



City of Alexandria

Special Use Permit #2026-00013 404-A East Alexandria Avenue

Planning Commission

June 2, 2026



Agenda



1. Summary
2. Background Information
3. Proposal
4. Proposed Site Plan
5. SUP Considerations
6. Staff Guidance



Summary

SUP Request

- Construct a single-unit dwelling on a vacant substandard lot without public street frontage

Key Elements of the Discussion

- Whether the proposed development will not unreasonably impair light and air, impair surrounding property values, and is compatible with the existing neighborhood character
- Whether the access is sufficient for the proposed use of the lot



Background Information

- **Zone:**
 - R-2-5/Residential
- **Small Area Plan:**
 - Potomac West
- **Surrounding uses:**
 - Single-unit, two-unit, townhouse, and multi-unit dwellings





Proposal

- Redevelopment of vacant substandard lot



Subject property



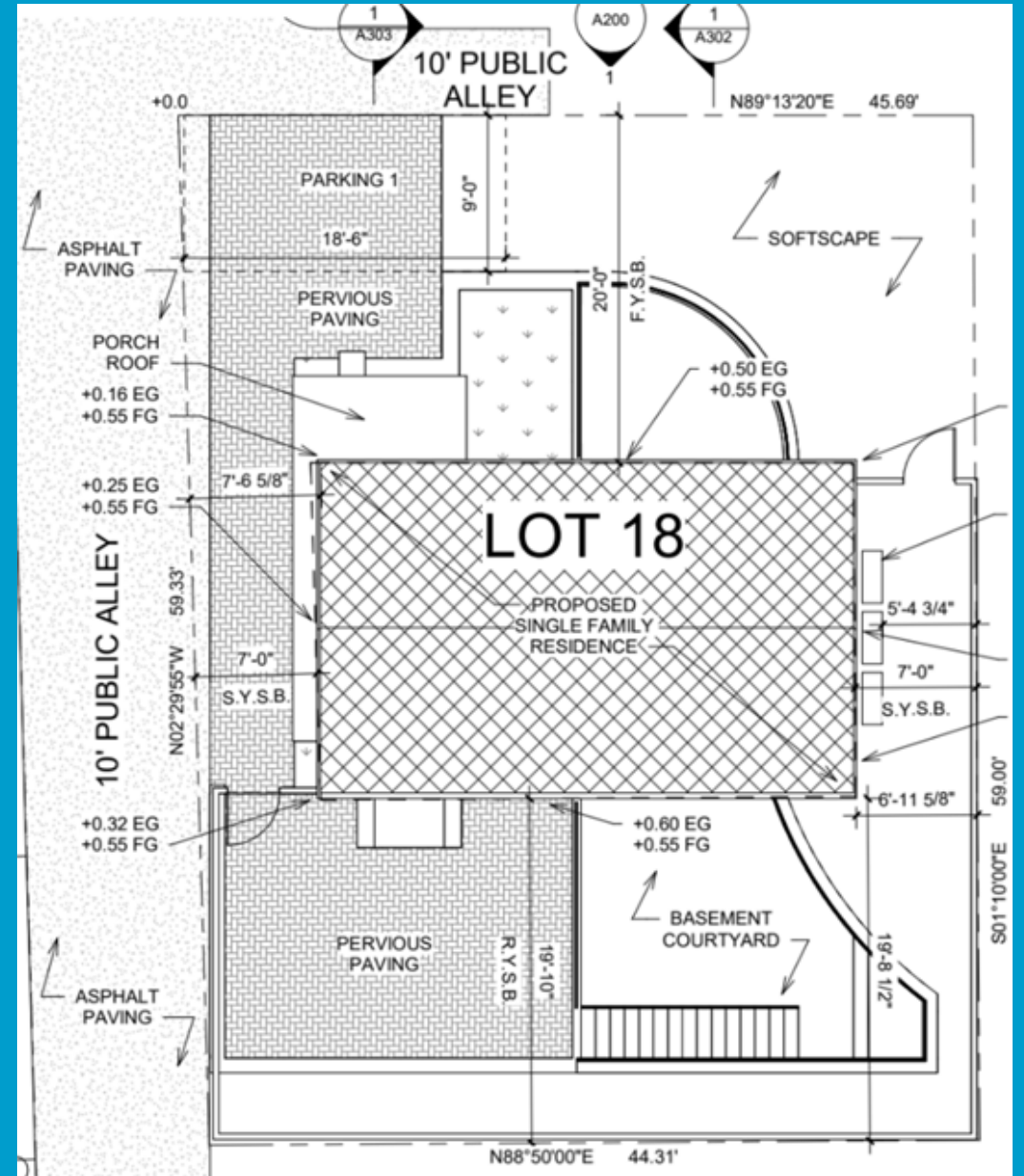
Proposed dwelling

SUP#2026-00013



Proposed site plan

SUP#2026-00013





SUP Substandard Lot Considerations

- **Light and Air**
 - ▶ Complies with R-2-5 setbacks
- **Property Values**
 - ▶ New infill construction will not adversely affect property values
- **Dwelling Compatibility**
 - ▶ Height - Shorter than average height of surrounding dwellings
 - ▶ Bulk - Similar in size or smaller than other buildings on block
 - ▶ Design - Contemporary with brick exterior



SUP Lot without Frontage Considerations

- **Background**
 - ▶ In 1969, SUP required to develop lots without frontage. Staff cited concerns of a use with heavy truck traffic accessing the lot
- **Access for use**
 - ▶ 10-foot alley sufficient for the proposed single unit dwelling
 - ▶ Alley access is already used by surrounding properties



SUP#2026-00013



SUP Lot without frontage Considerations

- **Compatibility**

- ▶ Many properties in Del Ray exclusively use alleys for vehicular access to property
- ▶ Other dwellings within proximity of subject property do not directly front on a public street



SUP#2026-00013



Staff recommend approval of Special Use Permit #2026-00013





Supplemental Information

SUP#2026-00013



Dwelling Heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	21.02 Ft.
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
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.

SUP#2026-00013



Dwelling gross FARs

Address	Gross FAR
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
Subject property	0.41
1411 Mount Vernon Ave	0.45
405 E Nelson Ave	0.52
405-A E Nelson Ave	0.52
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

SUP#2026-00013