



CITY OF ALEXANDRIA
Department of Planning & Zoning

22 West Wyatt Avenue Subdivision





Subject Site and Context

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









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Planning Commission Approved





Supplemental Information



	Required/Permitted	Subject Property	Proposed	
		Existing Lots 1, 2, & 3	Lot 502	Lot 503
Lot Size	2,400 Sq. Ft.	7,496 Sq. Ft.	3,748 Sq. Ft.	3,748 Sq. Ft.
Width	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage (Primary)	25 Ft.	75 Ft.	37.5 Ft.	37.5 Ft.
Frontage (Secondary)	N/A	100 Ft.	100 Ft.	N/A
Front Yard (Primary)	21.6 Ft.	19.9 Ft.	Future development required to comply with all bulk and open space provisions.	
Front Yard (Secondary)	14.4 Ft.	13.5 Ft.		
Side Yard (East)	7 Ft.; 1:3 ratio	29.4 Ft.		
Side Yard (West)	7 Ft.; 1:3 ratio	13.5 Ft.		
Rear Yard	7 Ft.; 1:1 ratio	39.7 Ft.		
Floor Area	0.45	~0.16		