

# 1600 & 1608 North Frost Street Subdivision

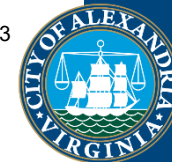
Subdivision #2024-00004

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Planning Commission

June 4, 2024





# Subject Site and Context

Zoned R-20 and surrounded by single-unit dwellings, a high school, and Inova Alexandria Hospital

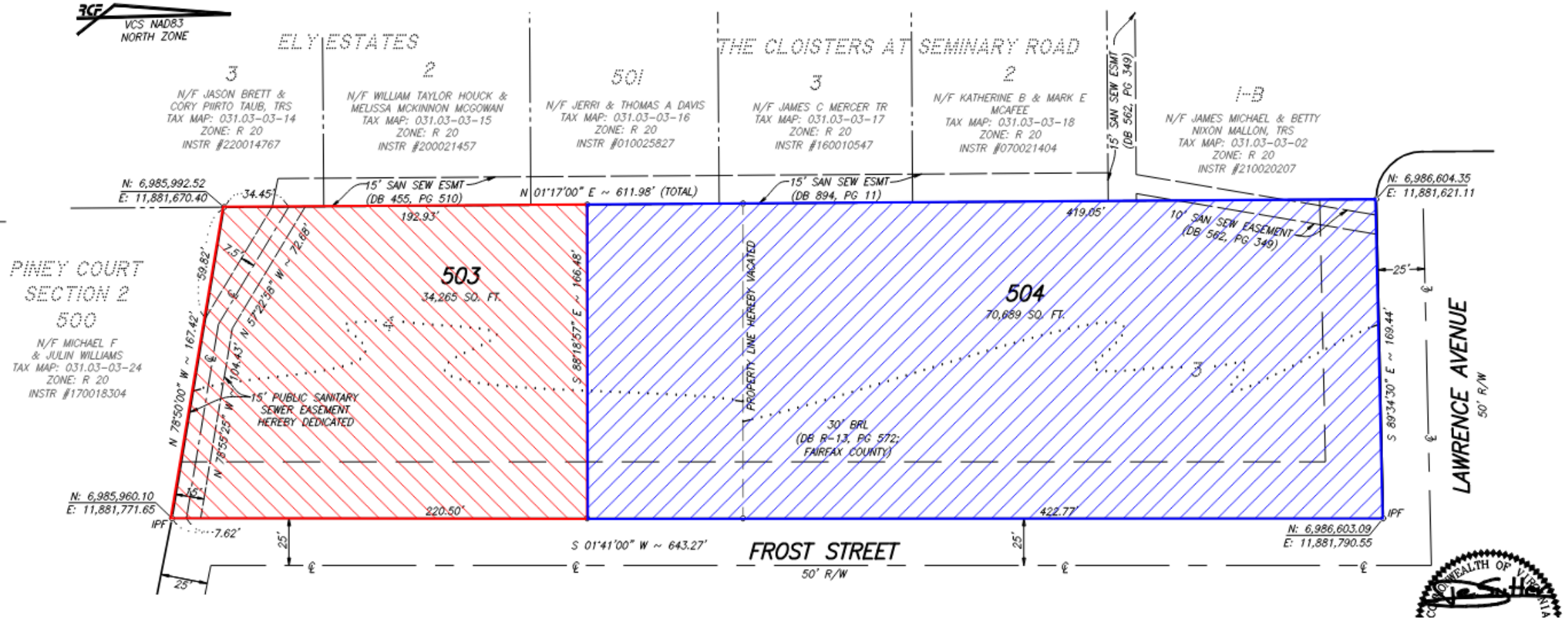






# Proposed lot configuration

10. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.



1608 N. Frost St. | Subdivision #2024-00004



Staff recommends approval



# Supplemental information



	Required/ Permitted	Existing		Proposed	
		Lot 4	Lot 3	Lot 503	Lot 504
<b>Lot Size</b>	20,000 Sq. Ft.	48,067 Sq. Ft.	56,887 Sq. Ft.	34,265 Sq. Ft.	70,689 Sq. Ft.
<b>Width</b>	120 Ft.	298.25 Ft.	339.5 Ft.	215 Ft.	422.77 Ft.
<b>Frontage</b>	75 ft.	303 Ft.	339.5 Ft.	220.5 Ft.	422.77 Ft.
<b>Front Yard</b>	29.8 – 57.3 Ft.	N/A	29.8 Ft.	N/A	29.8 Ft
<b>Side Yard (North)</b>	12 Ft.; 1:2 ratio	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)	N/A	183.6 Ft. (House); 155.6 Ft. (Shed); 310.5 Ft. (Pool House)
<b>Side Yard (South)</b>	12 Ft.; 1:2 ratio	N/A	51.5 Ft. (House); 161.4 Ft. (Shed); 11.7 Ft. (Pool House)	N/A	134.2 Ft. (House); 244.1 Ft. (Shed); 94.4 Ft. (Pool House)
<b>Rear Yard</b>	12 Ft.; 1:1 ratio	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)	N/A	56.9 Ft. (House); 19.1 Ft. (Shed); 31.3 Ft. (Pool House)
<b>Floor Area</b>	0.25	N/A	0.19	N/A	0.41