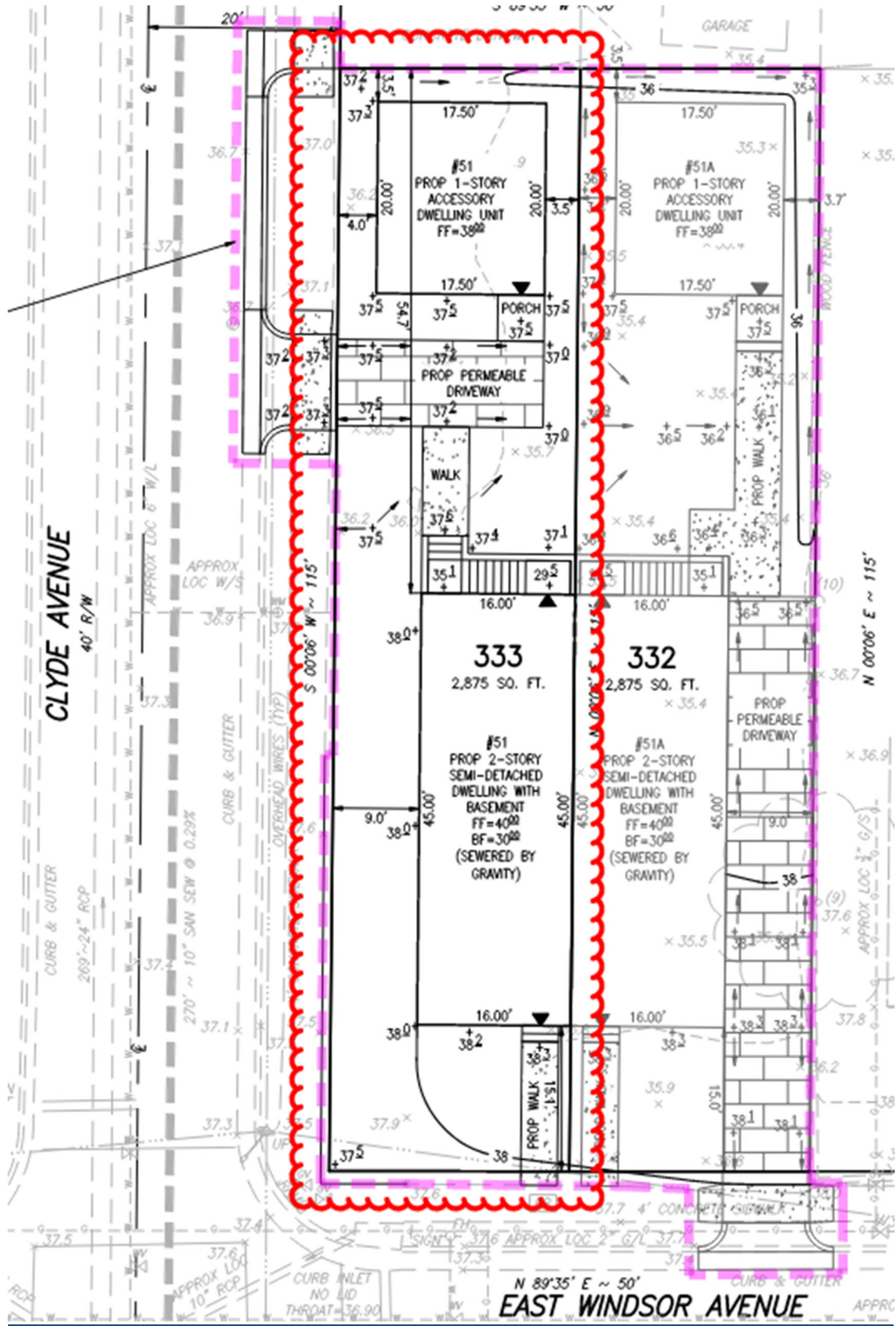


Figure 6 – Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires one off-street parking space for a single-unit dwelling. The proposed driveway would satisfy this requirement by providing one off-street space.

ZONING

The subject property is zoned R-2-5/Residential. For a corner lot developed with a dwelling unit within a semi-detached dwelling, the R-2-5 zone requires a minimum lot size of 3,250 square feet and a minimum lot width and frontage of 25 feet. Given the subject property's lot area is 2,875, Zoning Ordinance section 12-901 applies and classifies the subject property as a developed substandard lot. Because the applicant proposes redevelopment of the substandard lot, Zoning Ordinance section 12-901(C) applies and requires SUP approval.

The existing lot and proposed dwelling would meet all R-2-5 zoning requirements except for lot size. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Existing	Proposed
Lot Area	3,250 Sq. Ft.	2,875 Sq. Ft.	No change
Lot Width	25 Ft.	25 Ft.	No change
Lot Frontage	25 Ft.	25 Ft.	No change
Front Yard	14.6 – 24.8 Ft. (primary) 6.2 – 23.5 Ft. (secondary)	6.4 Ft. (primary) 0 Ft. (secondary)	15.1 Ft. (primary) 9.0 Ft. (secondary) 6.6 Ft. (ADU)
Side Yard (South)	7.0 Ft. (dwelling) 2.5 Ft. (ADU)	53.8 Ft. (dwelling)	56.7 Ft. (dwelling) 3.5 (ADU)
Side Yard (West)	0 Ft. (dwelling) 2.5 Ft. (ADU)	0 Ft. (dwelling)	0 Ft. (dwelling) 3.4 (ADU)
Floor Area	0.45 Floor Area Ratio (FAR)	~1,596 Sq. Ft. 0.55 FAR	1,260 Sq. Ft. 0.44 FAR
Height	30 Ft. (dwelling) 20 Ft. (ADU)	20.6 Ft. (dwelling)	26.3 Ft. (dwelling) 15.4 Ft. (ADU)
Threshold Height	3.5 Ft.	1.6 Ft.	2.3 Ft.

MASTER PLAN DESIGNATION

The proposed two-unit semi-detached residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop this substandard lot with a new two-unit semi-detached dwelling. As required by Zoning Ordinance section 12-901(C), the proposed

dwelling would be compatible with the existing neighborhood in terms of height, bulk, and design.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. The surrounding dwellings' heights are shown in Table 2, below.

Table 2 – Dwelling Heights

24 East Windsor Avenue	19.7 Ft.
26 East Windsor Avenue	21.1 Ft.
41 East Windsor Avenue	26.8 Ft.
101 East Windsor Avenue	25.0 Ft.
100 East Howell Avenue	20.2 Ft.
28 East Howell Avenue	19 Ft.
Average	22. Ft
Proposed Dwelling	26.3 Ft.
Average plus 20 percent	26.4 Ft.

The surrounding dwellings have a range of heights with an average of 22 feet. The proposed dwelling would be about 20 percent taller than the average dwelling height of the block face and would be about 1.3 feet taller than the dwelling across Clyde Avenue to the east at 101 East Windsor Avenue and 0.5 feet shorter than the neighboring dwelling to the west at 41 East Windsor Avenue. The Del Ray pattern book states that “in general, the height of a building should be similar to others and not vary by more than twenty percent.” Because the proposed height meets this criterion, staff finds the proposed height to be compatible with the existing neighborhood.

BULK

Staff finds that the proposed dwelling would be similar in size to its surrounding dwellings. Nearly all the surrounding dwellings have had major additions or been redeveloped with new builds. As a result, the proposed dwelling's floor area and FAR is well within the range of those of the surrounding dwellings.

Table 3 – Dwelling FARs

Address	FAR	Floor Area	Lot size
24 East Windsor Avenue	0.48	2,740 Sq. Ft.	5,750 Sq. Ft.
26 East Windsor Avenue	0.30	1,725 Sq. Ft.	5,750 Sq. Ft.
41 East Windsor Avenue	0.33	952 Sq. Ft.	2,875 Sq. Ft.
101 East Windsor Avenue	0.45	3,867 Sq. Ft.	8,625 Sq. Ft.
100 East Howell Avenue	0.53	1,512 Sq. Ft.	2,875 Sq. Ft.
28 East Howell Avenue	0.36	3,062 Sq. Ft.	8,625 Sq. Ft.
Proposed Dwelling	0.44	1,260 Sq. Ft.	2,875 Sq. Ft.

Notably, the proposed dwelling would be about 300 square feet smaller than the existing dwelling. Its footprint would also be almost half that of the existing dwelling. The smaller footprint allows for significantly larger front yards (15.1 and 9 feet) than existing (6.4 and 0 feet). The proposed front setbacks would also place the house more in line with the surrounding dwellings than the existing dwelling's location. These factors would reduce the visual impact that the proposed dwelling's bulk would otherwise have from both streets and surrounding properties.

DESIGN

Staff finds that the proposed design would be compatible with the existing neighborhood character. The Town of Potomac Historic District and Del Ray neighborhood display a broad range of architectural styles and periods. As a result, the neighborhood's architectural diversity, rather than its uniformity, is one of its defining characteristics. The surrounding dwellings also have varied design. Nearly all of them have undergone substantial renovations or redevelopment but have retained features common to Craftsman and Colonial Revival dwellings.

The applicant's proposed design would feature a mix of Craftsman and Colonial Revival architectural features. The dwelling would read predominately as Colonial Revival with its simple rectangular form, steeply pitched roof, and a symmetrical and balanced front façade. The design would also borrow common Craftsman features including two-over-two windows on its east façade and a prominent shed dormer on its front façade.

Additionally, the proposed design further reduces the visual impact of the building's height through its roof orientation. The roof's eaves mainly run parallel to the front lot lines, meaning that the dwelling would present its lower profile to the street rather than its taller gable end. This design choice moves more of the bulk of the dwelling further away from the street, reducing its visual impact when viewed from the street and surrounding dwellings.

Given that the proposed design features elements common in the surrounding dwellings and the neighborhood at large, staff finds that the dwelling's overall design would be compatible with existing neighborhood character.

ADDITIONAL CONSIDERATIONS

Outreach

Staff notified the Del Ray Citizens Association (DRCA) of the request on August 7, 2025 and August 13, 2025. No response has been received as of August 22, 2025.

Town of Potomac Historic District

The property's location within the Town of Potomac Historic District and the existing dwelling's contributing status, while not locally regulated, was considered in staff's analysis. The proposed development respects the historic district's character by maintaining appropriate scale, setbacks, and architectural features that complement the neighborhood's early 20th-century development pattern. The design incorporates many elements found in the surrounding neighborhood. The applicant's proposal follows one of the Del Ray Pattern Book's principles for new construction: that new houses respects historic precedent while creating a building appropriate for its time.

CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted September 9, 2024 to the satisfaction of the Director of Planning and Zoning. (P&Z)

STAFF: Catherine McDonald, Urban Planner, Department of Planning and Zoning
Sam Shelby, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- C-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction.

Historic Alexandria (Archaeology):

- F-1 According to historic maps and aerial photographs, the dwelling at 51 E. Windsor Ave was built in the early 20th century. The property has the potential to contain significant archaeological information pertaining to the early development of Del Ray
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Recreation, Parks and Cultural Activities:

No comments.

Fire Department:

No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 51 E Windsor Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 034.04-07-12 **ZONE:** R 2-5

APPLICANT:

Name: SI E Windsor LLC

Address: _____

PROPOSED USE: Section 12-901(C): Special Use Permit to construct a new two-unit semi-detached 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.

SI E Windsor LLC

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

[Signature]
Signature

6-13-2025
Date

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 51 E Windsor Avenue, Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the Section 12-901(C) Special Use Permit use as
(use)
described in this application.

Name: 51 E Windsor LLC

Phone: [REDACTED]

Please Print

Address: [REDACTED]

Email: [REDACTED]

Signature: [Signature]

Date: 06/13/25

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.

51 E Windsor LLC is a Virginia limited liability company.
The sole member of the LLC is Beyi Awadallah.
Address: 51 E Windsor Avenue, Alexandria, VA.

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. SI E Windsor LLC		100%
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 SI E Windsor Ave (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. SI E Windsor LLC		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. SI E Windsor LLC	None	
2.		
3.		

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.

6-13-2025 SI E Windsor LLC
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 two-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 - Two-unit dwelling

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Not Applicable - Two-unit dwelling

6. Please describe the proposed hours and days of operation of the proposed use:

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 - Two-unit dwelling

B. How will the noise be controlled?

Not Applicable - Two-unit dwelling

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable - Two-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 - Two-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 - Two-unit dwelling
-
-

- C. How often will trash be collected?
Not Applicable - Two-unit dwelling
-
-

- D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable - Two-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 - Two-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:

1 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- 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? n/a

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? Not Applicable - Two-unit dwelling
- C. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable - Two-unit dwelling
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable - Two-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 - Two-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?

_____ 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



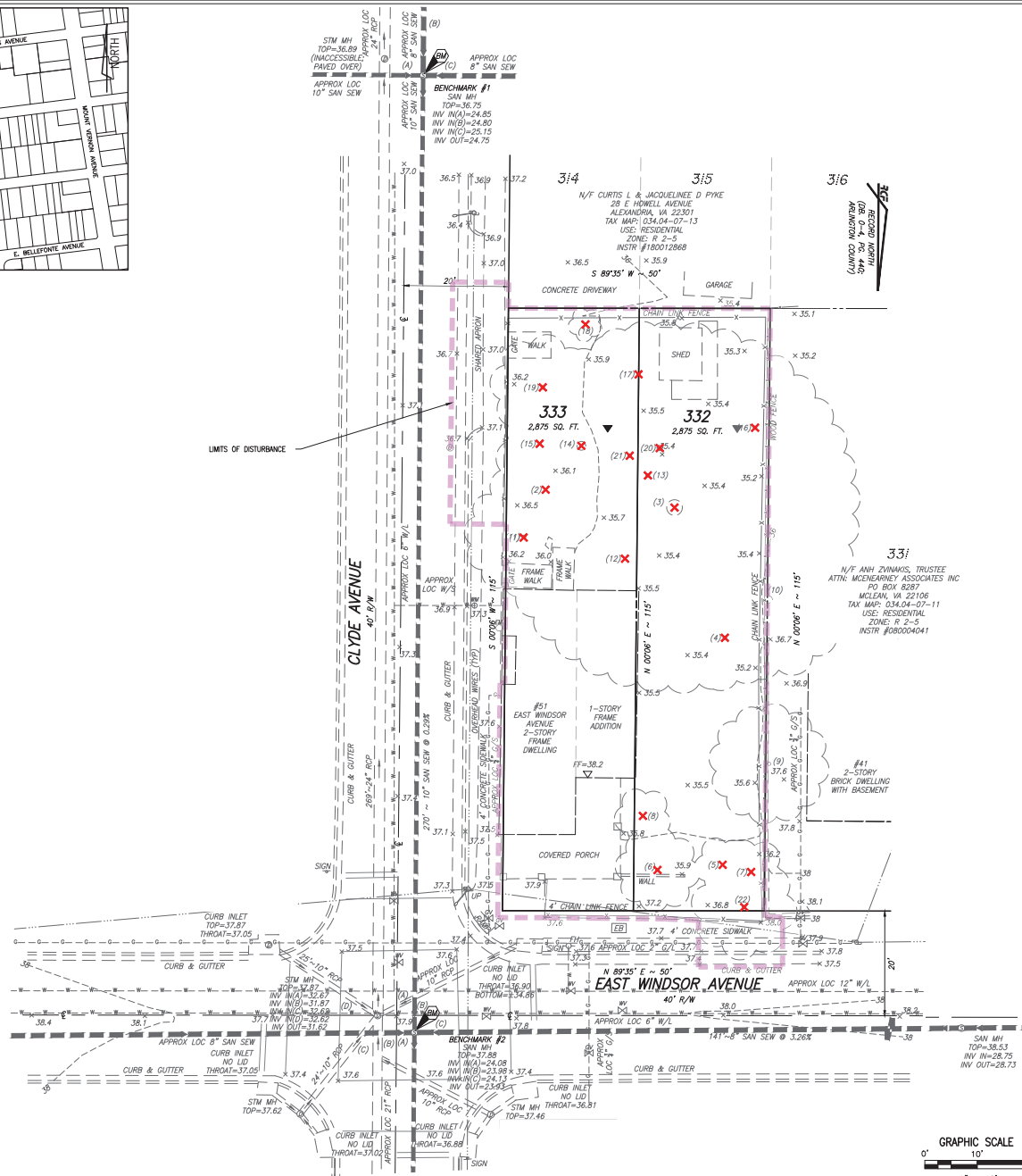
VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE:

- 1) 4" TREE (CLUSTER)
- 2) 4" TREE
- 3) 36" TREE
- 4) 8" SHAMOE
- 5) 4" TREE
- 6) 7" TREE
- 7) 6" TREE (CLUSTER)
- 8) 4" TREE
- 9) 8" TREE
- 10) 16" TREE
- 11) 8" TREE (TWIN)
- 12) 2" TREE
- 13) 8" TREE (CLUSTER)
- 14) 20" TREE (CLUSTER)
- 15) 5" TREE (TWIN)
- 16) 8" TREE
- 17) 8" TREE (CLUSTER)
- 18) 2" TREE
- 19) 4" TREE
- 20) 12" TREE (CLUSTER)
- 21) 8" TREE (CLUSTER)
- 22) 6" TREE

TEXT LEGEND:

- * = DEGREES
- " = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- A = ARC
- AC = AIR CONDITIONING UNIT
- APPROX = APPROXIMATE
- BM = BENCHMARK
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEAN OUT
- CONC = CONCRETE
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- FF = FINISH FLOOR
- FM = FIRE HYDRANT
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- INV = INVERT
- INSTR = INSTRUMENT
- LAT = LATERAL
- LED = LIGHT EMITTING DIODE
- LL = LANDSCAPE LIGHT
- LOC = LOCATION
- LP = LIGHT POLE
- MH = MANHOLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PN = PANEL
- PC = PRICE
- R = RADIUS
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SD, FT. = SQUARE FEET
- STM = STORM
- STR = STRUCTURE
- SB = SIDEWALK
- TM = TAX MAP
- TYP = TYPICAL
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE



GENERAL NOTES:

1. TAX MAP: #034.04-07-12
2. ZONE: R 2-5
3. OWNER: 51 E. WINDSOR AVENUE LLC
609 N. ALFRED STREET
ALEXANDRIA, VA 22314-1822
INSTR #00004662
- CLIENT: DEVI AWADALLAH
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 83 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 5,750 SQ. FT. OR 0.1320 ACRES
LOT 332 = 2,875 SQ. FT. OR 0.0660 ACRES
LOT 333 = 2,875 SQ. FT. OR 0.0660 ACRES

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE MAPPING AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 12, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCFASSOC.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING

HEALTH OF VA
JOS VINCENT M. BISHOP
Lic. No. 0402000162
JULY 15, 2025
PROFESSIONAL ENGINEER

SPECIAL USE PERMIT
PROPERTY LOCATED AT
51 E WINDSOR AVENUE
(PLAT BOOK 0-4, PAGE 443)
CITY OF ALEXANDRIA, VIRGINIA

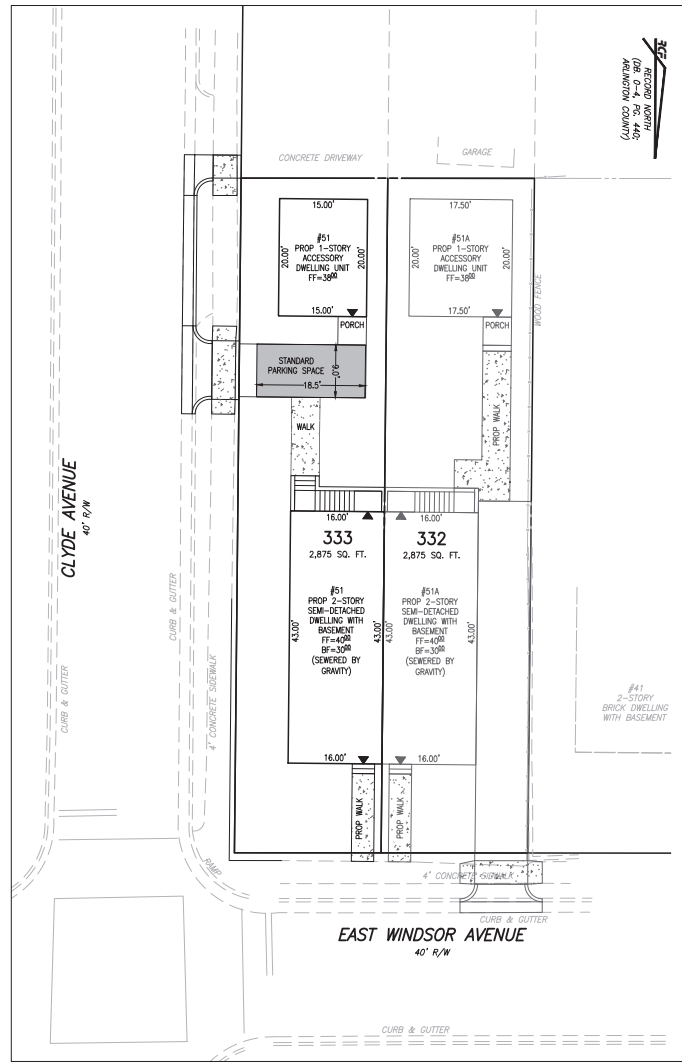
DATE REVISION

DESIGN: RTB
CHECKED: RTB
SCALE: 1"=10'
DATE: JUNE, 2025

EXISTING
CONDITIONS

SHEET 1 OF 5
FILE: 25-079

3/20/2025 10:00 AM 10/10/2025 10:00 AM 10/10/2025 10:00 AM



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

LEGEND

STANDARD PARKING SPACE (9.0'x18.5')

YARD PARKING REQUIREMENTS (LOT 333)

YARD AREA	YARD AREA (SF)	PARKING AREA (SF)	ALLOWABLE RATIO	PROPOSED PARKING RATIO
FRONT YARD (CLYDE AVE)	1035	81	50%	7.8%
SIDE YARD (SOUTH)	1369	193	50%	14.1%

NOTE: NO PROPOSED PARKING IN ANY OTHER REQUIRED YARDS

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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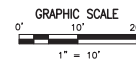
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

DATE	REVISION

DESIGN: RTB
CHECKED: RTB
SCALE: 1"=10'
DATE: JUNE, 2025

ZONING
DATA






















CROWN COVER TABULATIONS LOT 51	
TOTAL SITE AREA (SF)	2,875
25% CROWN COVER REQUIRED (SF)	719
EXISTING CROWN COVER (SF)	1,575
REMOVED CROWN COVER (SF)	1,575
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	750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.1%
TOTAL CROWN COVER PROVIDED (SF)	750

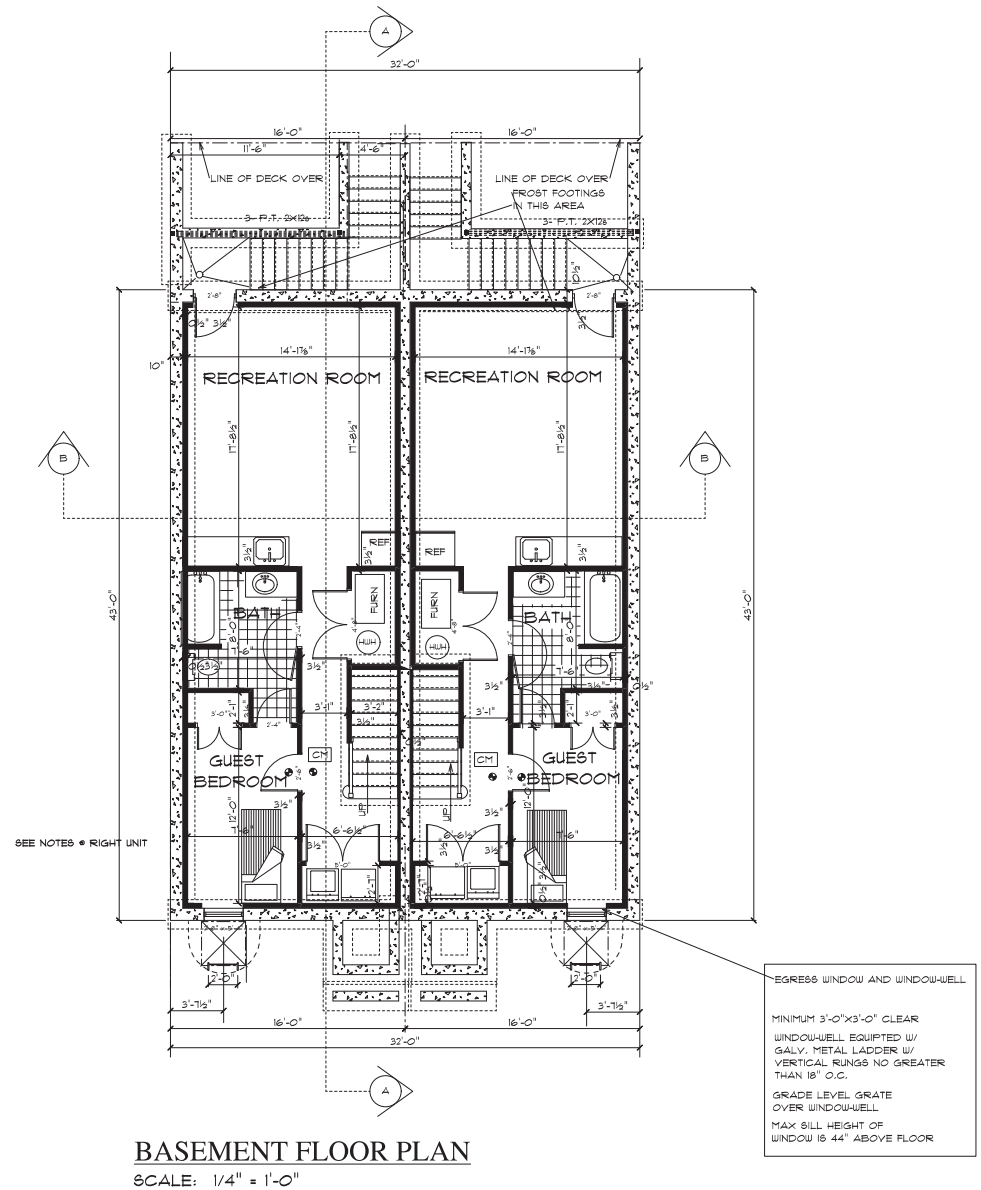


LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

SHEET 5 OF 5
FILE: 25-079

LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
	3 WAY SWITCH LOCATION
	TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2X4s @ 16" O.C.
	TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX



2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.,
ALEXANDRIA, VIRGINIA

BASEMENT FLOOR PLANS
























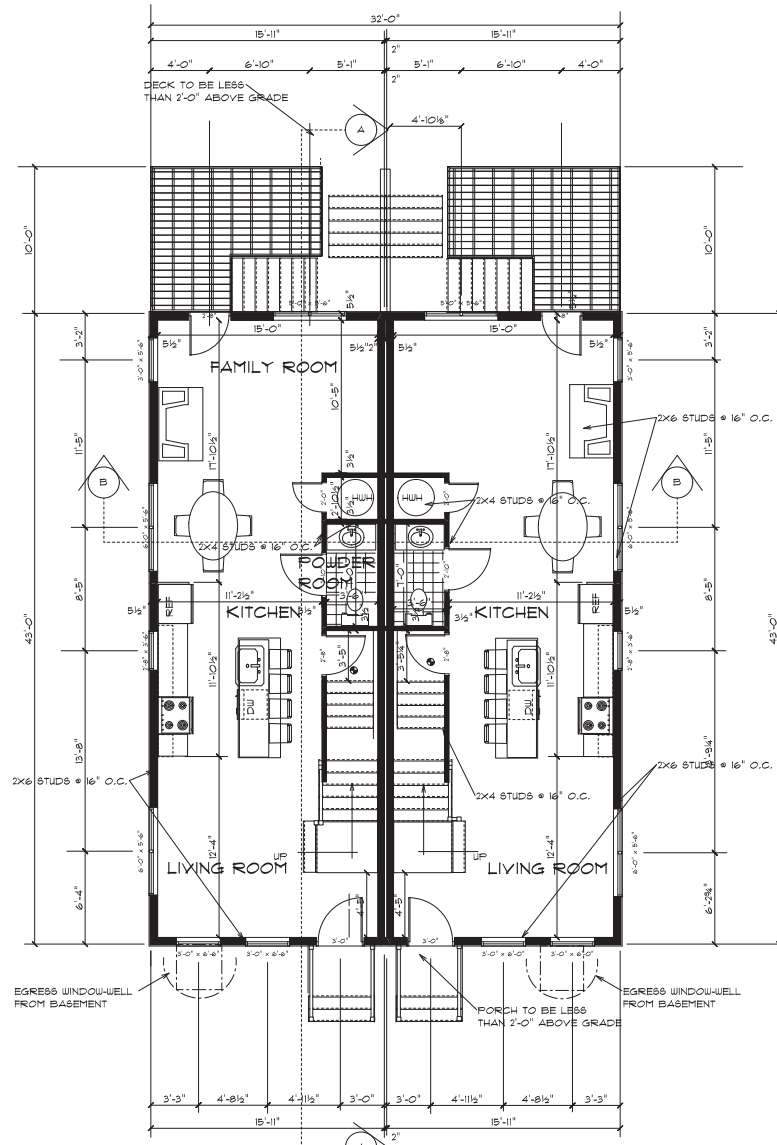
L. THOMAS WALSHMAN, ARCHITECT
email: lwshman.architect@gmail.com cell phone: (240) 888-9417

07-17-2025

A-001






















LEGEND

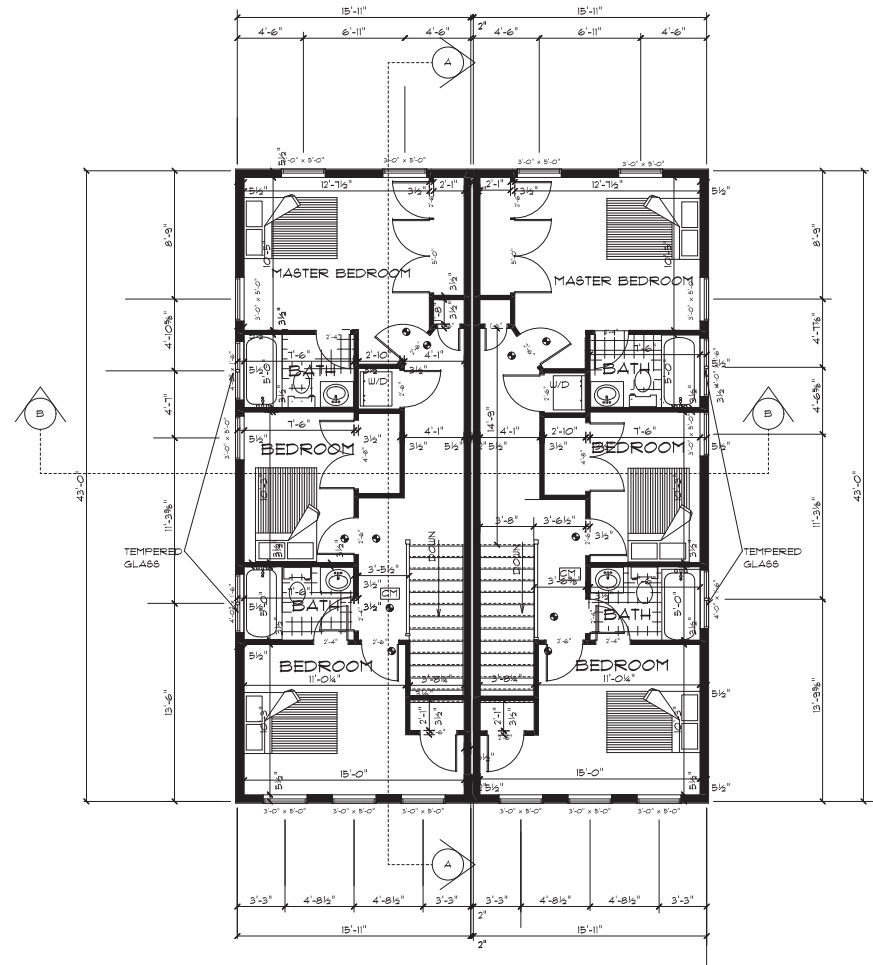
	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
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	TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

-  FLUORESCENT FIXTURE
-  HVAC DIFFUSER
-  TELEPHONE OUTLET
-  ELECTRICAL OUTLET
-  GFI ELECTRICAL OUTLET
-  RECESSED LIGHT
-  SURFACE MTD. LIGHT
-  BATHROOM HEAT/LAMP
-  CEILING FAN
-  CABLE OUTLET
-  SWITCH LOCATION
-  3 WAY SWITCH LOCATION
-  TYPICAL PARTITION:
1/2" DRYWALL BOTH SIDES
ON 2x4s @ 16" O.C.
-  TYPICAL 3'-0" X 6'-8" DOOR
W/ DOOR SWING SHOWN
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  CHANDELIER
-  BATHROOM EXHAUST FAN
-  VANITY LIGHT
-  SCONCE
-  JUNCTION BOX



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ALEXANDRIA, VIRGINIA

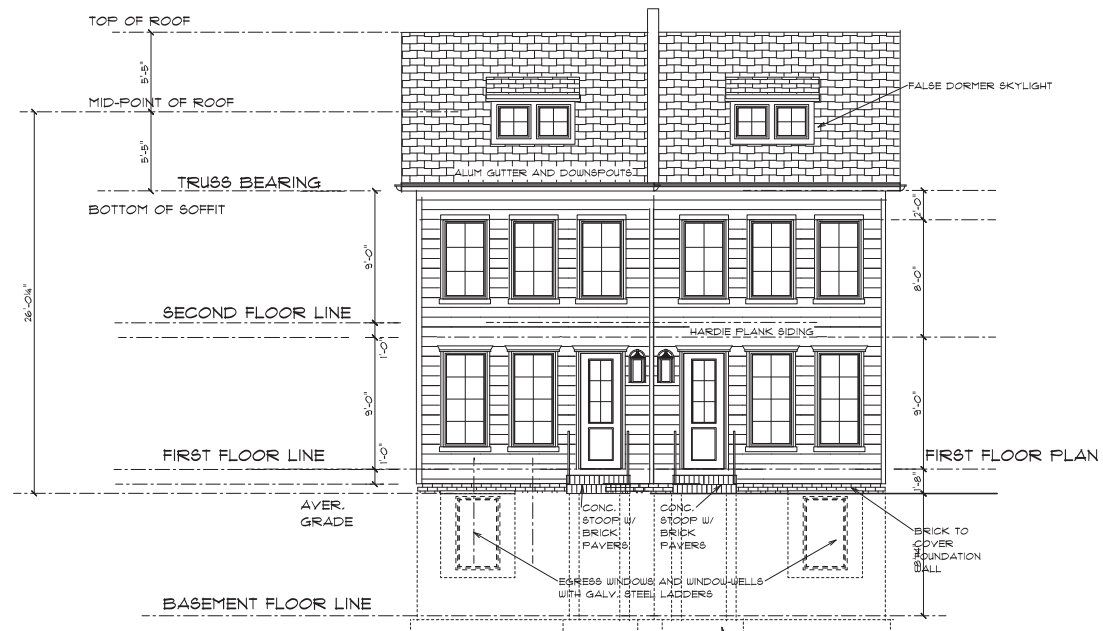
SECOND FLOOR PLAN



T. THOMAS WALSHMAN, ARCHITECT Email: t.walshman.architect@gmail.com cell phone: (240) 888-9417

07-17-2025

A-003



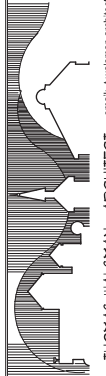
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

FOUNDATION WALLS AND FOOTING
OF FRONT STOOP GO DOWN TO
LEVEL OF BUILDING FOOTINGS

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.,
ALEXANDRIA, VIRGINIA

FRONT ELEVATION



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07-17-2025

A-004



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ARLINGTON, VIRGINIA

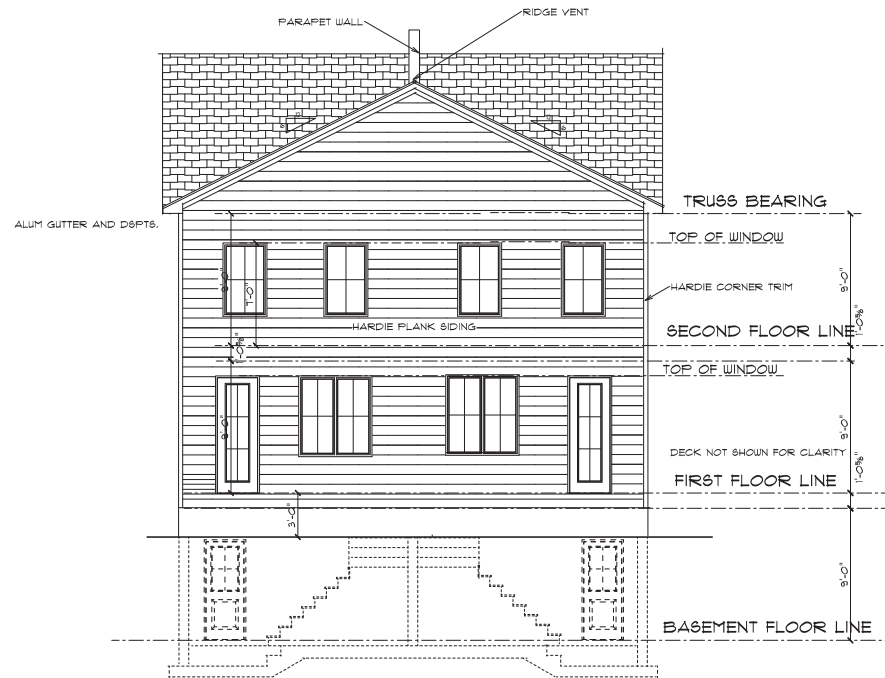
LEFT SIDE ELEVATION



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email: lwalshman.architect@gmail.com cell phone: (240) 888-9417

07-17-2025

A-005



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SINGLE FAMILY DWELLINGS FOR
1310 SOUTH POE STREET
ARLINGTON, VIRGINIA

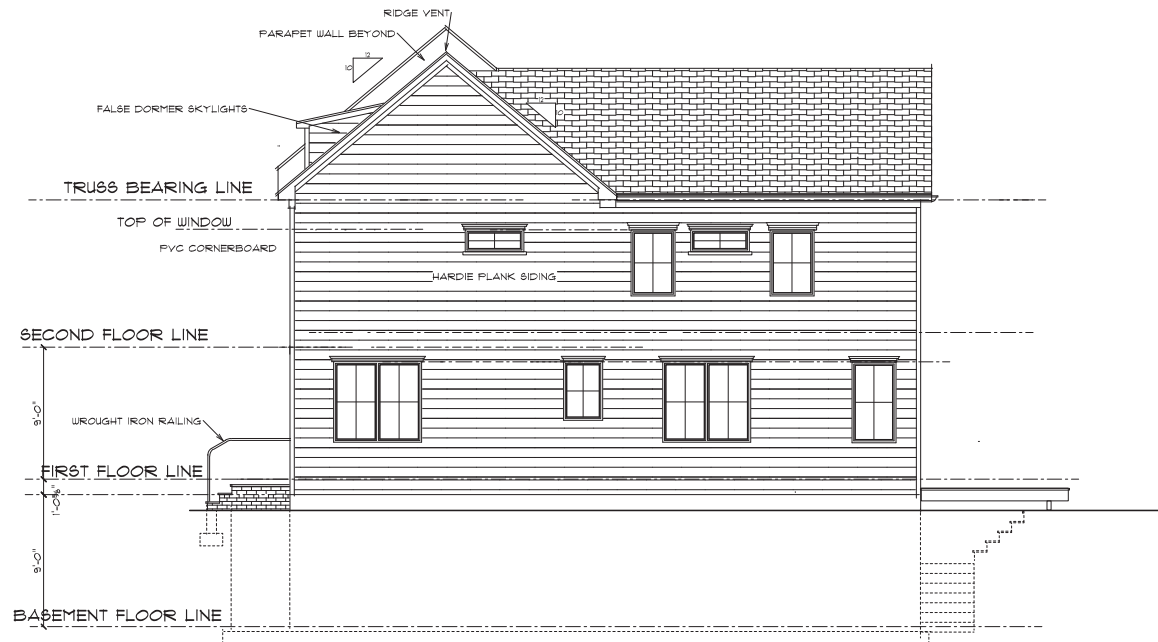
REAR ELEVATION



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07-17-2025

A-006



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR

51 E. WINDSOR AVE.
ARLINGTON, VIRGINIA

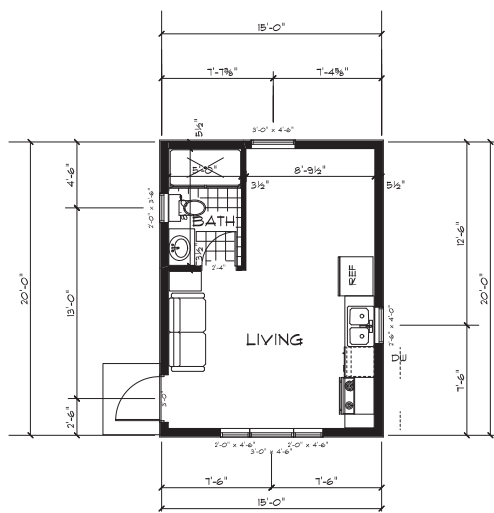
RIGHT SIDE ELEVATION



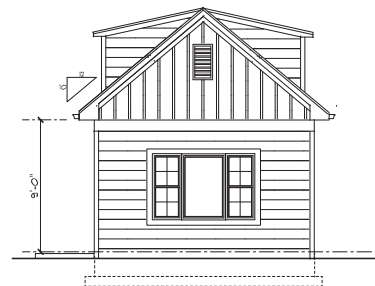
L. THOMAS WALSHMAN, ARCHITECT
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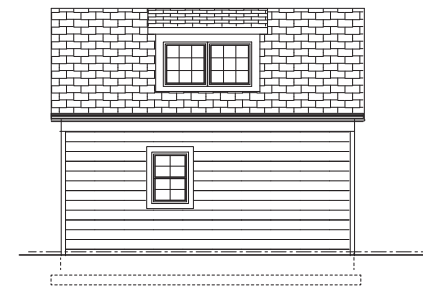
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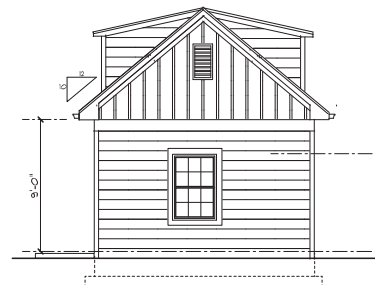
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADU ADDITION FOR
51 E. WINDSOR AVE.
ARLINGTON, VA

FLOOR PLAN AND BUILDING ELEVATIONS

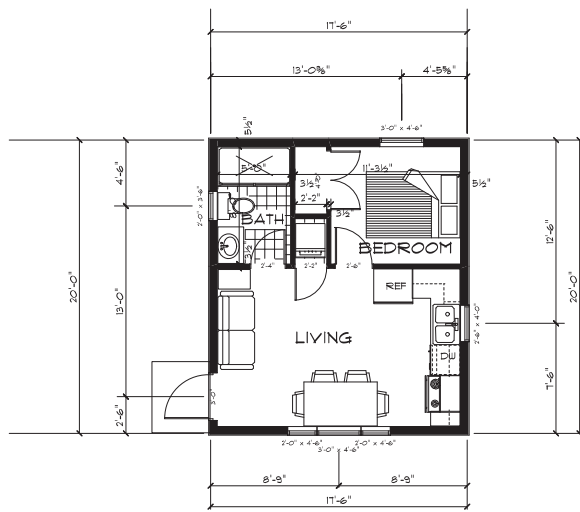
T. THOMAS WALSMAN, ARCHITECT

t.walshman.architect@gmail.com

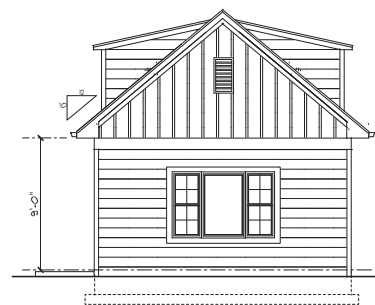
(703) 888-9417

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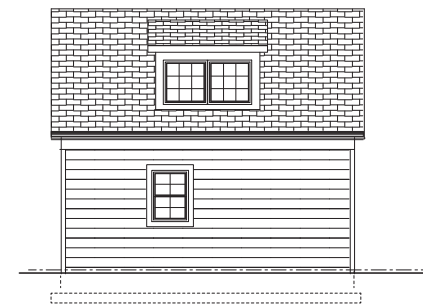
A-001



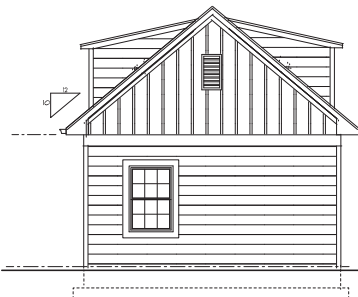
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



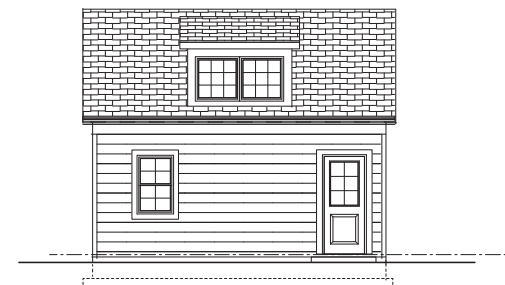
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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. 51 E Windsor Ave Alexandria, VA 22301 Lot 333
Street Address

R-2-5
Zone

A2. 2,875.00 x 0.45 = 1,293.75
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Garage
Other***

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Garage**
Other***
Other***

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 690.00
First Floor 690.00
Second Floor 690.00
Third Floor
Attic 690.00
Porches
Balcony/Deck 95.00
Garage
Other*** 300.00

Allowable Exclusions**

Basement** 690.00
Stairways** 120.00
Mechanical**
Attic less than 7'*** 690.00
Porches**
Balcony/Deck** 95.00
Garage**
Other***
Other*** 300.00

C1. 3,155.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,895.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,260.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,155.00 C2. **Total Exclusions** 1,895.00

D. Total Floor Area

D1. 1,260.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,293.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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.

Deyi Awadallah

Digitally signed by Deyi Awadallah
DN: cn=Deyi Awadallah, o, ou,
Date: 2025.07.14 10:13:45 -04'00'

7/14/2025

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 4, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, INTERIM DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUB #2025-00004 – 1702 DEWITT AVE
DOCKET ITEM #6 – SUP #2025-00032 – 51 E WINDSOR AVE

This memorandum proposes a condition amendment related to demolition of the existing structures on the property addressed 1702 Dewitt Ave. The amended condition would clarify that both the existing garage at the property is also subject to Condition #2. The intent of the original condition was to ensure compliance with Zoning Ordinance section 11-1710(B) which prohibits subdivisions that create a building which does not comply with all zoning regulations. The revised condition would uphold this intent.

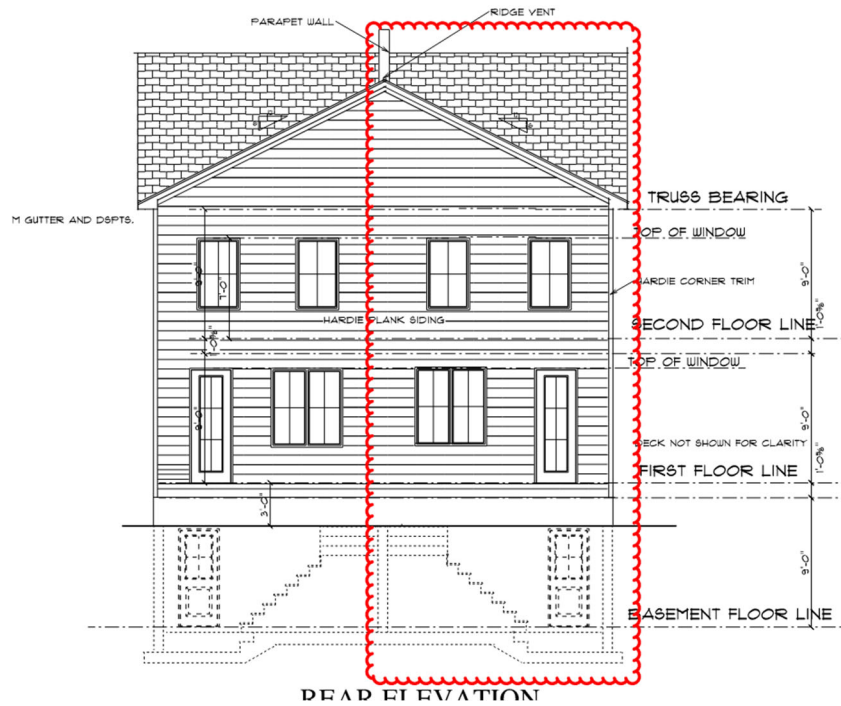
Staff proposes the following change to Condition #2 for SUB2025-00004:

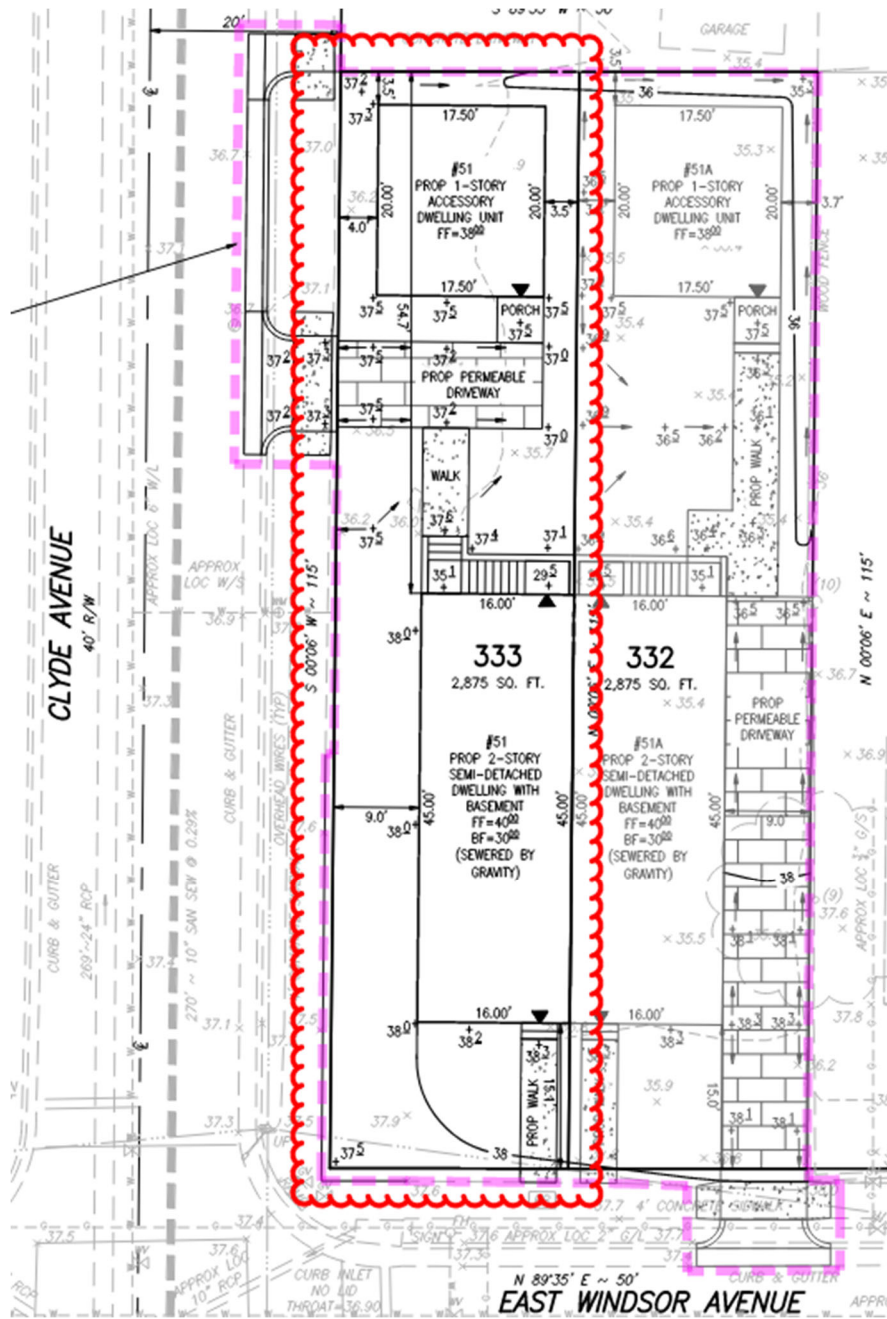
2. **CONDITION AMENDED BY STAFF:**

The applicant shall covenant that the existing dwelling and garage shall be demolished before either of the following may occur: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

This memorandum also proposes staff report changes related to the site map images for the property addressed 51 E. Windsor Ave. The amended map images would clarify that, of the two lots of record that make up the property, it is only the corner lot that is substandard.

Staff proposes the following changes to the site map on page 2 and to Figures 2, 5, and 6 on pages 4, 6, and 7, respectively, of the staff report:





Staff continues to recommend approval of both SUB #2025-00004 and SUP #2025-00032 with the above amendments.