



CITY OF ALEXANDRIA
Department of Planning & Zoning

*****INFO ONLY*****
415 East Nelson
Avenue Subdivision





Subject Site and Context

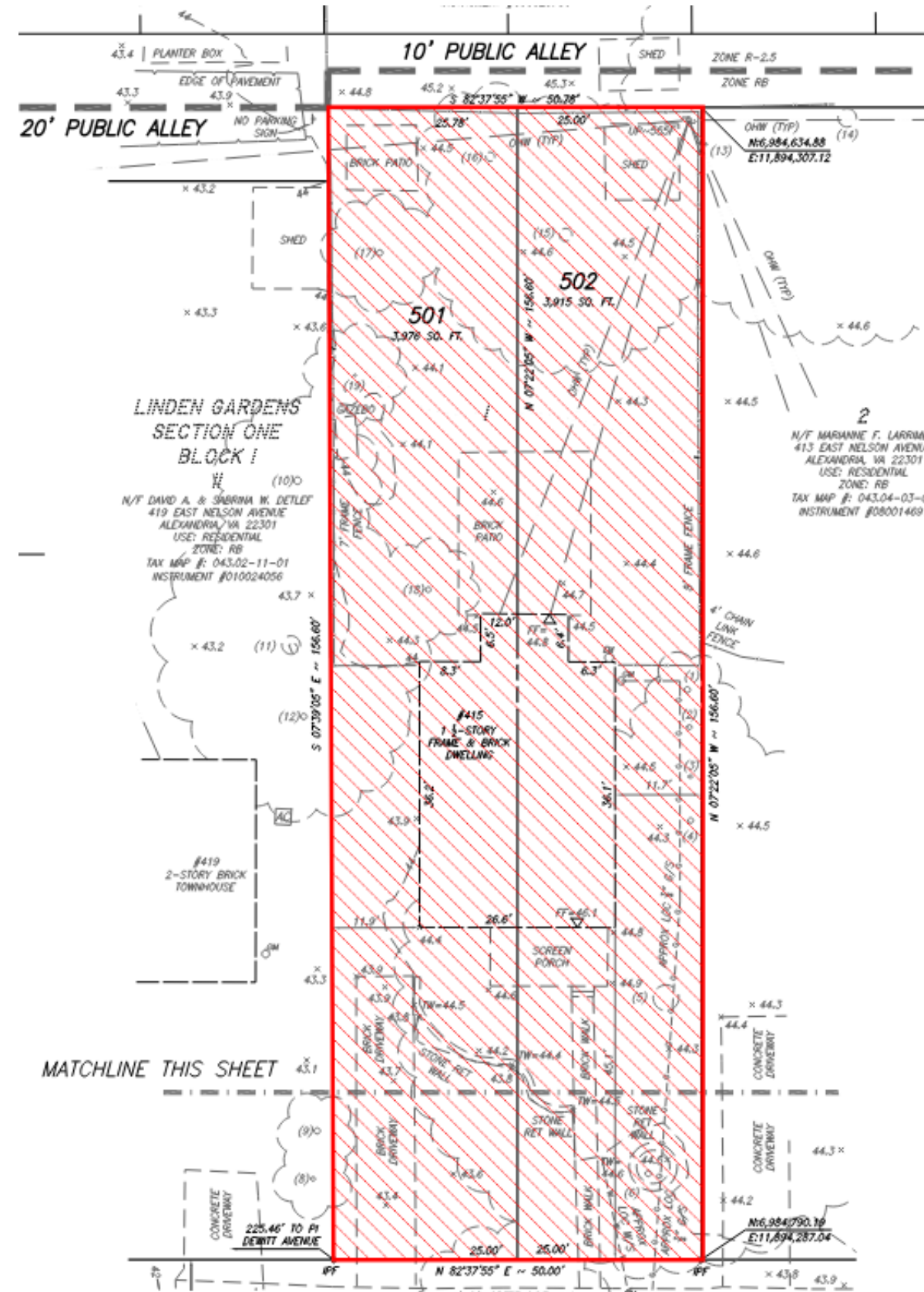
- ▶ Zoned RB and surrounded by townhouse, two-unit, and single-unit dwellings



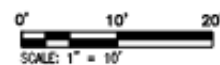
415 E. NELSON AVENUE



Existing Lot Configuration

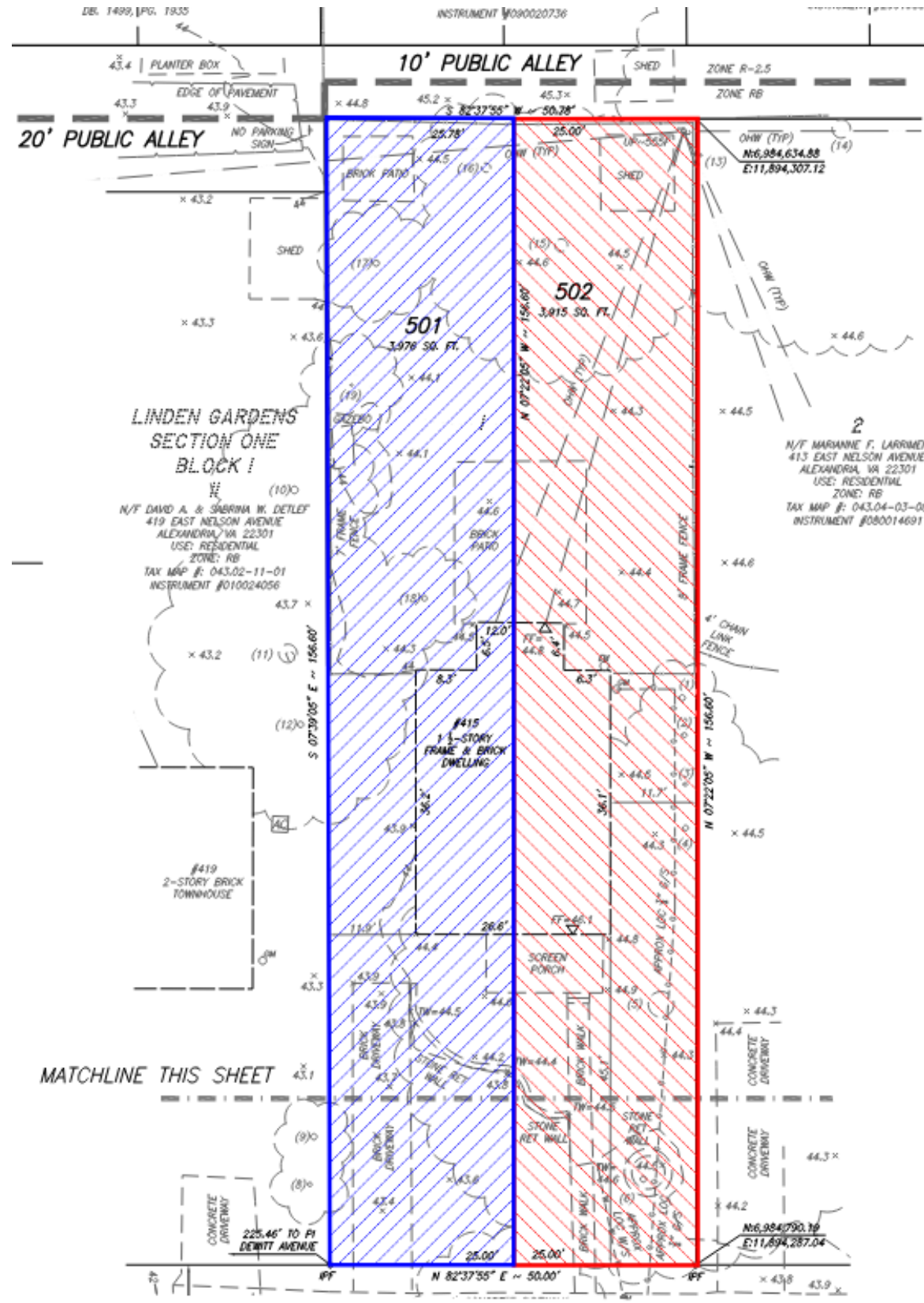


415 E. NELSON AVENUE

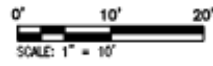




Proposed Lot Configuration



415 E. NELSON AVENUE





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Planning Commission Approved





Supplemental Information



	Required/Permitted	Existing	Proposed	
		Lot 1	Lot 501	Lot 502
Lot Size	1,980 Sq. Ft.	7,891 Sq. Ft.	3,976 Sq. Ft.	3,915 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	20 Ft.	45.1 Ft.	Future development required to comply with all bulk and open space provisions.	
Side Yard (East)	8 Ft.; 1:3 ratio	11.9 Ft.		
Side Yard (West)	8 Ft.; 1:3 ratio	11.7 Ft.		
Rear Yard	8 Ft.; 1:1 ratio	68.7 Ft.		
Floor Area	0.75	~0.16		
Open Space	2,761 Sq. Ft. (35% of lot area)	~6,500 (~83%)		