



CITY OF ALEXANDRIA
Department of Planning & Zoning

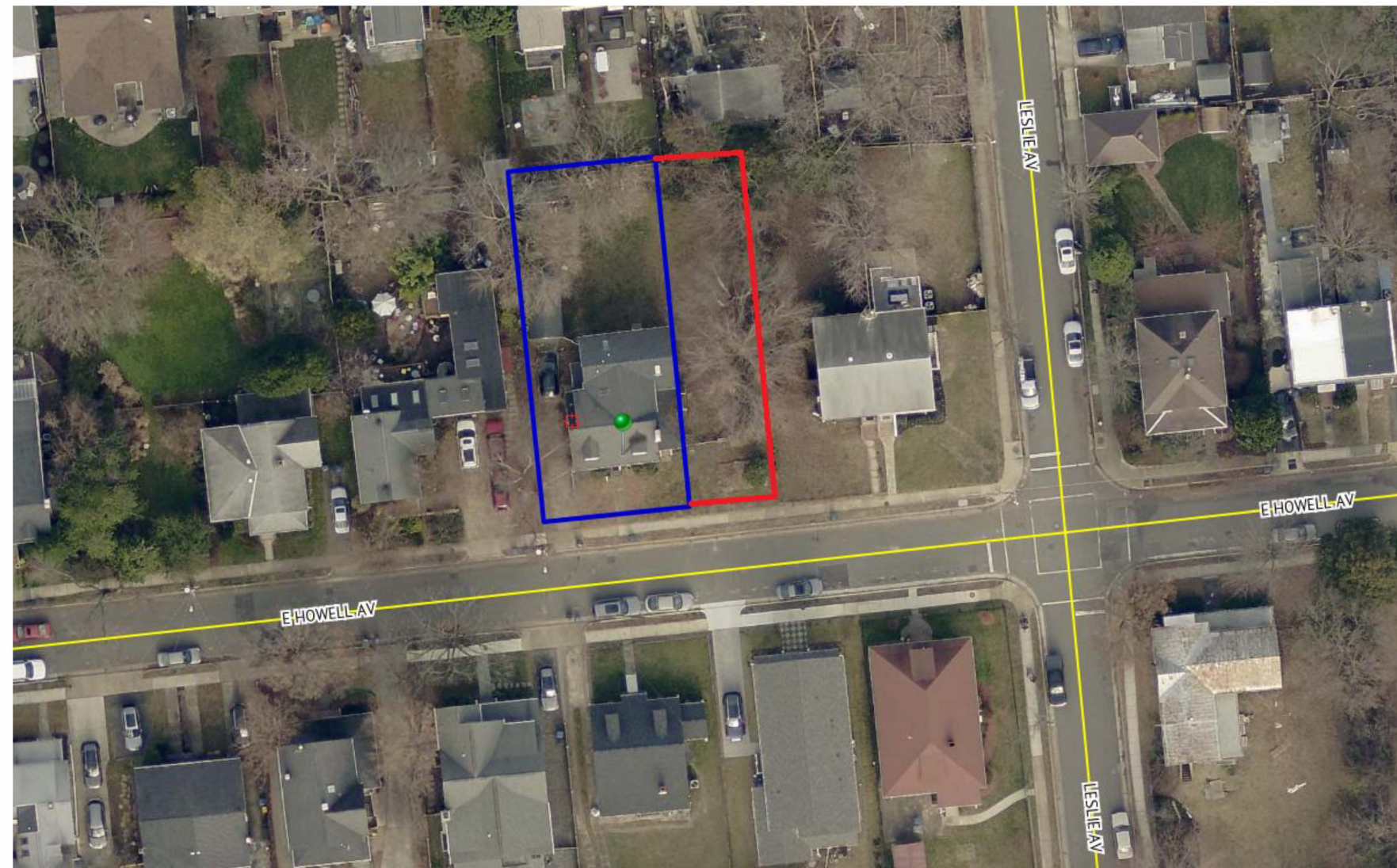
318 East Howell Avenue Subdivision





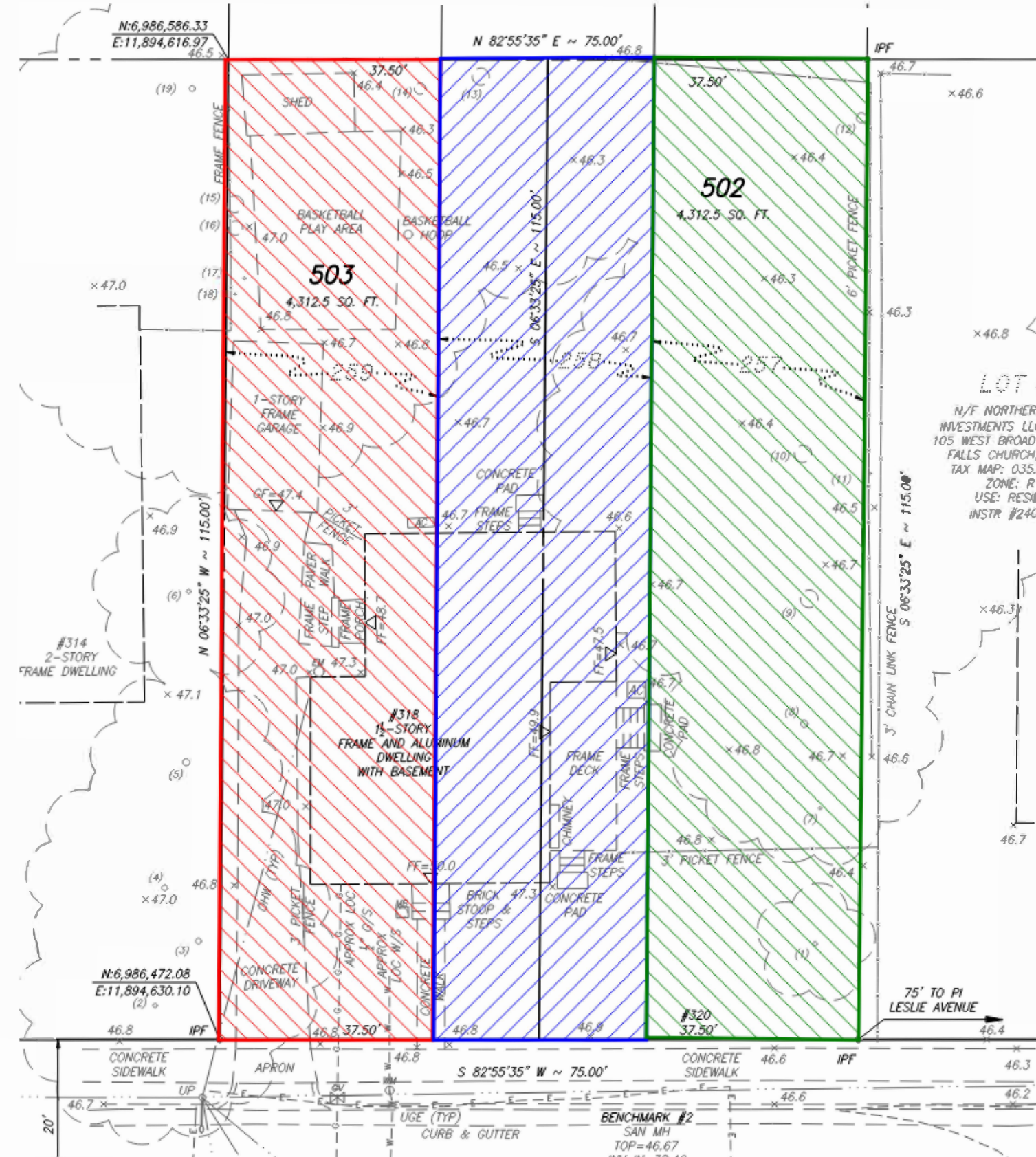
Subject Site and Context

- ▶ Zoned R-2-5 and surrounded by two-unit and single-unit dwellings





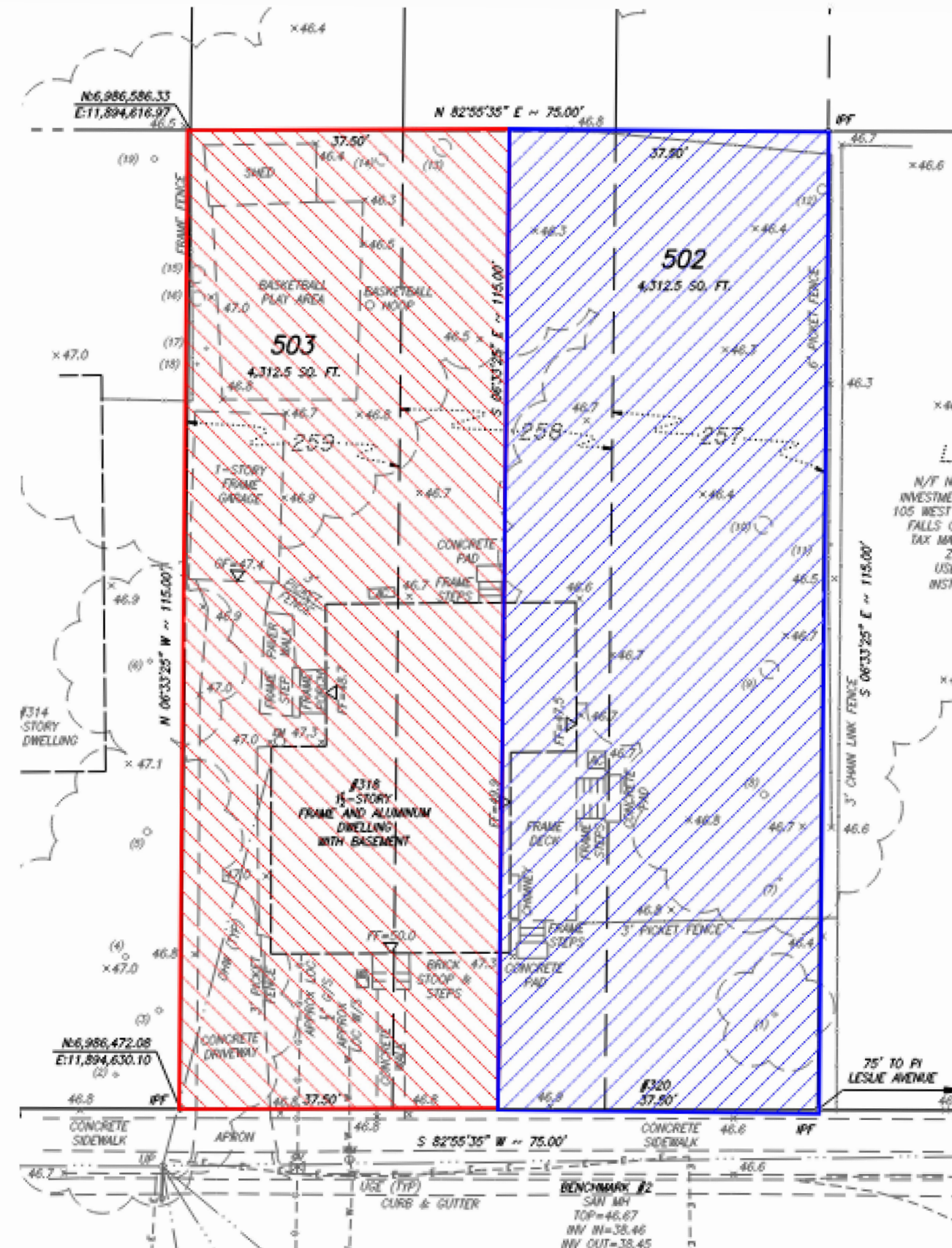
Existing Lot Configuration



318 E. HOWELL AVENUE



Proposed Lot Configuration





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Planning Commission Approved





Supplemental Information



	Required/Permitted	Subject Property	Proposed	
		Existing Lots 257, 258, & 259	Lot 502	Lot 503
Lot Size	2,500 Sq. Ft.	8,625 Sq. Ft.	4,312.5 Sq. Ft.	4,312.5 Sq. Ft.
Width	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Front Yard	14.5 – 22.9 Ft.	18.2 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (West)	7 Ft., 1:3 ratio	10.31 Ft.		
Side Yard (East)		28.75 Ft.		
Rear Yard	7 Ft., 1:1 ratio	55.4 Ft.		
Floor Area	0.45	~0.29		