



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

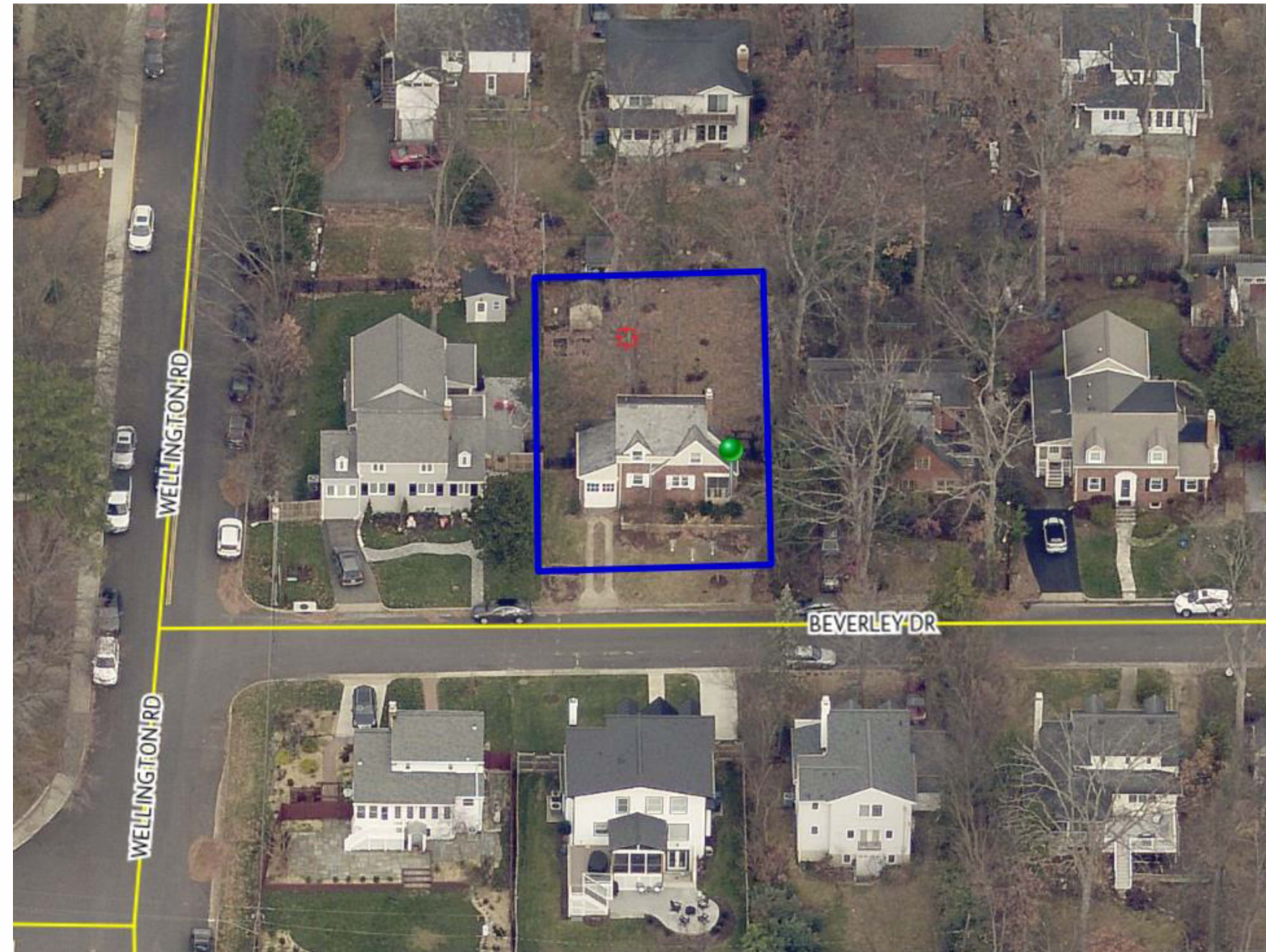
**SUP2024-00061**  
**915 Beverley Drive**  
**Special Use Permit**





# Subject site and context

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



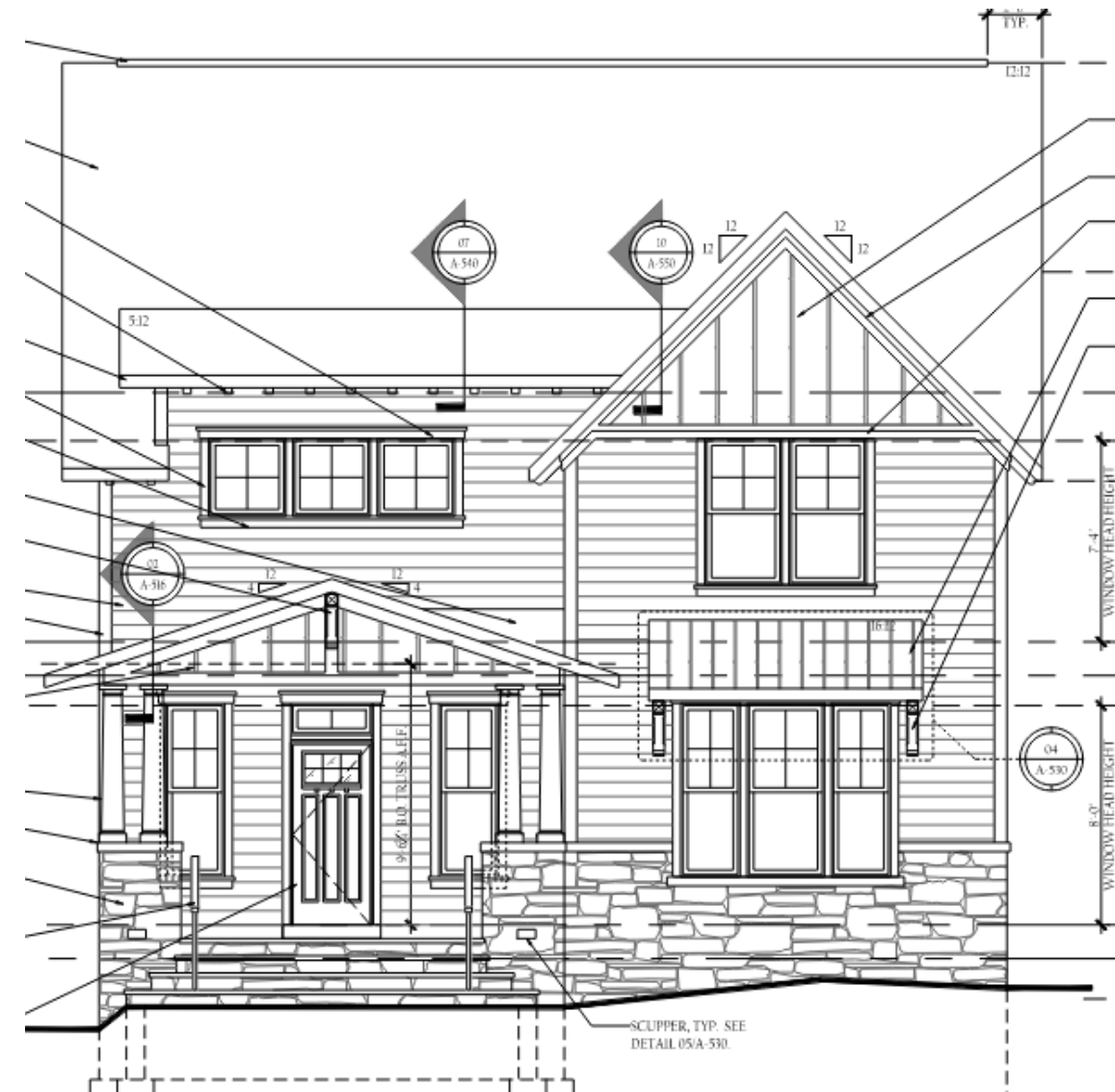


# SUP request

- ▶ Redevelopment of developed substandard lot



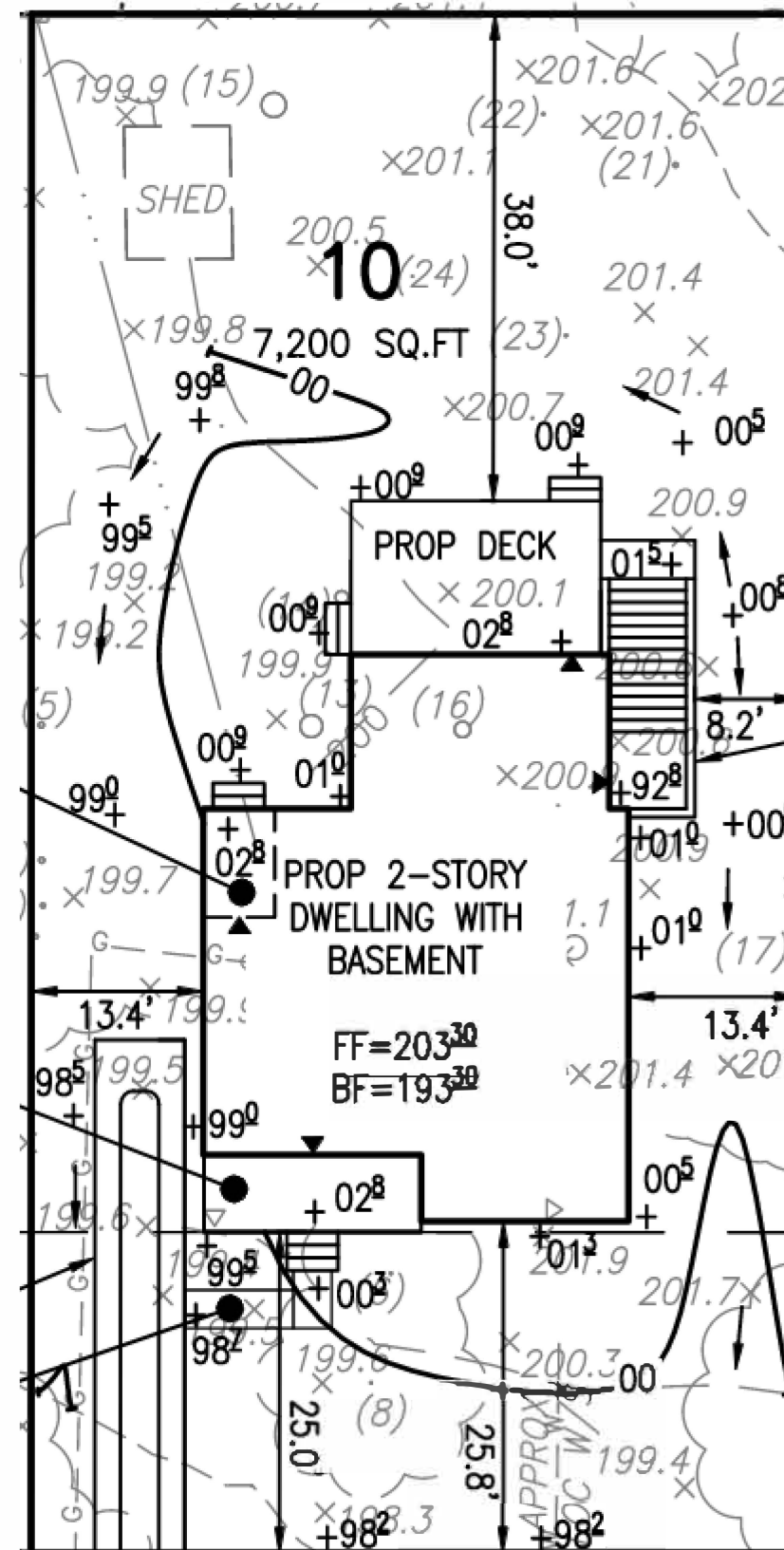
Existing dwelling to be demolished



Proposed dwelling



# Proposed site plan



915 Beverley Drive



# 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 recommended approval





# Supplemental Information

# Dwelling heights



<b>913 Beverley Drive</b>	<b>21.1 Ft.</b>
<b>914 Beverley Drive</b>	<b>21.6 Ft.</b>
<b>916 Beverley Drive</b>	<b>21.3 Ft.</b>
<b>Average</b>	<b>21.7 Ft.</b>
<b>917 Beverley Drive</b>	<b>22.4 Ft.</b>
<b>918 Beverley Drive</b>	<b>22.1 Ft.</b>
<b>Average + 20%</b>	<b>26 Ft.</b>
<b>Proposed Dwelling</b>	<b>26.5 Ft.</b>



# Dwelling FARs



Address	FAR	Floor Area	Lot size
913 Beverley Drive	0.35	2,715 Sq. Ft.	7,800 Sq. Ft.
914 Beverley Drive	0.33	2,382 Sq. Ft.	7,200 Sq. Ft.
916 Beverley Drive	0.34	2,465 Sq. Ft.	7,200 Sq. Ft.
917 Beverley Drive	0.34	2,604 Sq. Ft.	7,700 Sq. Ft.
918 Beverley Drive	0.20	1,467 Sq. Ft.	7,200 Sq. Ft.
Proposed Dwelling	0.35	2,506 Sq. Ft.	7,200 Sq. Ft.