



CITY OF ALEXANDRIA
Department of Planning & Zoning

415 East Nelson Avenue Subdivision





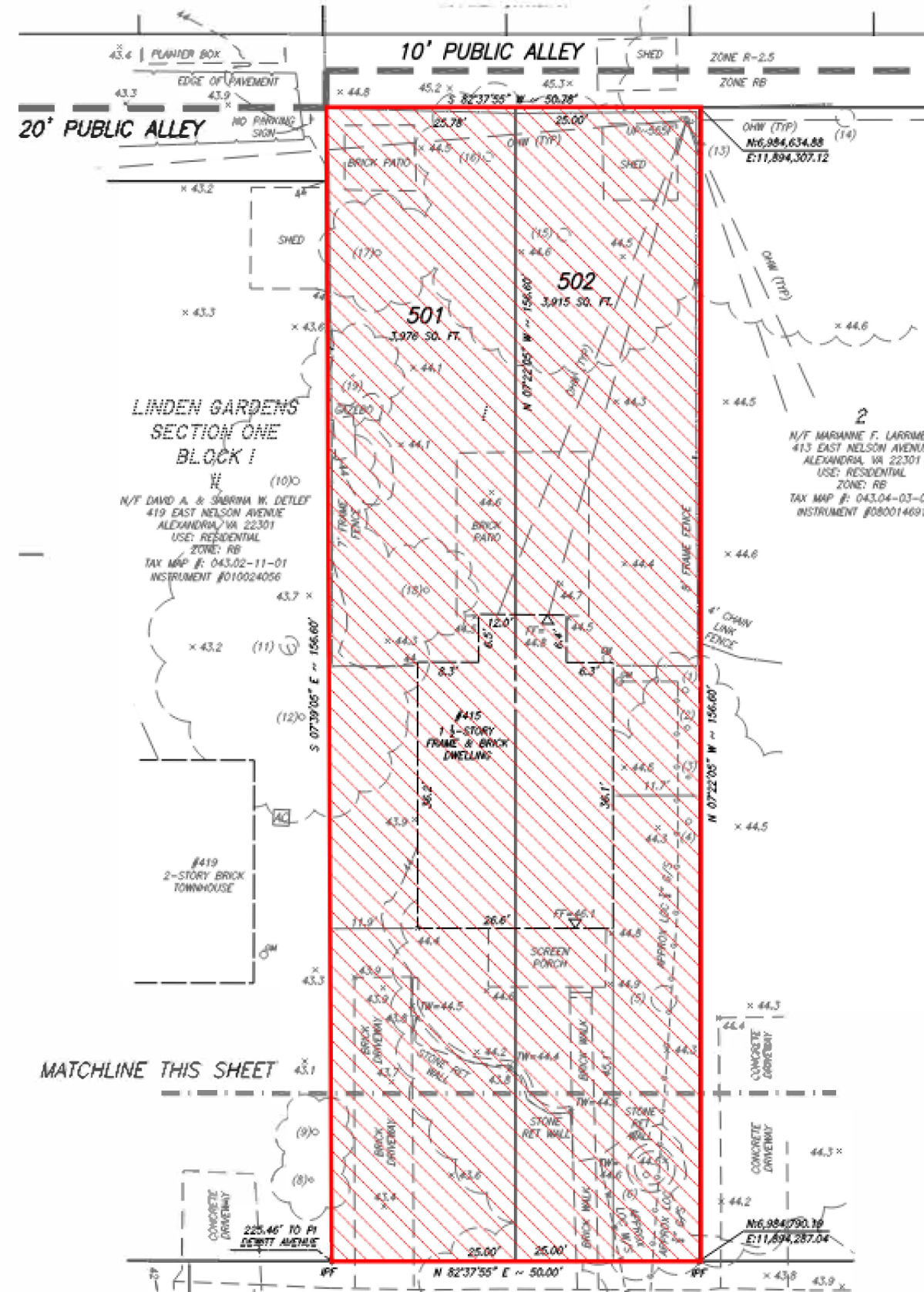
Subject Site and Context

- ▶ Zoned R-2-5 and surrounded by townhouse, two-unit, and single-unit dwellings

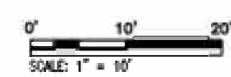




Existing Lot Configuration



415 E. NELSON AVENUE





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**Staff recommends
approval**





Supplemental Information



	Required/Permitted	Existing	Proposed	
		Lot 1	Lot 501	Lot 502
Lot Size	1,980 Sq. Ft.	7,891 Sq. Ft.	3,976 Sq. Ft.	3,915 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	20 Ft.	45.1 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	8 Ft.; 1:3 ratio	11.9 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	11.7 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	68.7 Ft.		
Floor Area	0.75	~0.16		
Open Space	2,761 Sq. Ft. (35% of lot area)	~6,500 (~83%)		