



Docket Item #6
SUP #2023-00076
404-A East Alexandria Ave

Planning Commission
January 4, 2023

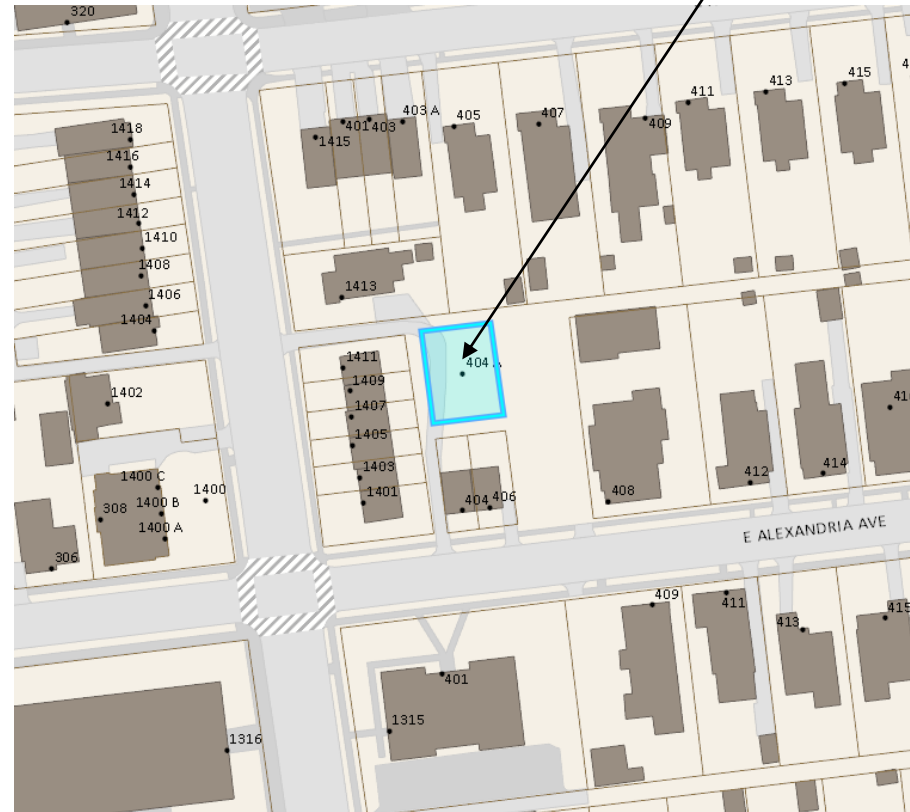
Site Context

Subject Property

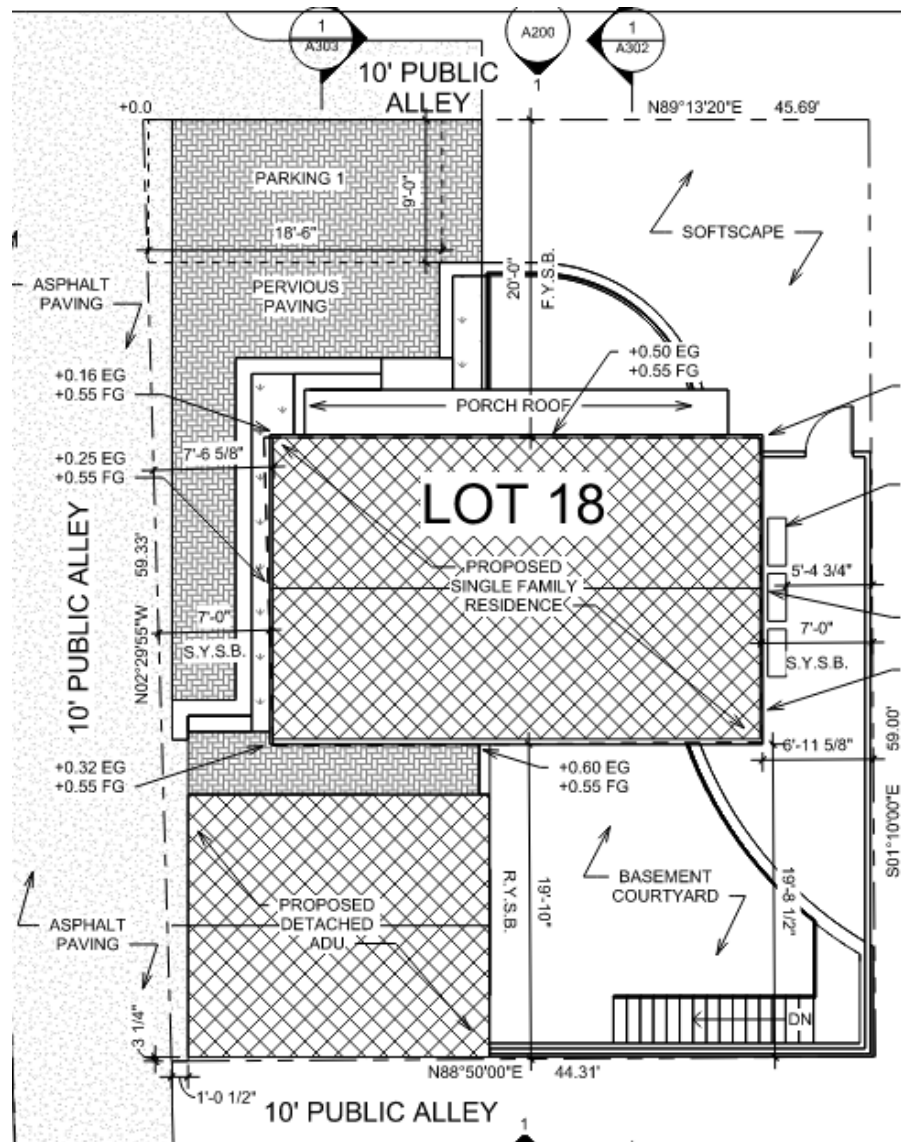
Surrounded by single-unit, semi-detached, and multi-unit residential properties

Zoned: R-2-5/One- and two-family residential

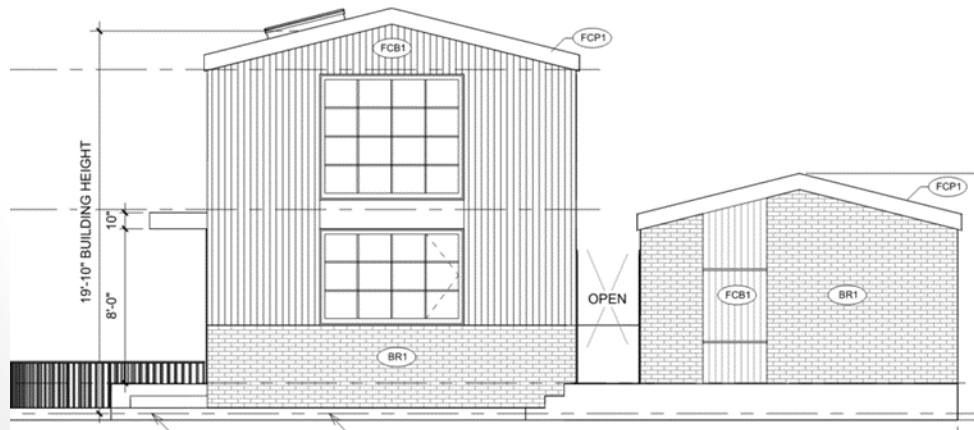
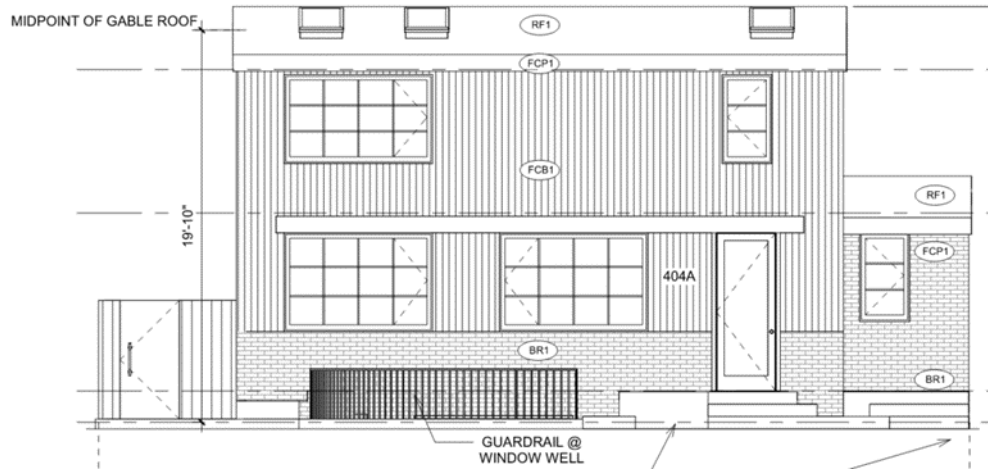
Vacant lot



Proposed site plan



Proposed Dwelling



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.



Community concerns

- **Emergency access**
 - AFD and Code would ensure that all life safety requirements are met during building permit reviews.
- **Stormwater management**
 - Compliance with stormwater requirements would be ensured during the grading plan process.
- **FAR basement exclusion**
 - Per Section 2-120 and Section 2-150.2, the basement can be fully excluded because the bottom of the first floor is less than four feet from average finished grade.



Community concerns

- **Utility line relocation**
 - Applicants must work with Dominion. Any design changes require SUP per Condition #1.
- **Tree preservation**
 - Applicant must comply with the City's landscape guidelines. Condition #3, #4, and #5 address tree preservation.
- **Vision clearance at alley entrances**
 - Alleys are existing and the entrances comply with the City's vision clearance requirements.
- **Use as a short-term rental**
 - Section 7-203(B)(7) prohibits an ADU to be used as a short-term rental for more than 120 days per year.



Staff recommends approval