



CITY OF ALEXANDRIA
Department of Planning & Zoning

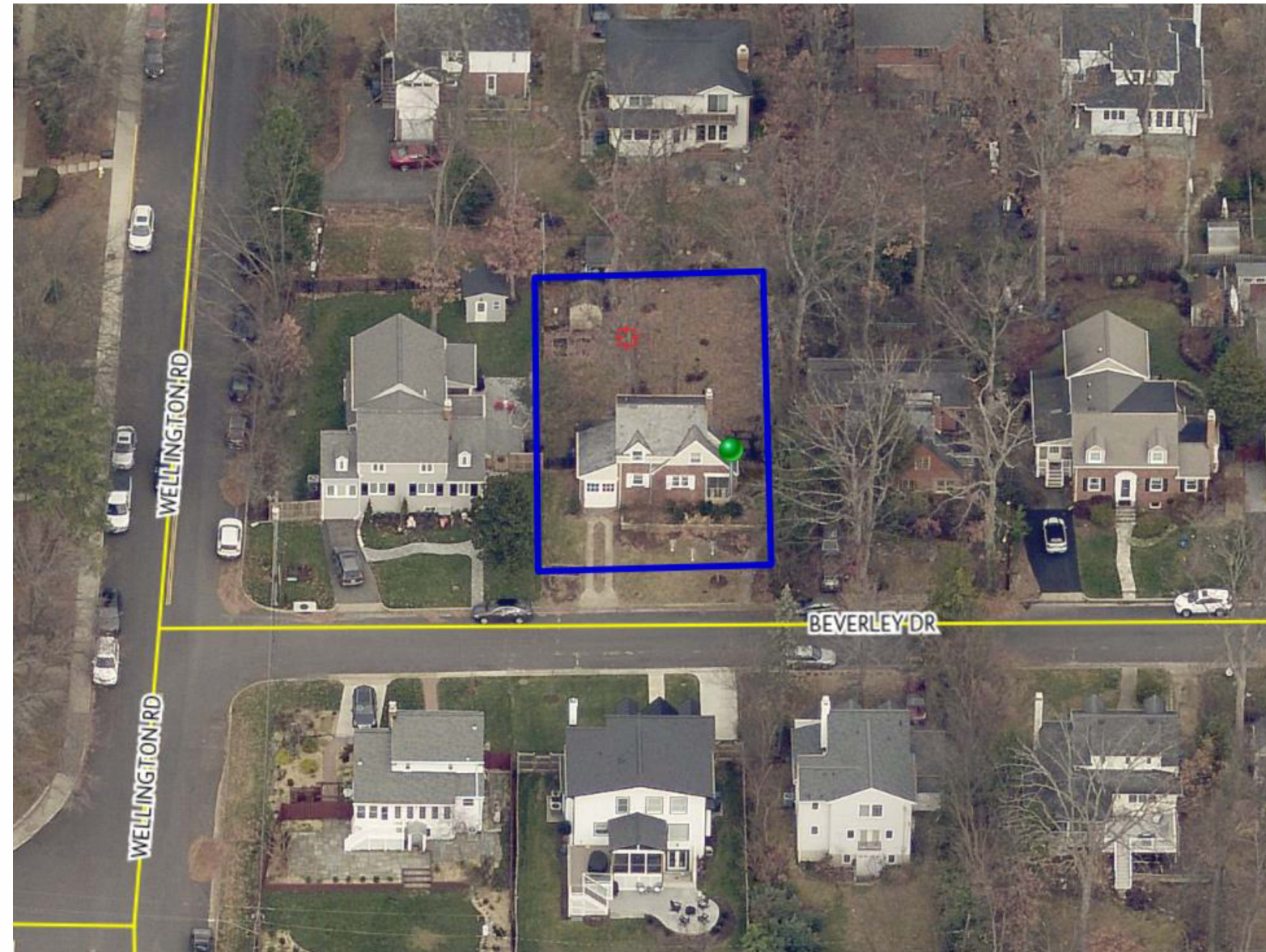
915 Beverley Drive Special Use Permit





Subject site and context

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



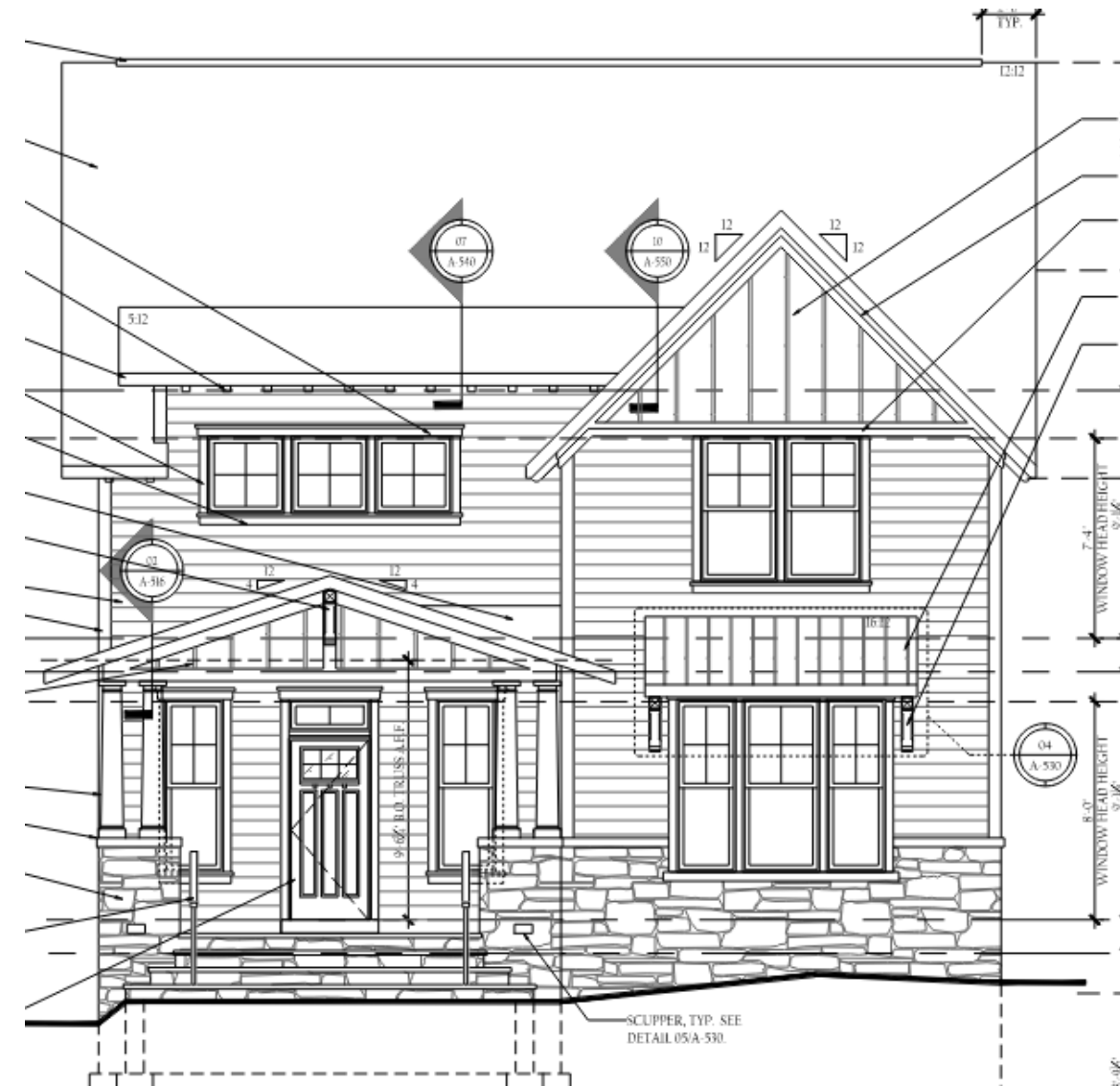


SUP request

- ▶ Redevelopment of developed substandard lot



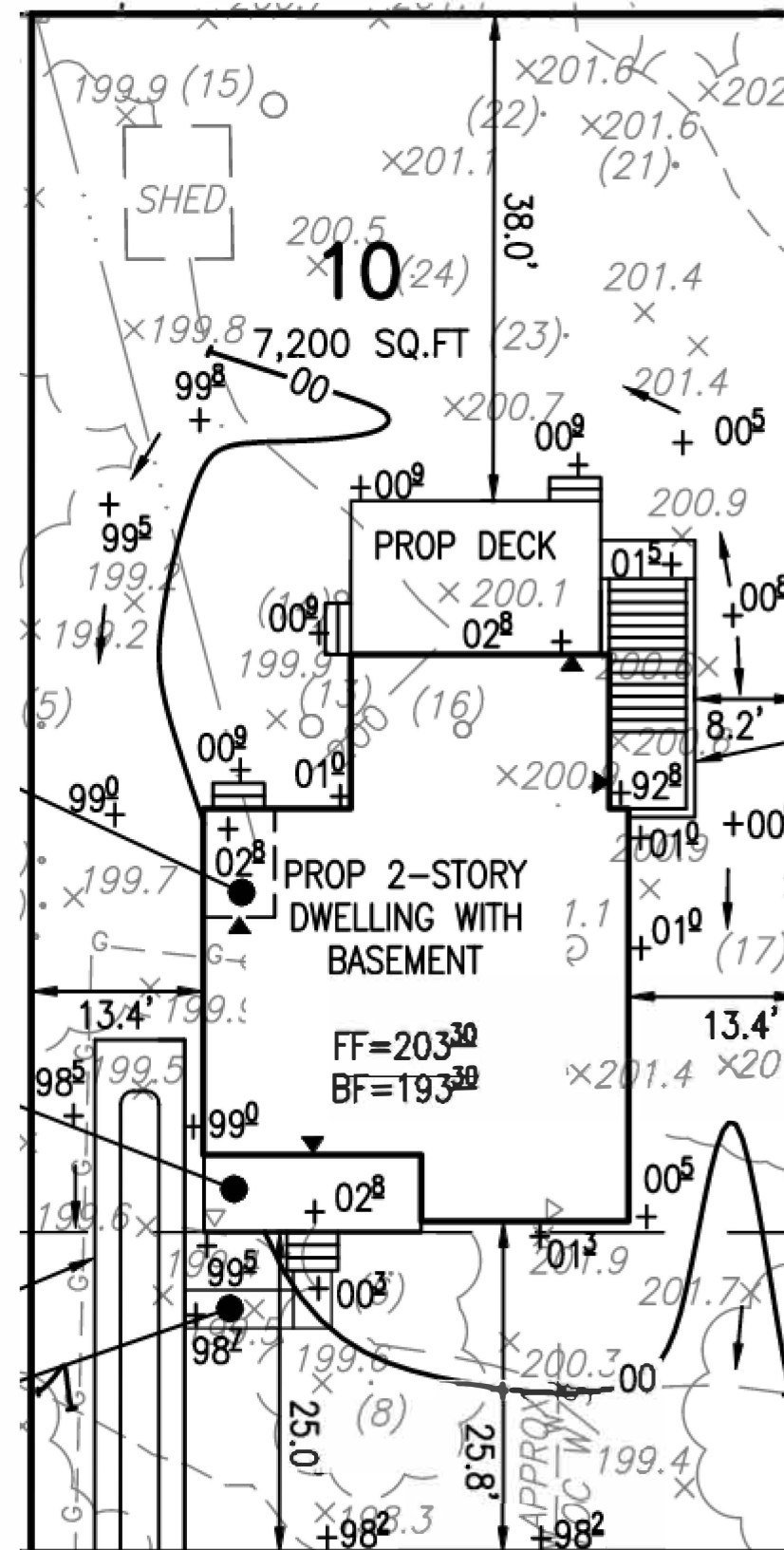
Existing dwelling to be demolished



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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Staff recommends approval





Supplemental Information

Dwelling heights



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

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.