

404-A East Alexandria Avenue

SUP #2023-00076

City Council
March 12, 2024



This presentation is subject to changes prior to hearing

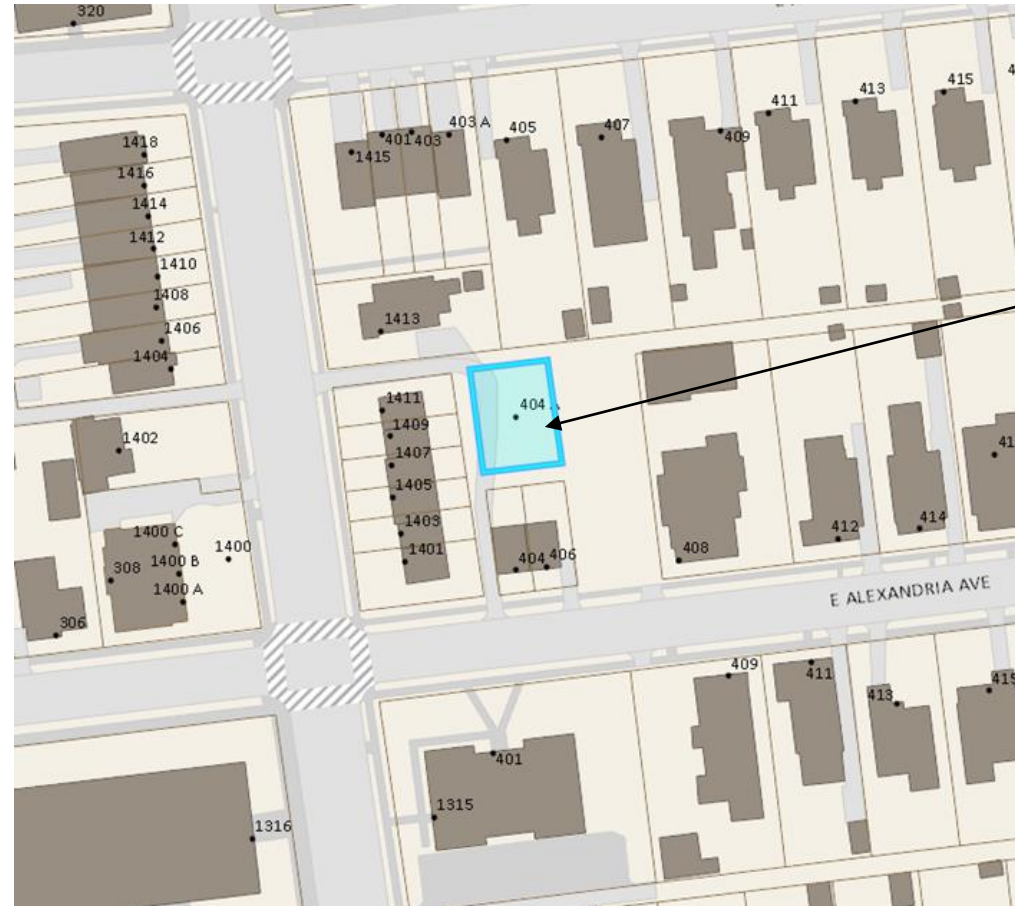
Project Location

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

R-2-5 zone

Vacant lot without street frontage

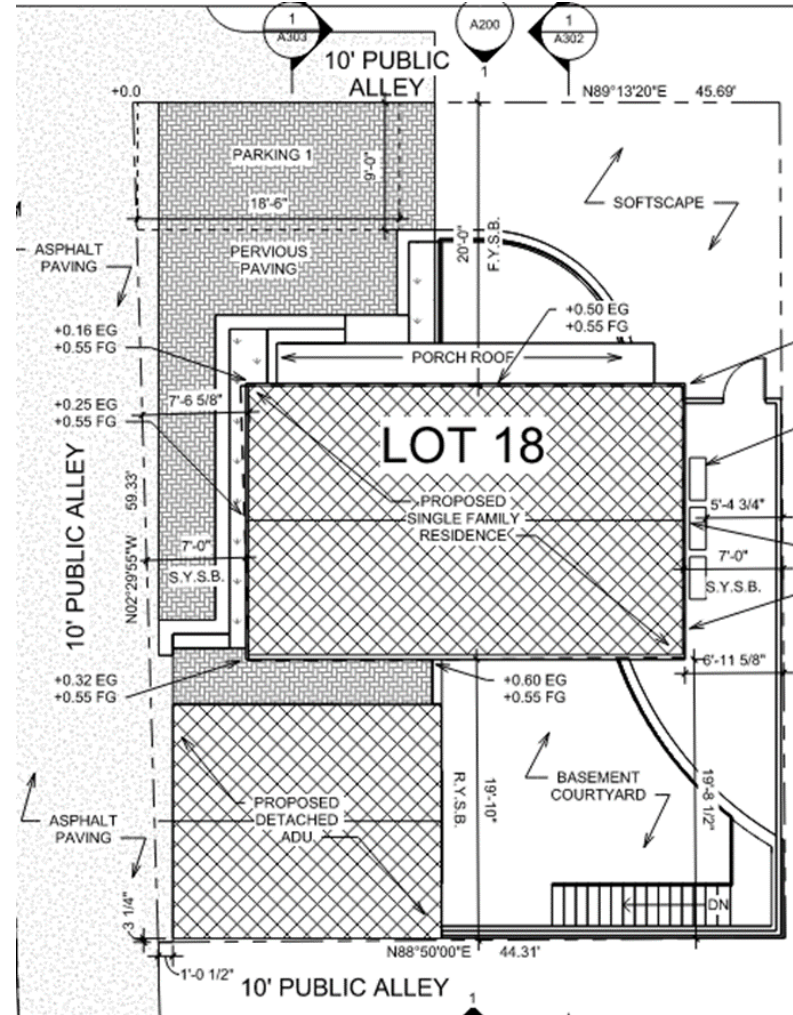
Abuts alleys and public ROW



Subject Property

Proposal

- Two-story single unit dwelling with ADU
- Complies with all bulk requirements of R-2-5 zone
- One parking space with alley access off Mount Vernon Avenue



SUP Criteria

- Light and air
 - Complies with R-2-5 setbacks, plus alleys provide for additional setback
- Property values
 - New infill construction will not adversely affect property values
- Height
 - Shorter than average height of surrounding dwellings
- Bulk
 - Smaller lot necessitates less floor area
- Design
 - Contemporary with neighborhood architectural elements
 - Fully below grade basement



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

- **Construction vehicle access and storage**
- **Building orientation**
- **Utility line relocation**
- **Street parking availability**
- **FAR basement exclusion**
- **Lack of street frontage**
- **Reduction of natural light**



Planning Commission recommends approval (4-3)

Examples of developed alley lots

