



**CITY OF ALEXANDRIA**

# **Subdivision #2026-00004**

## **306 Beverley Drive**

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**Planning Commission Public Hearing**  
**June 2, 2026**



# Agenda



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- 3 Subdivision Request**
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# Summary

## Request:

- Two-lot subdivision with a variation to the lot width requirement for Proposed Lots 502 and 503.

## Planning Commission Action:

- Approve, deny, or defer.

## Key Elements of the Discussion:

- Proposed lots would be more consistent with surrounding lots than the existing lot
- Substantial injustice exists



# Background Information

▶ **Zone:**

- ▶ R-8/Residential
- ▶ Single-unit dwelling

▶ **Small Area Plan:**

- ▶ North Ridge/Rosemont

▶ **Surrounding uses:**

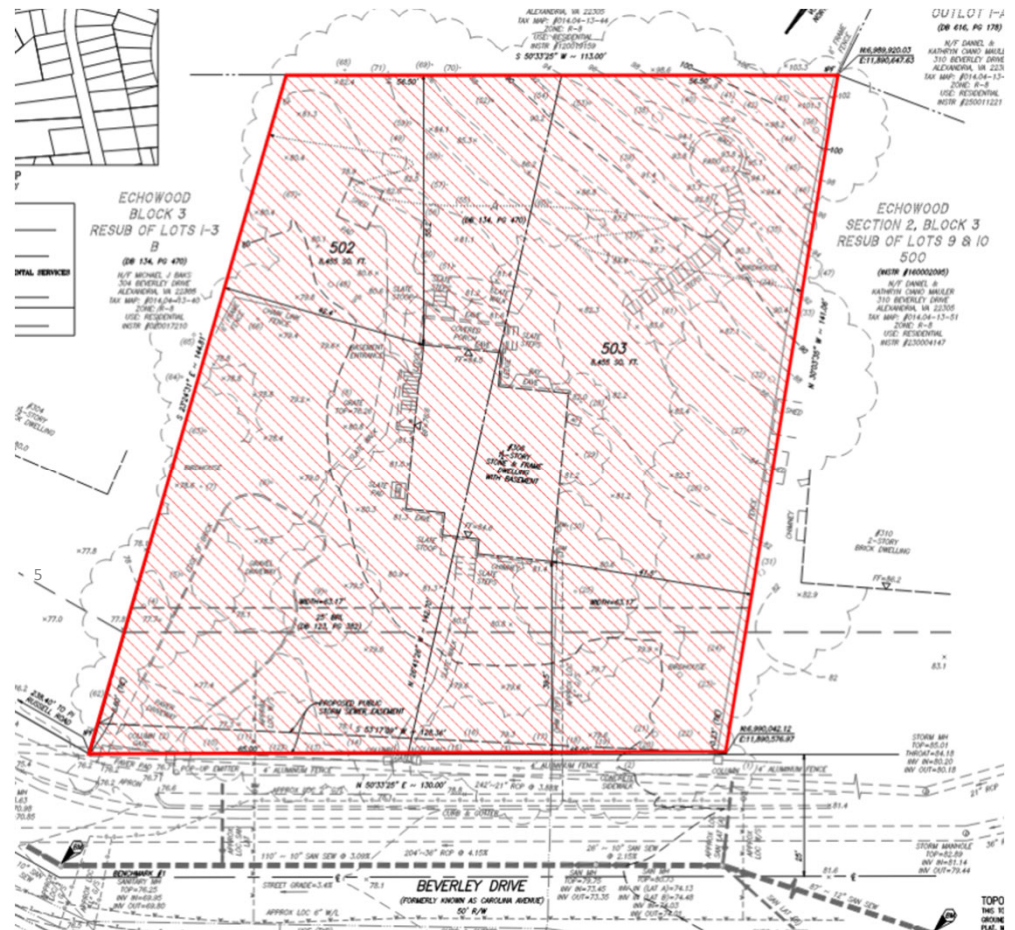
- ▶ Residential





# Subdivision Request: Existing Lot

- ▶ **Lot Size:** 16,910 sq. ft.
- ▶ **Lot Width:** 126.34 ft.
- ▶ **Lot Frontage:** 130 Ft.



Subdivision Request



# Subdivision Request: Proposed Lots

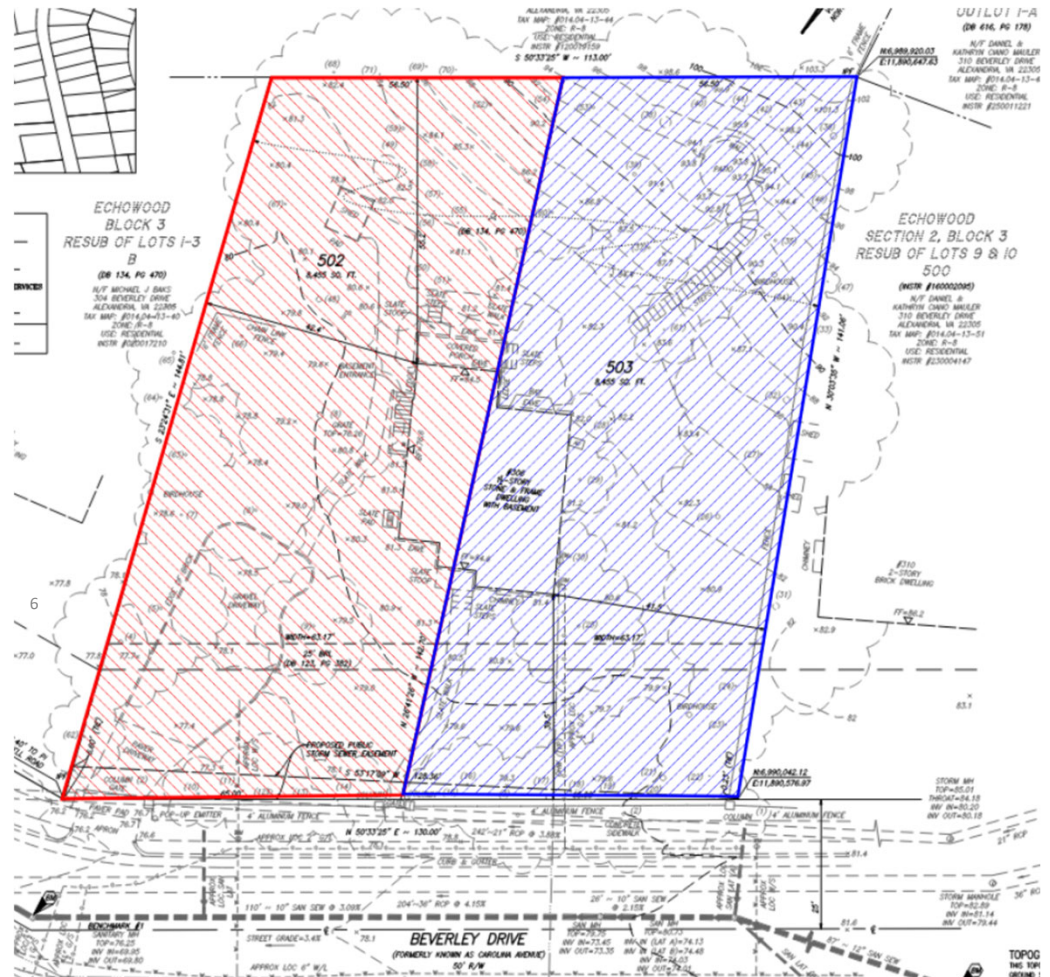
## ▶ Lot 502:

- ▶ Lot size: 8,455 sq. ft.
- ▶ Lot width: 63.17 ft.\*
- ▶ Lot frontage: 65 ft.

## ▶ Lot 503:

- ▶ Lot size: 8,455 sq. ft.
- ▶ Lot width: 63.17 ft.\*
- ▶ Lot frontage: 65 ft.

\*Lot width variation requested



**Subdivision Request**



# Variation Standards

## ▶ **Special Circumstance:**

- ▶ Lots in subdivisions of record as of January 1, 1952, were, because of gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

## ▶ **Substantial Injustice:**

- ▶ Strict application would cause a substantial<sup>7</sup> injustice by precluding a re-subdivision that results in lots compliant with size and frontage requirements



# Variation Standards (cont.)

## ▶ Land use purposes of lot width upheld

- ▶ Proposed lots would be less than two feet short of the 65-foot minimum lot width requirement, ensuring sufficient width to accommodate structures in compliance with setback requirements.

## ▶ Consistency with R-8 zone provisions and surrounding development

- ▶ The proposed lots' sizes, widths and frontages would fall within the range of properties within the area of comparison, many of which are deficient in at least one lot requirement for the R-8 zone



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# Planning Commission Guidance

Staff recommends approval<sup>9</sup>  
subject to conditions.

