



City of Alexandria

Special Use Permit #2025-00032 51 East Windsor Avenue

City Council Public Hearing
September 13, 2025



Agenda

1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance





Summary

SUP Request

- Construct a two-unit semi-detached dwelling on a developed substandard lot

Key Elements of the Discussion

- Redevelop an existing substandard lot
- Proposed bulk, height, and design compatibility with neighborhood

SUP#2025-00032



Background Information

- Zone:
 - R-2-5/Residential
 - Single-unit dwelling
- Small Area Plan:
 - Potomac West
- Surrounding uses:
 - Residential



SUP#2025-00032

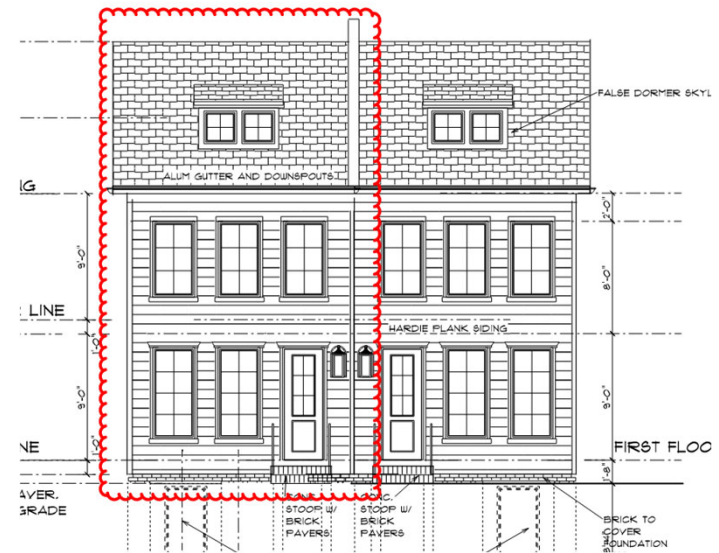


Proposal

- Redevelopment of developed substandard lot



Existing dwelling to be demolished



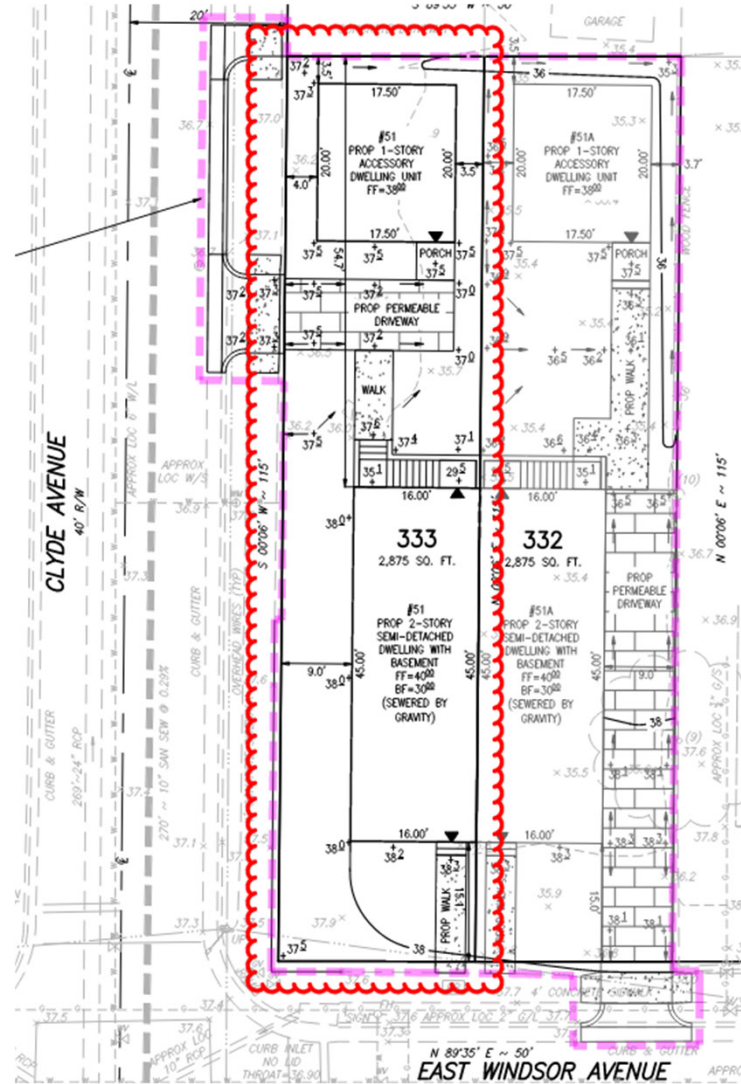
Proposed dwelling

SUP#2025-00032



Proposed Site Plan

SUP#2025-00032





SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.45
- ▶ Surrounding homes range in FAR: 0.30 - 0.53
- ▶ **Proposed dwelling FAR: 0.44**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 19 ft. - 26.8 ft.
- ▶ **Proposed dwelling height: 26.3 ft.**

SUP#2025-00032



SUP Considerations

- **Design**

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



SUP#2025-00032



Staff and the Planning Commission recommended approval of Special Use Permit #2025-00032 subject to conditions.





Supplemental Information

SUP#2025-00032



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.

SUP#2025-00032



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.
<i>Proposed Dwelling</i>	<i>0.44</i>	<i>1,260 Sq. Ft.</i>	<i>2,875 Sq. Ft.</i>

SUP#2025-00032