



CITY OF ALEXANDRIA  
Department of Planning & Zoning

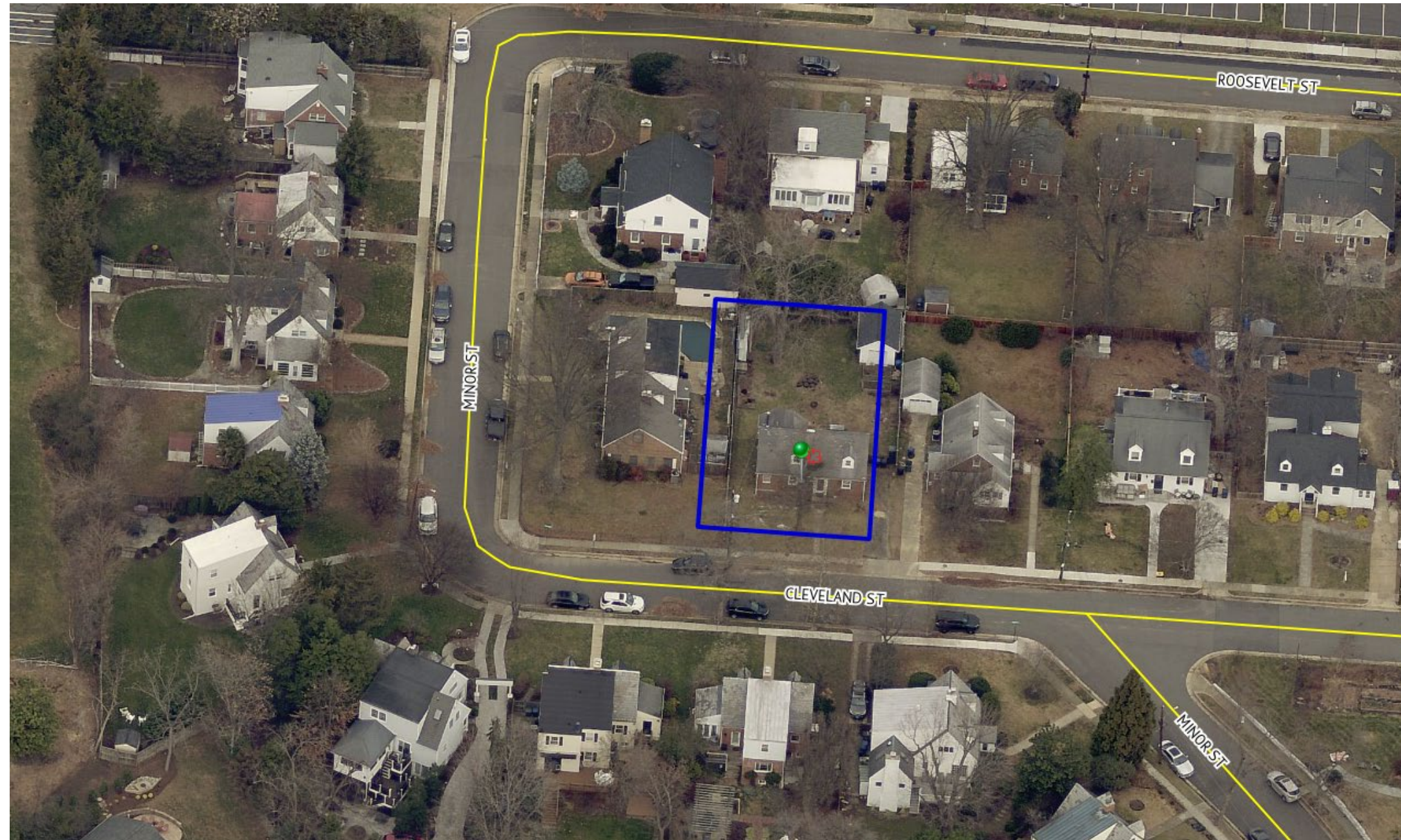
# 1313 Cleveland Street Special Use Permit





# Subject site and context

- ▶ Zoned R - 8 and surrounded by single-unit dwellings





# SUP request

- ▶ Redevelopment of developed substandard lot



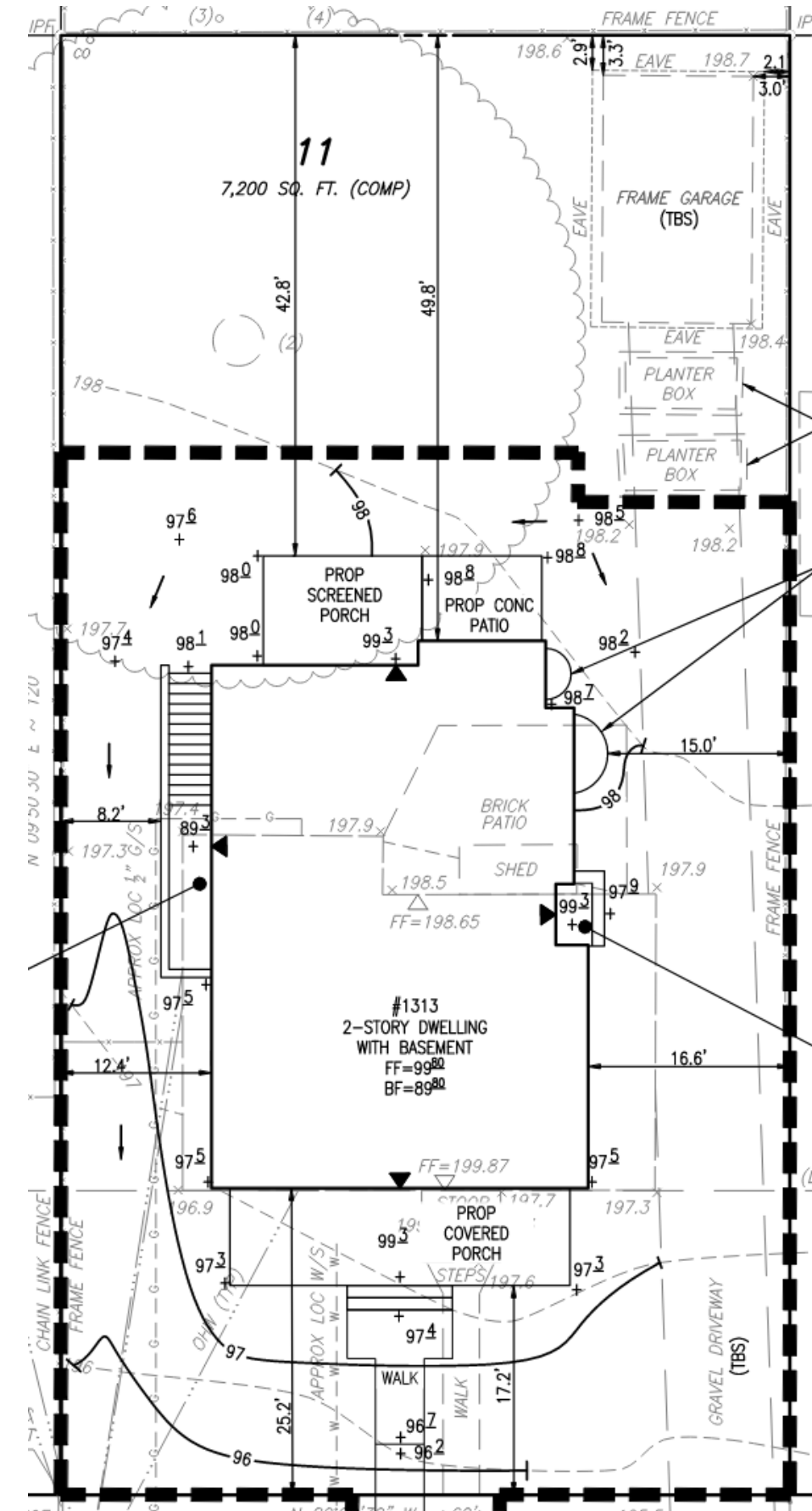
Existing dwelling to be demolished



Proposed dwelling



# Proposed site plan



1313 Cleveland Street



# SUP considerations

- ▶ **City Council must determine that proposal is compatible with existing neighborhood in terms of:**
  - ▶ **Bulk**
  - ▶ **Height**
  - ▶ **Design**



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# Planning Commission recommends approval





# Supplemental Information

# Dwelling heights



1315 Cleveland Street	16.2 Ft.
1311 Cleveland Street	15.8 Ft.
1314 Cleveland Street	16.0 Ft.
1312 Cleveland Street	16.0 Ft.
Average	16.0 Ft.
Proposed Dwelling	24.9 Ft.



# Dwelling FARs



Address	FAR	Floor Area	Lot size
1312 Cleveland Street	0.16	1,682 Sq. Ft.	10,377 Sq. Ft.
1311 Cleveland Street	0.18	1,281 Sq. Ft.	7,200 Sq. Ft.
1314 Cleveland Street	0.22	2,275 Sq. Ft.	10,461 Sq. Ft.
1315 Cleveland Street	0.29	2,322 Sq. Ft.	8,087 Sq. Ft.
Proposed Dwelling	0.35	2,516 Sq. Ft.	7,200 Sq. Ft.