



City of Alexandria

Special Use Permit #2025-00056 2 West Howell Avenue

City Council

December 13, 2025



Agenda



1. Summary
2. Background Information
3. Proposal
4. Proposed Site Plan
5. SUP Considerations
6. Design Considerations
7. Planning Commission 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



Background Information

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



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Proposal

- Redevelopment of developed substandard lot



Existing dwelling to be demolished

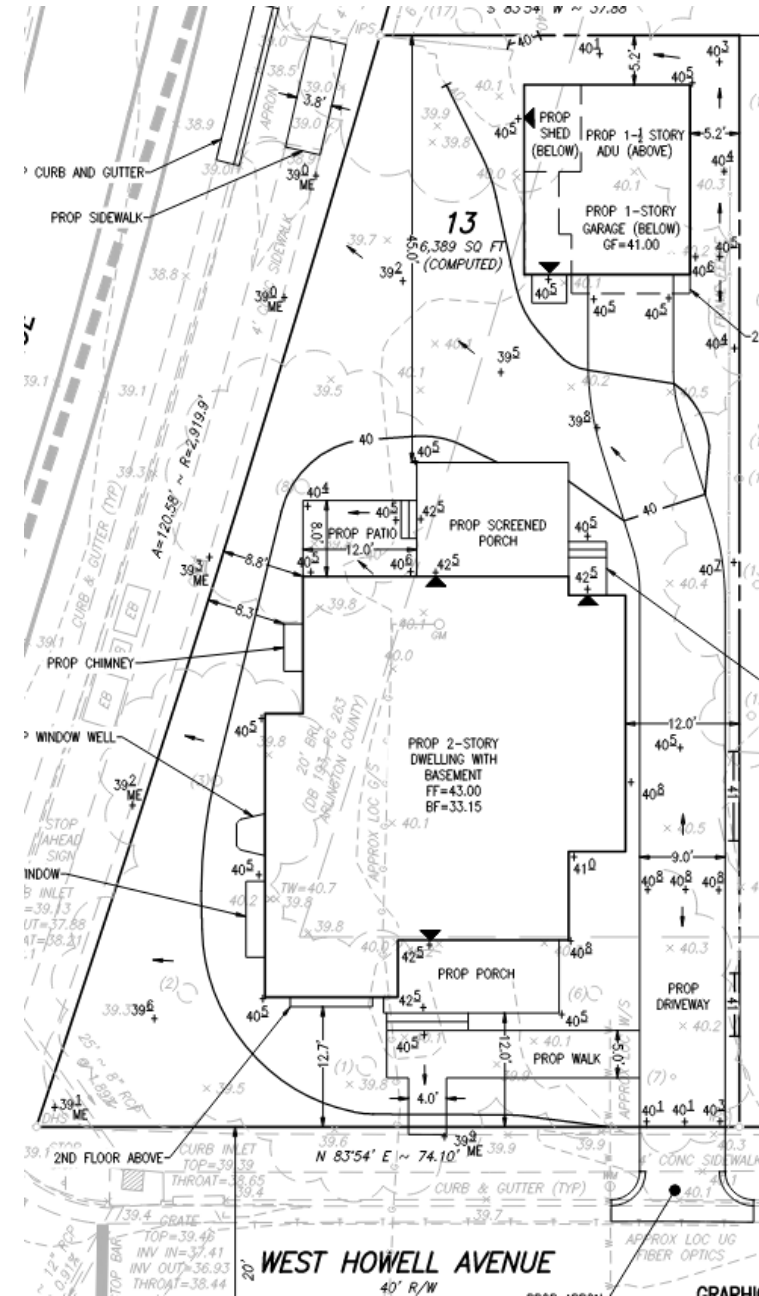


Proposed dwelling

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Proposed Site Plan



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SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.45
- ▶ Surrounding homes range in FAR: 0.2 - 0.44
- ▶ **Proposed dwelling FAR: 0.45**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 17.8 ft. - 27.6 ft.
- ▶ **Proposed dwelling height: 29.3 ft.**



SUP Considerations

- **Design**

- ▶ There is a variety of architectural styles in this neighborhood (see photos)
- ▶ Applicant's design contains a mix of Queen Anne and Colonial Revival architectural features



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Design considerations

- ▶ Applicant's proposed massing, roof orientation, and house location minimize height impact
- ▶ Topography of subject property and surrounding also minimize height impact



**Staff and the Planning
Commission recommend
approval of Special Use Permit
#2025-00056.**





Supplemental Information

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Dwelling Heights

1 West Howell Avenue	21.4 Ft.
3 West Howell Avenue	22.3 Ft.
4 West Howell Avenue	17.8 Ft.
5 West Howell Avenue	25.4 Ft.
1905 Commonwealth Avenue	27.6 Ft.
1907 Commonwealth Avenue	25.7 Ft.
2001 Commonwealth Avenue	23.6 Ft.
1 West Bellefonte Avenue	22.4 Ft.
4 East Bellefonte Avenue	22.2 Ft.
Average	23.2 Ft
Proposed Dwelling	29.3 Ft.
Average plus 20 percent	27.8 Ft.

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Dwelling FARs

Address	FAR	Floor Area	Lot size
1 West Howell Avenue	0.44	2,644 Sq. Ft.	6,018 Sq. Ft. *
3 West Howell Avenue	0.41	1,171 Sq. Ft.	5,750 Sq. Ft.
4 West Howell Avenue	0.29	1,666 Sq. Ft.	5,801 Sq. Ft.
5 West Howell Avenue	0.29	1,664 Sq. Ft.	5,750 Sq. Ft.
1905 Commonwealth Avenue **	0.39	3,333 Sq. Ft.	8,519 Sq. Ft.
1907 Commonwealth Avenue **	0.39	3,314 Sq. Ft.	8,471 Sq. Ft.
2001 Commonwealth Avenue **	0.28	1,872 Sq. Ft.	6,747 Sq. Ft.
1 West Bellefonte Avenue	0.20	1,518 Sq. Ft.	7,697 Sq. Ft.
4 East Bellefonte Avenue **	0.23	2,022 Sq. Ft.	8,910 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.45</i>	<i>2,872 Sq. Ft.</i>	<i>6,389 Sq. Ft. *</i>

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