



City of Alexandria

# Subdivision #2026-00001 411 Clifford Avenue

**Planning Commission Public Hearing**

May 5, 2026



# Agenda



1. Summary
2. Background Information
3. Subdivision Review
  - ▶ Existing and Proposed Lots
  - ▶ Variation Standards
4. Planning Commission Guidance



# Summary

## Request

- Two-lot subdivision with a variation to the FAR requirement for Proposed Lot 501

## Key Elements

- Proposed lots would be more consistent with surrounding lots than the existing lot
- Substantial injustice exists

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# Background Information

- Zone:
  - R-2-5/Residential
  - Single-unit dwelling
    - ▶ Contributing structure to Town of Potomac
- Small Area Plan:
  - Potomac West
- Surrounding uses:
  - Residential and commercial



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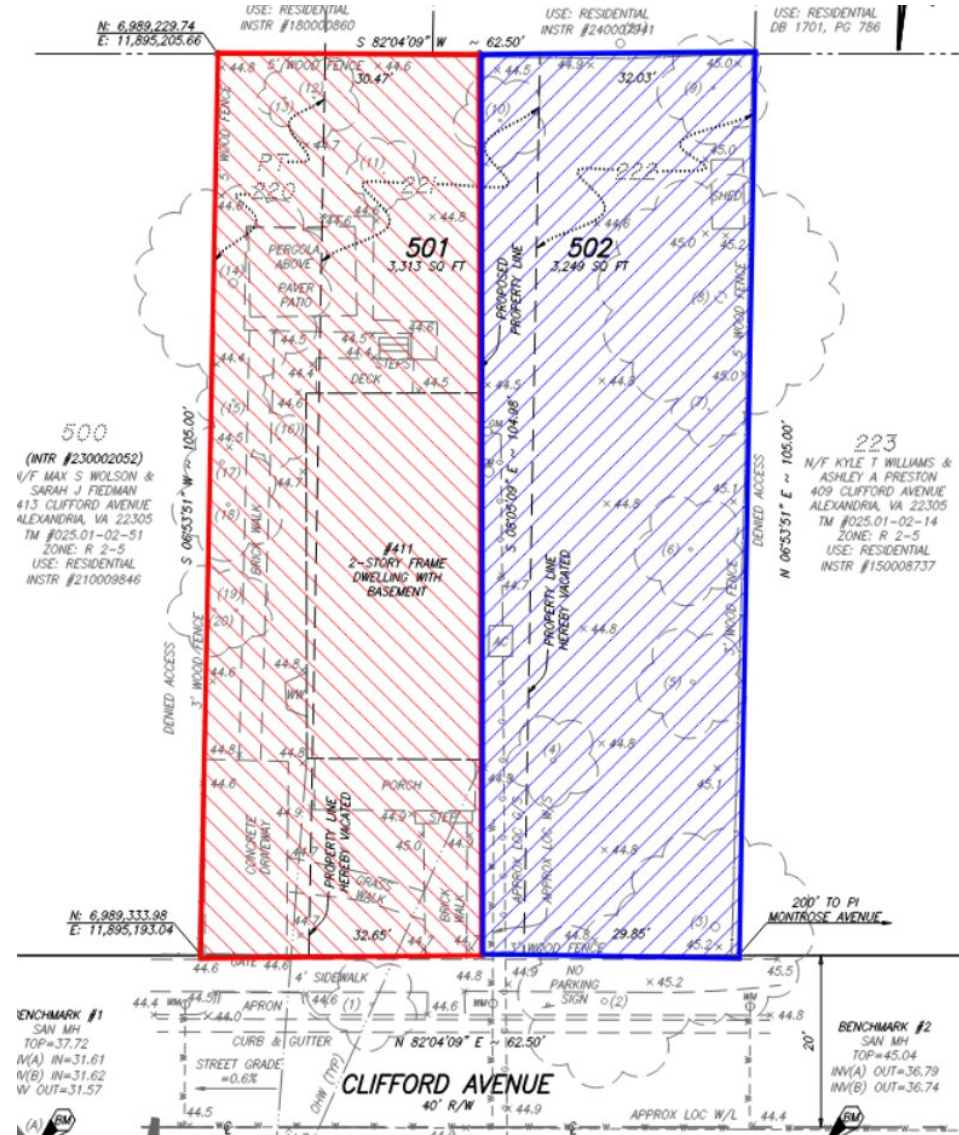


# SUB Review - Proposed Lot Configuration

Applicant requests re-subdivision to create two new lots (501 and 502)

Lot 501 would not meet the FAR requirement because of where the existing dwelling is sited.

Lots would be rectangularly shaped, both with complying lot width, frontage and area for the R-2-5 zone



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# Variation Standards

- Strict application would result in substantial injustice by precluding any subdivision that preserves the existing house AND which would result in complying lots
- Land use purposes of FAR upheld
- Consistency with R-2-5 zone use provisions and surrounding development
- Required “special circumstance” exists: lots in subdivisions recorded prior to January 1, 1952, that, because of existing structures, the subdivided lots would not conform to all the requirements of the zone in which the subdivision is located

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**Staff recommends approval  
subject to conditions**

