



**CITY OF ALEXANDRIA**  
**Department of Planning & Zoning**

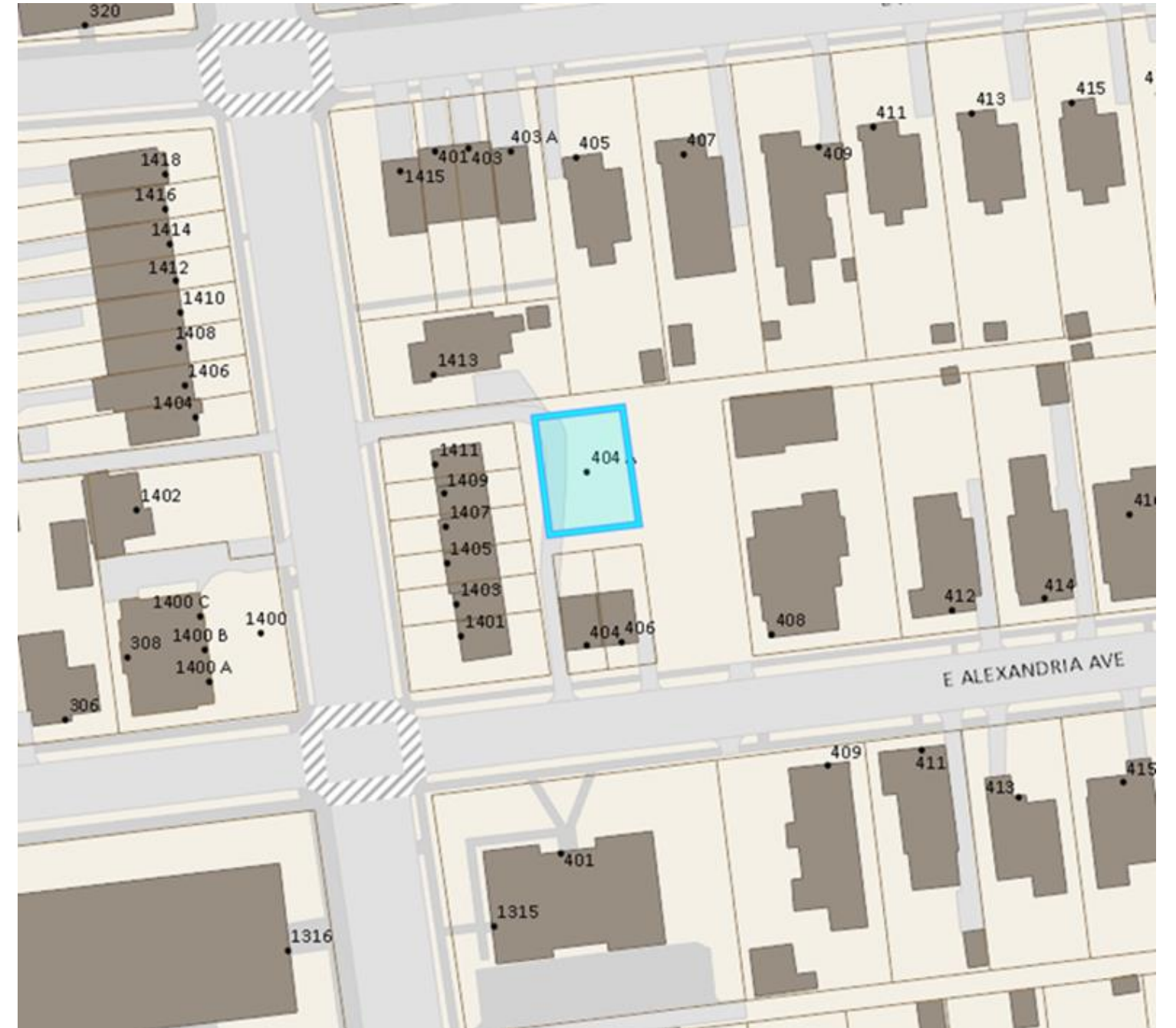
# **404-A East Alexandria Avenue Special Use Permit**





# Subject Site and Context

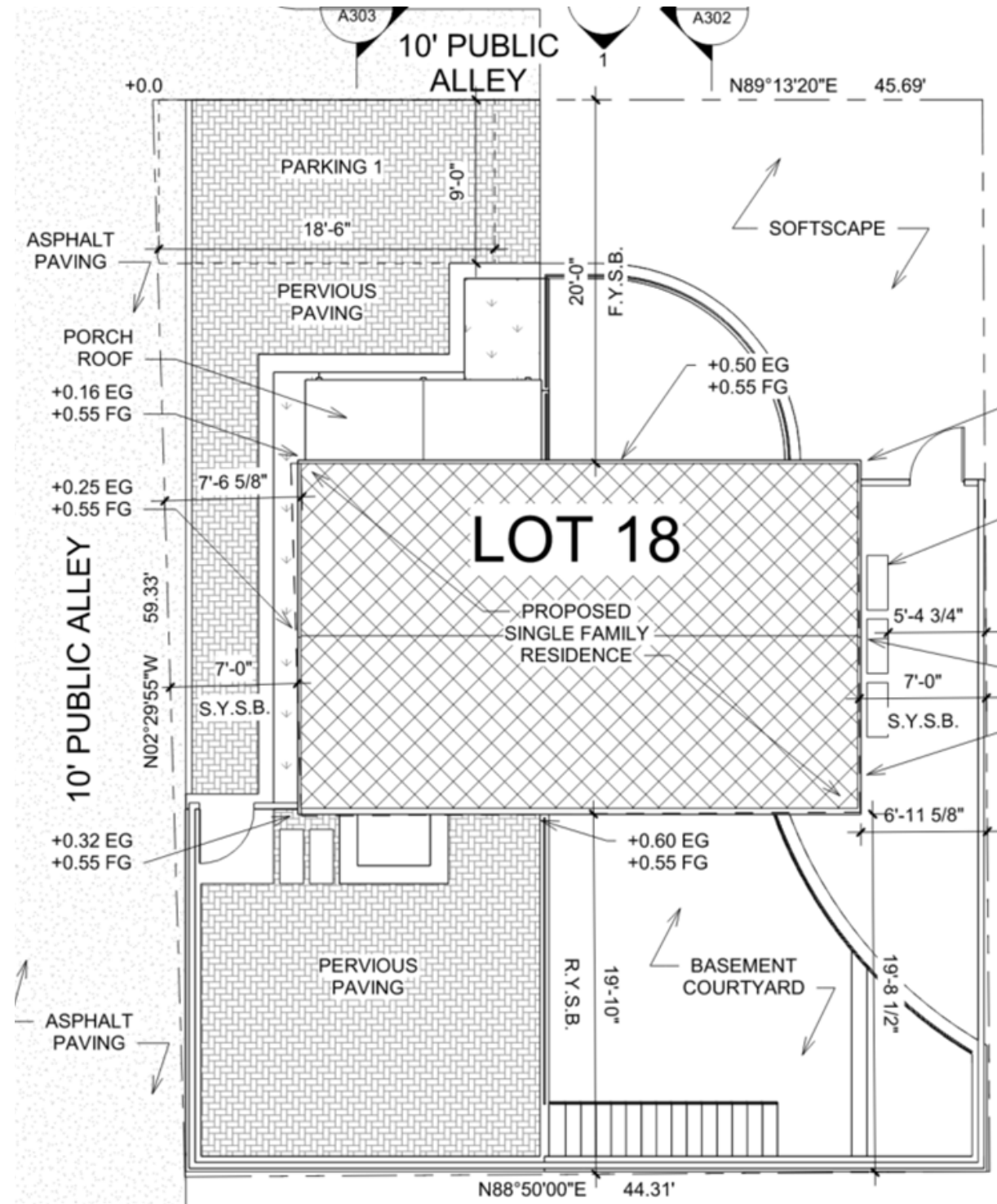
- ▶ Vacant lot without street frontage
- ▶ Zoned R-2-5 and surrounded by townhouse, multi-unit, two-unit, and single-unit dwellings
- ▶ Abuts alleys and public ROW
- ▶ Previous application denied in March





# Proposal

- ▶ Two story dwelling, no ADU
- ▶ Complies with all bulk requirements of R-2-5 zone
- ▶ One parking space with alley access from Mount Vernon Avenue
- ▶ Changed design from contemporary to eclectic colonial revival



404-A E Alexandria Avenue



# SUP Criteria

## Light and air

Complies with R-2-5 setbacks

## Property values

New infill construction will not adversely affect property values

## Height

Shorter than average height of surrounding dwellings

## Bulk

Similar size or smaller than other buildings on block

## Design

Eclectic colonial revival, including gable roof and small entry porch

*Gross FAR of surrounding dwellings*

Address	Gross FAR
405 E Nelson Ave	0.17
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
<b>Subject property</b>	<b>0.41</b>
1411 Mount Vernon Ave	0.45
406 E Alexandria Ave	0.56
1403 Mount Vernon Ave	0.70
1407 Mount Vernon Ave	0.70
1409 Mount Vernon Ave	0.70
404 E Alexandria Ave	0.79

*Dwelling Heights*

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
<b>Proposed Dwelling at 404-A E. Alexandria Ave</b>	<b>21.02 Ft.</b>
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
<b>Average Height</b>	<b>26.96 Ft.</b>
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.



# Lot without Frontage

Subject property is accessible from alley off Mount Vernon Avenue

Examples of lots accessible from alleys within the City:



203/205/206/210 Locust Lane



102/104/106 North Quaker Lane



1115 Yeaton Alley

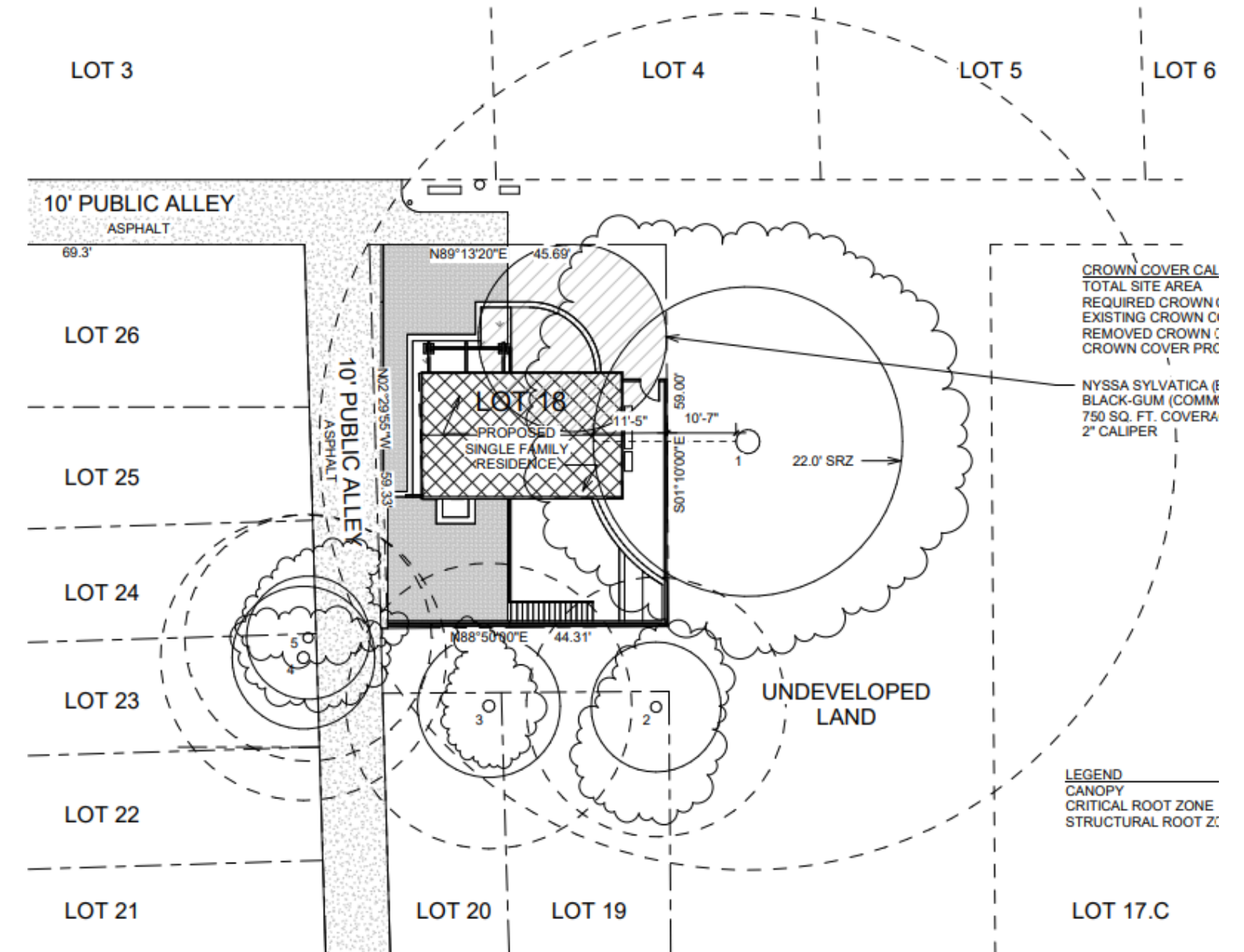


212 A S Pitt Street



# Community Concerns

- Tree preservation
- Stormwater management
- Alley paving
- Emergency access
- Utility line relocation
- Vision clearance at alley entrance
- Use as short term rental
- Precedent





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**Staff recommends  
approval**





# Supplemental Information