



CITY OF ALEXANDRIA
Department of Planning & Zoning

1210 Janney's Lane Subdivision





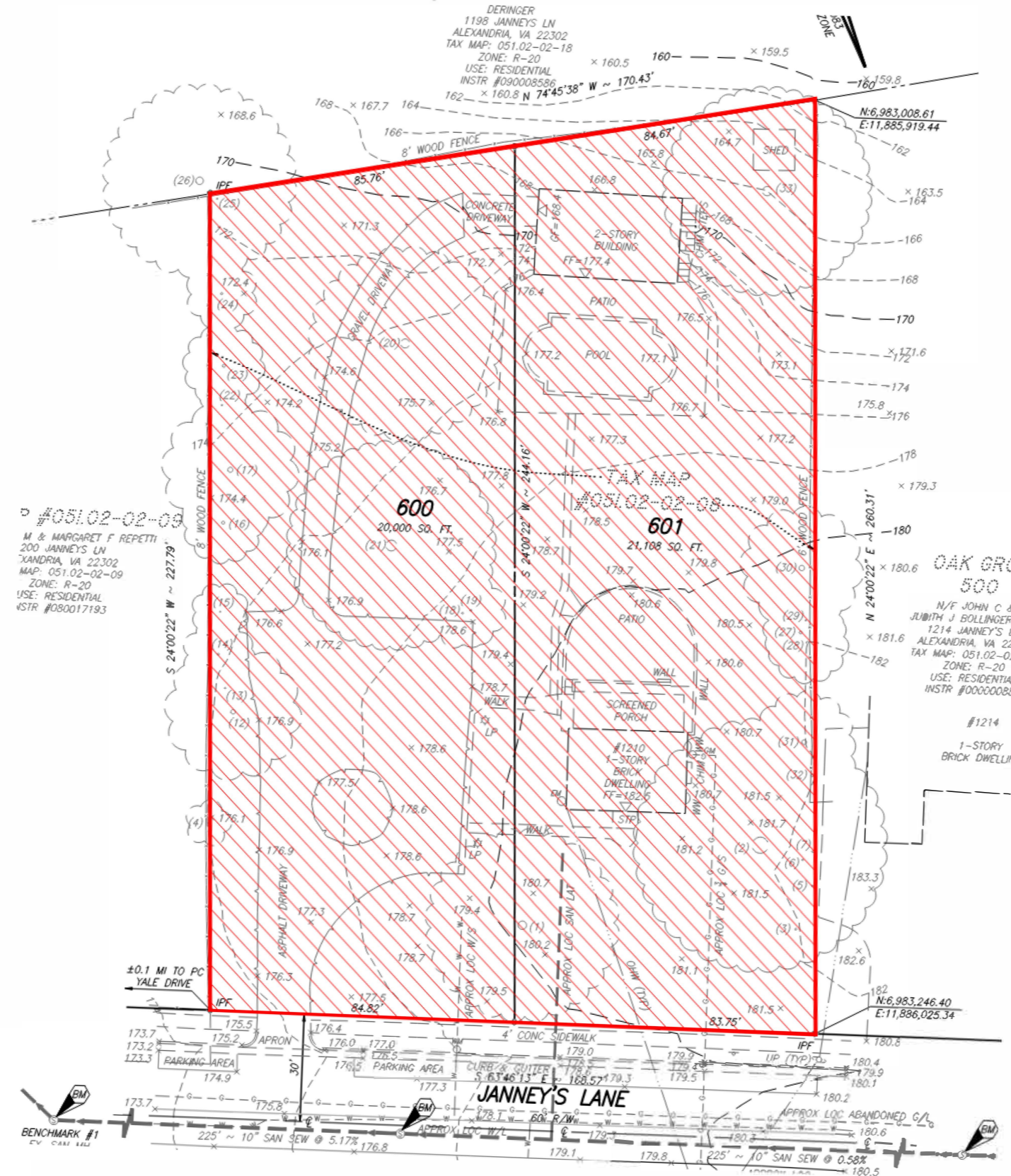
Subject Site and Context

- ▶ Zoned R-20 and surrounded by single-unit dwellings and Douglas MacArthur Elementary School





Existing Lot Configuration



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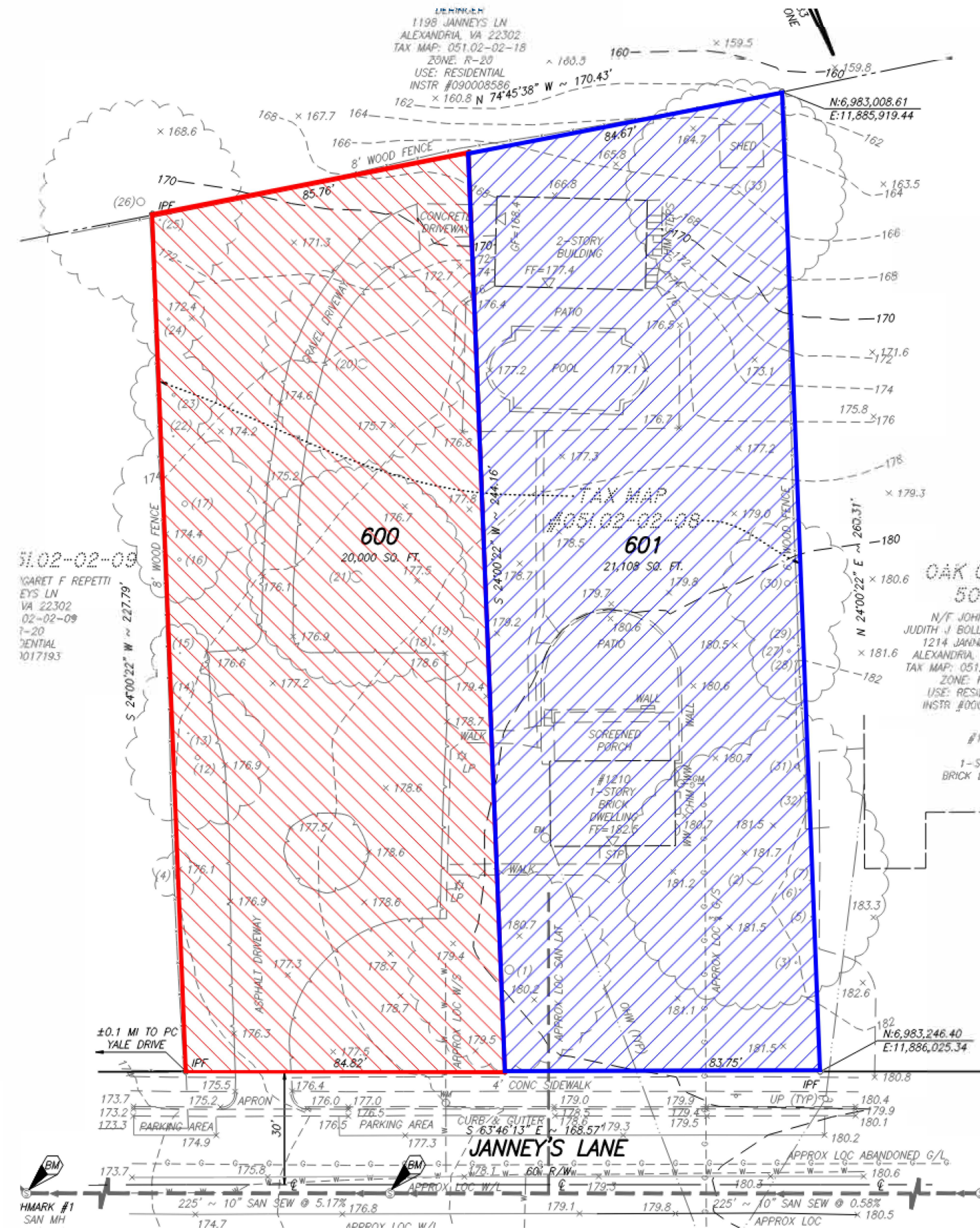


Proposed Lot Configuration

Applicant requests to re-subdivide to create two new lots (600 and 601)

Neither lot would meet the minimum lot width requirement because the original lot was created prior to the current R-20 zone requirements

Lots would be irregularly shaped, both with adequate lot frontage and are for the R-20 zone



1210 Janney's Lane



Variation Standards

- Strict application would result in substantial injustice by precluding any subdivision of the property
- Land use purposes of lot width upheld
- Consistency with R-20 zone use provisions
- Consistency with existing development
- Required “special circumstance” exists: lots in subdivisions recorded prior to January 1, 1952, that, because of gross area of land involved, the subdivided lots would not conform to all the requirements of the zone in which the subdivision is located



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**Staff recommends
approval**





Supplemental Information



	Required/ Permitted	Existing	Proposed	
		Lot 26	Lot 600	Lot 601
Lot Size	20,000 Sq. Ft.	41,108 Sq. Ft.	20,000 Sq. Ft.	21,108 Sq. Ft.
Width	100 Ft.	168.57 Ft.	84.82 Ft.	83.75 Ft.
Frontage	75 Ft.	168.57 Ft.	84.82 Ft.	83.75 Ft.
Front Yard	0 – 10.5 Ft.	59.9 Ft.	All future development required to comply with R-20 bulk and open space requirements.	
Side Yard (East)	12 ft.; 1:2 ratio	100.4 Ft.		
Side Yard (West)	12 ft.; 1:2 ratio	35.5 Ft.		
Rear Yard	12 Ft.; 1:1 ratio	155.25 Ft.		
Floor Area	0.25	~0.18		