



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 51 E Windsor Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 034.04-07-12

ZONE: R 2-5

APPLICANT:

Name: SI E Windsor LLC

Address: _____

PROPOSED USE: Section 12-901(C): Special Use Permit to construct a new two-unit semi-detached dwelling on a developed substandard lot.

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

SI E Windsor LLC

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

[Signature]
Signature

6-13-2025
Date

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 51 E Windsor Avenue, Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the Section 12-901(C) Special Use Permit use as
(use)
described in this application.

Name: 51 E Windsor LLC

Phone: [REDACTED]

Please Print

Address: [REDACTED]

Email: [REDACTED]

Signature: [Signature]

Date: 06/13/25

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

51 E Windsor LLC is a Virginia limited liability company.

The sole member of the LLC is Beyi Awadallah.

Address: 51 E Windsor Avenue, Alexandria, VA.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SI E Windsor LLC	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at SI E Windsor Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SI E Windsor LLC	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

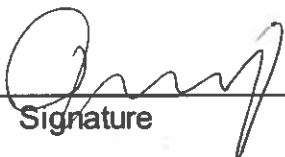
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. SI E Windsor LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6-13-2025 SI E Windsor LLC
Date Printed Name


Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

- C. How often will trash be collected?

- D. How will you prevent littering on the property, streets and nearby properties?

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☐ No
How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



Department of Planning & Zoning

Special Use Permit Application Checklist

Supplemental application for the following uses:

Automobile Oriented

Parking Reduction

Signs

Substandard Lot

Lot modifications requested with SUP use

Interior Floor Plan

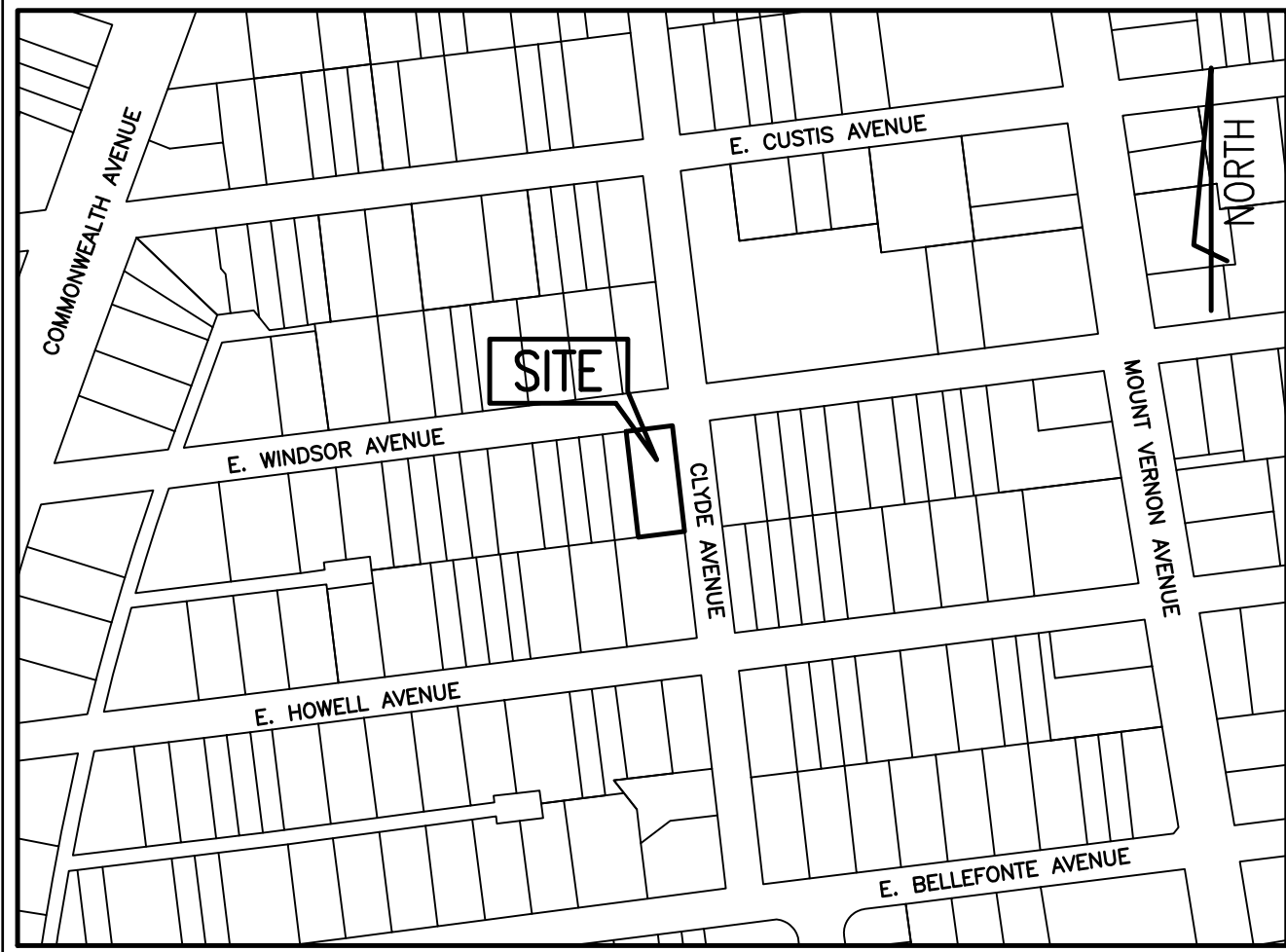
Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

Plan for outdoor uses

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets



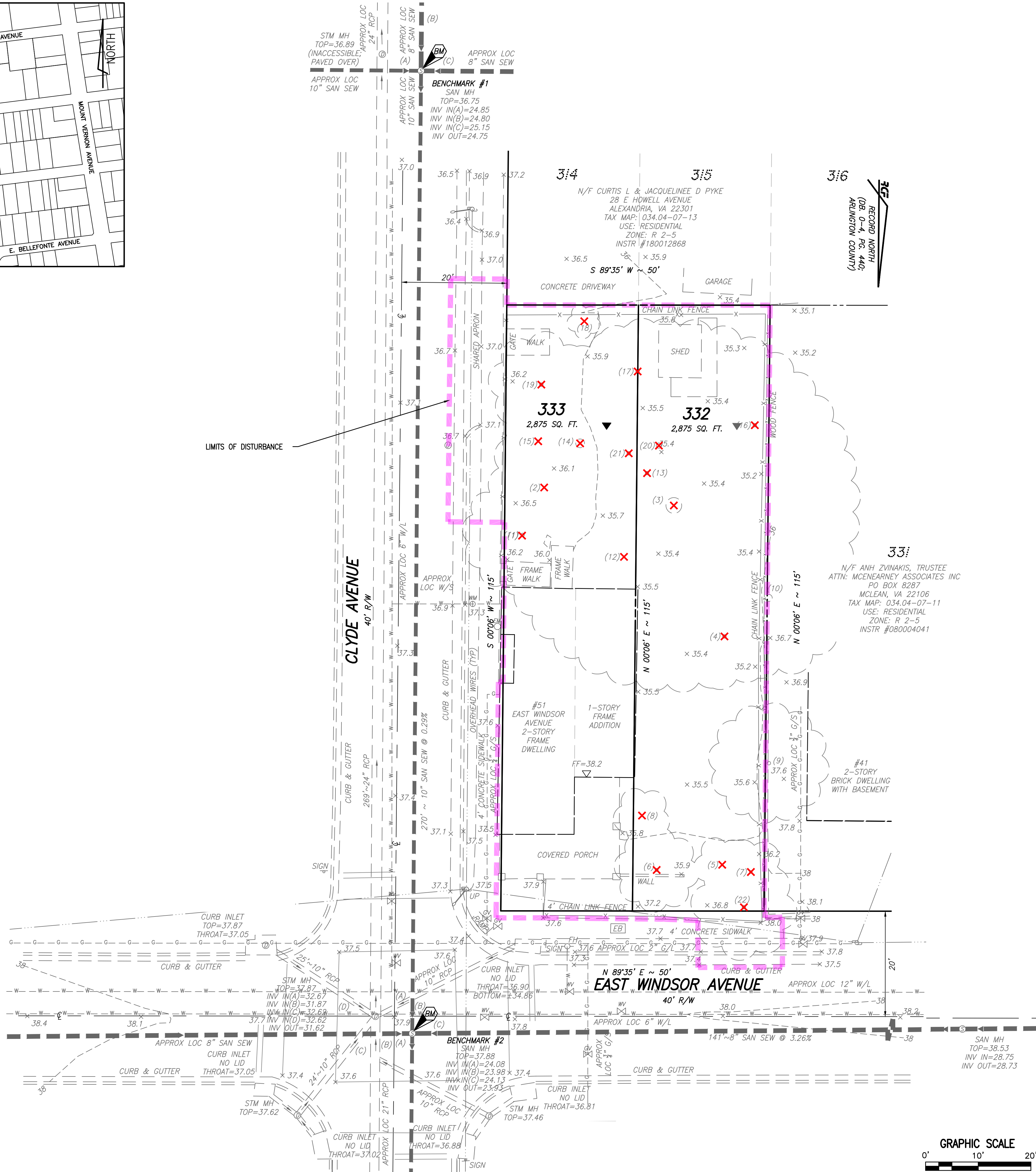
VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE:

- 1) 4" TREE (CLUSTER)
- 2) 4" TREE
- 3) 36" TREE
- 4) 8" SIAMESE
- 5) 4" TREE
- 6) 7" TREE
- 7) 6" TREE (CLUSTER)
- 8) 4" TREE
- 9) 8" TREE
- 10) 16" TREE
- 11) 8" TREE (TWIN)
- 12) 2" TREE
- 13) 8" TREE (CLUSTER)
- 14) 20" TREE (CLUSTER)
- 15) 5" TREE (TWIN)
- 16) 8" TREE
- 17) 8" TREE (CLUSTER)
- 18) 2" TREE
- 19) 8" TREE
- 20) 12" TREE (CLUSTER)
- 21) 8" TREE (CLUSTER)
- 22) 8" TREE

TEXT LEGEND:

- ' = DEGREES
- " = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- A = ARC
- AC = AIR CONDITIONING UNIT
- APPROX = APPROXIMATE
- BM = BENCHMARK
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEAN OUT
- CONC = CONCRETE
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT = FEET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- INV = INVERT
- INSTR = INSTRUMENT
- LAT = LATERAL
- LED = LIGHT EMITTING DIODE
- LL = LANDSCAPE LIGHT
- LOC = LOCATION
- LP = LIGHT POLE
- MH = MANHOLE
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PN = PANEL
- PG = PAGE
- R = RADIUS
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- STM = STORM
- STR = STRUCTURE
- SW = SIDEWALK
- TM = TAX MAP
- TYP = TYPICAL
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WV = WATER VALVE



GENERAL NOTES:

1. TAX MAP: #034.04-07-12
2. ZONE: R 2-5
3. OWNER: 51 E. WINDSOR AVENUE LLC
609 N ALFRED STREET
ALEXANDRIA, VA 22314-1822
INSTR#250004662
- CLIENT: DEYI AWADALLAH
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 5,750 SQ. FT. OR 0.1320 ACRES
LOT 332 = 2,875 SQ. FT. OR 0.0660 ACRES
LOT 333 = 2,875 SQ. FT. OR 0.0660 ACRES

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 12, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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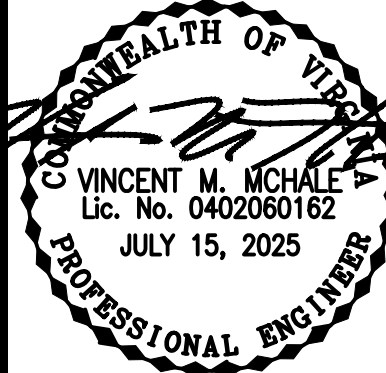
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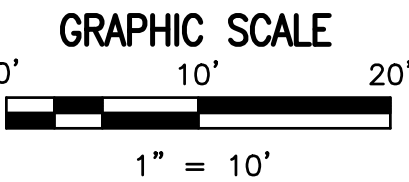
SPECIAL USE PERMIT
PROPERTY LOCATED AT
51 E WINDSOR AVENUE
(PLAT BOOK 0-4, PAGE 442)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: RTB
CHECKED: RTB
SCALE: 1"=10'
DATE: JUNE, 2025

EXISTING
CONDITIONS

SHEET **1** OF **5**
FILE: **25-079**



1. TAX MAP #: 034.04-07-12

2. ZONE OF SITE: R 2-5

3. USE: EXISTING RESIDENTIAL (SINGLE-UNIT) PROPOSED RESIDENTIAL (TWO-UNIT)

4. MINIMUM LOT AREA: 3,250 SQ. FT. (CORNER) TOTAL LOT AREA: 2,875 SQ. FT.*

5. MINIMUM LOT WIDTH: 25 FT. PROVIDED LOT WIDTH: 25 FT.

6. MINIMUM LOT FRONTAGE: 25 FT. PROVIDED LOT FRONTAGE: 140 FT.

7. NUMBER OF DWELLINGS: 1 UNIT PER LOT (TWO-UNIT) (SEMI-DETACHED)

8. FLOOR AREA: PERMITTED: 1,294 SQ. FT.
PROPOSED: 1,260 SQ. FT.

9. FLOOR AREA RATIO: PERMITTED 0.45
PROPOSED 0.44

10. AVERAGE GRADE: PRE-CONSTRUCTION 37.4
FINISHED 37.9

11. HEIGHT: PERMITTED: 30.0 FT.
PROPOSED: 26.7 FT.

12. YARDS: REQUIRED FRONT 14.5'-24.8' (20' MIN.) (E WINDSOR AVE)**
FRONT 00.0'-23.6' (20' MIN.) (CLYDE AVE)**
SIDE 1:3 HEIGHT (7' MIN.)
REAR N/A

PROVIDED FRONT (E WINDSOR AVE) 14.5'
FRONT (CLYDE AVENUE) 9.0'
SIDE (WEST) N/A
SIDE (SOUTH) 54.7'
REAR N/A

*SEE REQUESTED APPLICATION.
**SEE BLOCK FACE STUDY ON THIS SHEET.

13. PARKING TABULATIONS:
REQUIRED PARKING: 1 SPACE (0.5 SPACES/UNIT)
PROPOSED PARKING: 1 SPACE (SURFACE DRIVEWAY)

- A SPECIAL USE PERMIT TO REDEVELOP A RESIDENTIAL LOT IN THE R-2-5 ZONE, WHICH HAS LESS LOT AREA THAN THE MINIMUM REQUIRED FOR USE IN THE ZONE WHERE IT IS SITUATED, PURSUANT TO SECTION 12-901(C)(1).*

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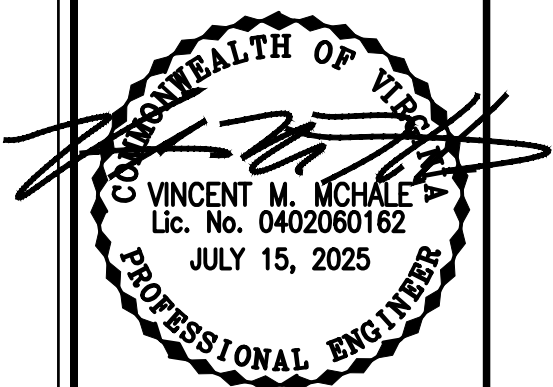
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SPECIAL USE PERMIT
PROPERTY LOCATED AT
51 E WINDSOR AVENUE
(PLAT BOOK 0-4, PAGE 442)
CITY OF ALEXANDRIA, VIRGINIA

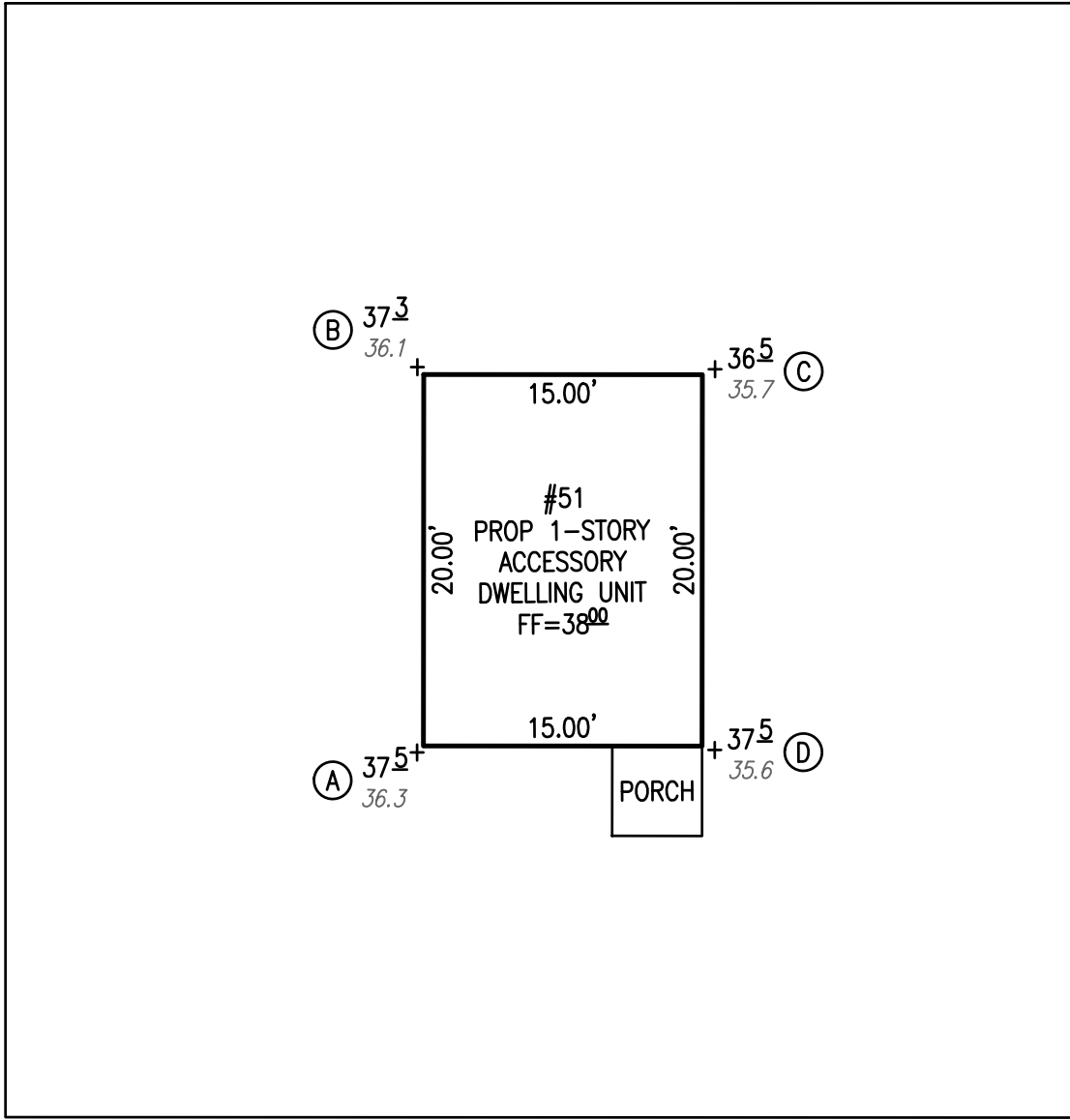
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DATE: JUNE, 2025

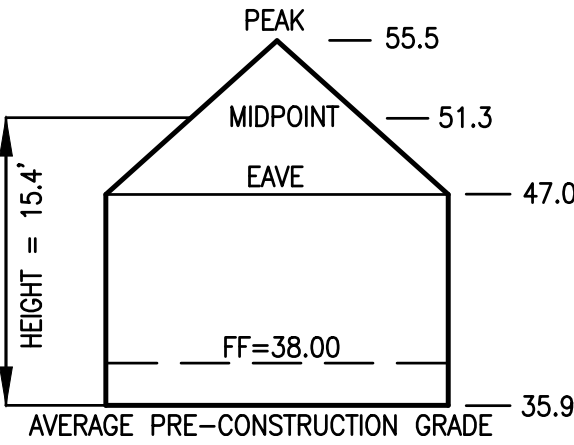
PROPOSED CONDITIONS

SHEET 2 OF 5
FILE: 25-07

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Tue, Jul 15, 2025 - 11:24:56am

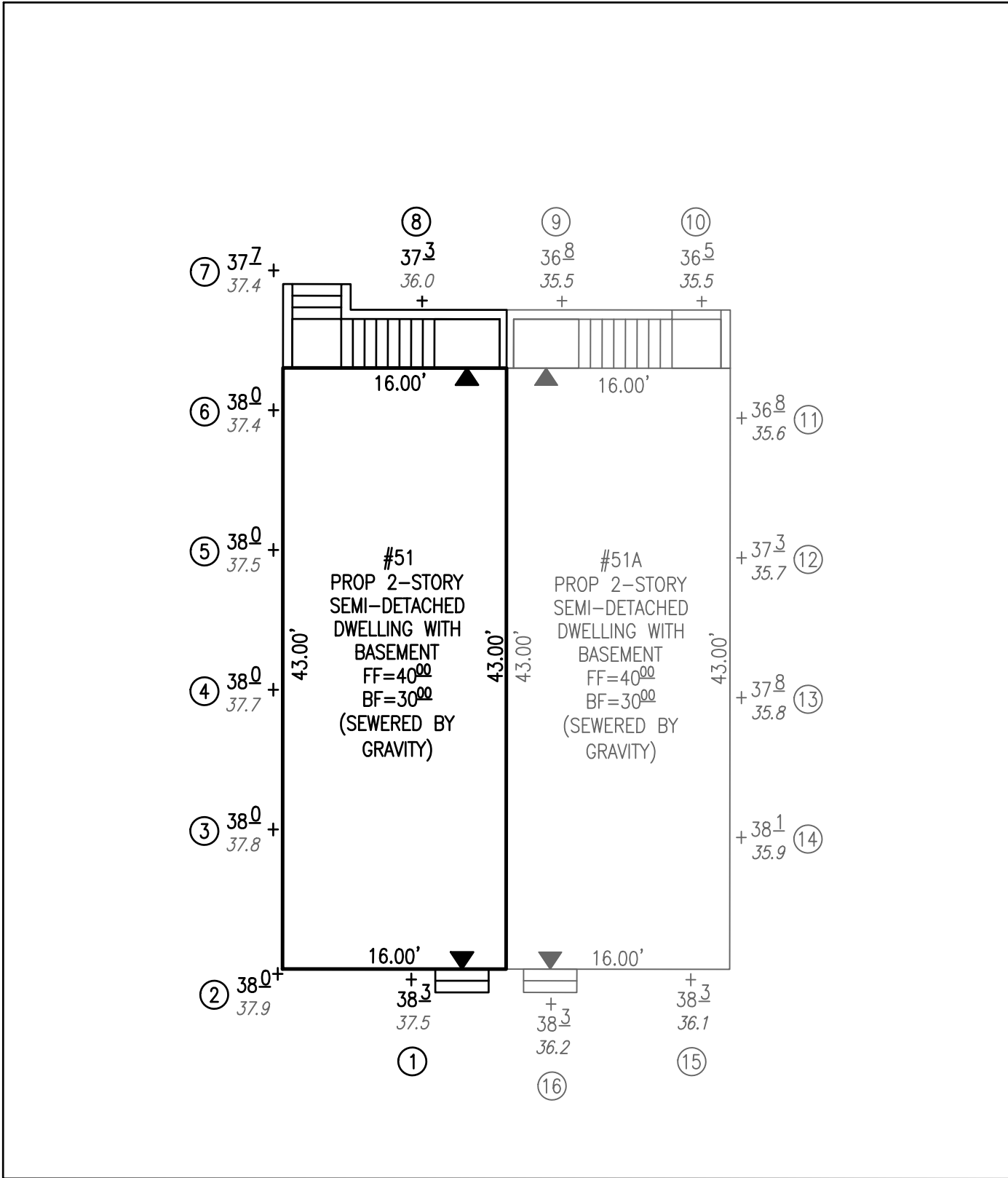


AVERAGE GRADE & ADU DETAIL
(LOT 333 - 51 E WINDSOR AVE)
(SCALE: 1" = 10')

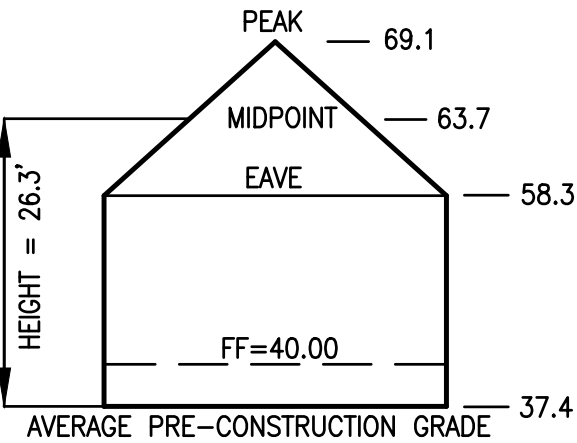


LOT 51				
ADU HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
35.9	47.0	55.5	51.3	15.4

SPOTS	EXISTING - ELEVATION
A	36.3
B	36.1
C	35.7
D	35.6
SUM:	143.7
AVERAGE:	35.9



AVERAGE GRADE & DWELLING DETAIL
(SCALE: 1" = 10')



LOT 51				
DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
37.4	58.3	69.1	63.7	26.3

BUILDING SIDE	AVERAGE GRAGE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (E WINDSOR AVE)	37.4	20.9'	14.5'-24.8'	14.5'-24.8'	15.1'
FRONT (CLYDE AVE)	37.4	26.3'	0.0'-23.6'	0.0'-23.6'	9.0'
WEST	37.4	26.3'	1:3, MIN. 7'	8.8'	9.0'
SOUTH	37.4	20.9'	1:3, MIN. 7'	7.0'	54.7'

SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION
1	37.5	38.3
2	37.9	38.0
3	37.8	38.0
4	37.7	38.0
5	37.5	38.0
6	37.4	38.0
7	37.4	37.7
8	36.0	37.3
SUM:	299.2	303.3
AVERAGE:	37.4	37.9

Threshold	
AEG along front	37.70
FF Elev	40.00
Threshold (prov.)	2.30
Threshold (max)	3.5

BASEMENT EXCLUSION COMPUTATION

FIRST FLOOR ELEVATION=40.0
BOTTOM OF FIRST FLOOR CONSTRUCTION=39.0
- AVERAGE FINISHED GRADE=37.9
DIFFERENCE=1.1*

*PER SECTION 2-120 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, THE BASEMENT SHALL NOT BE COUNTED AS FLOOR AREA WHERE THE AVERAGE FINISHED GRADE IS FEWER THAN 4.0' BELOW THE BOTTOM OF FIRST FLOOR CONSTRUCTION.

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DATE	REVISION

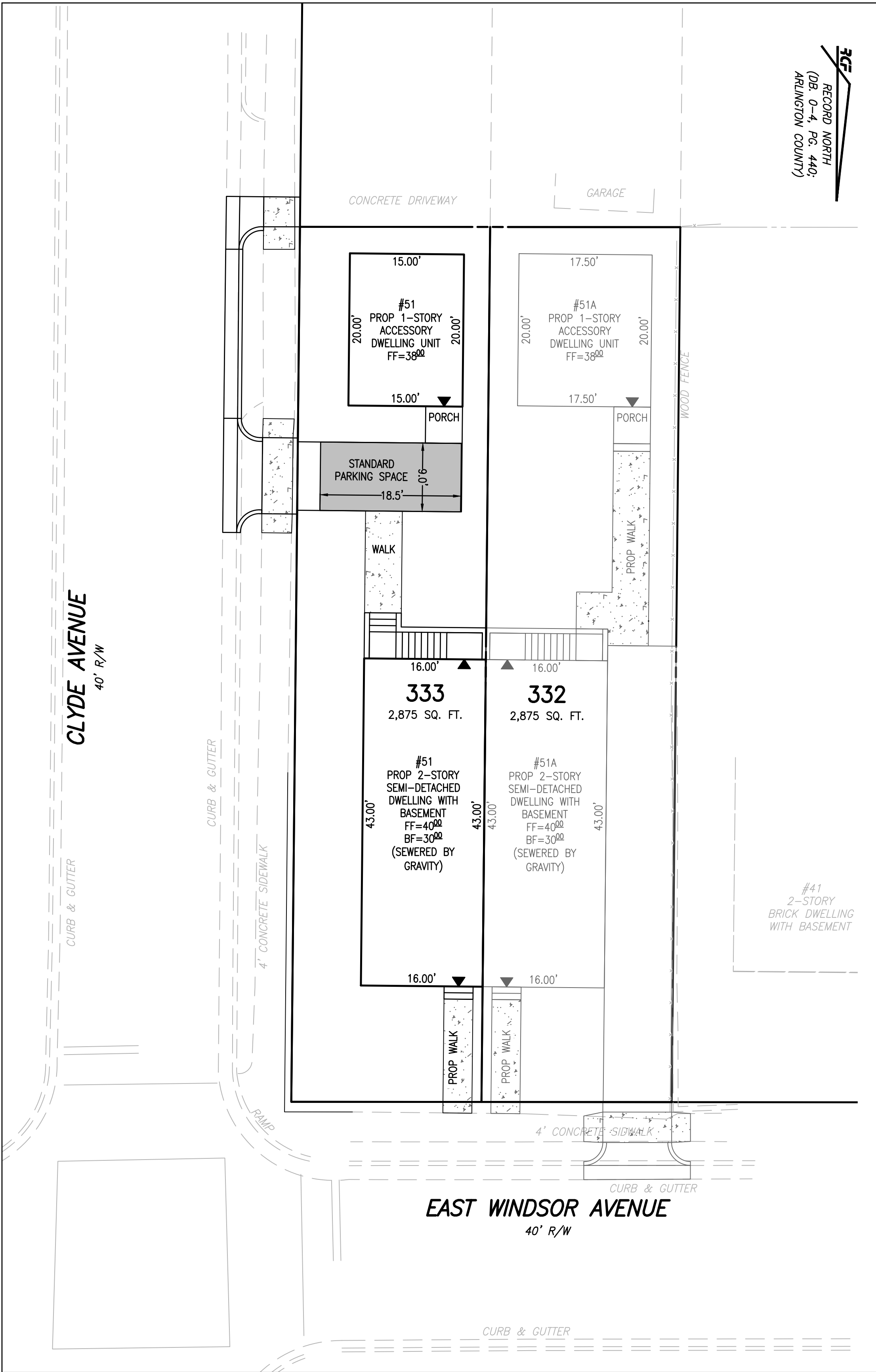
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DATA

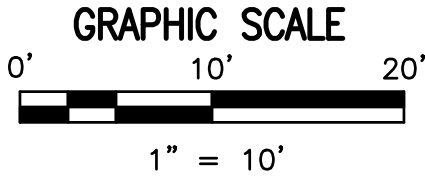
SHEET **3** OF **5**

FILE: **25-079**

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Tue, Jul 15, 2025 - 11:24:59am



PARKING REQUIREMENT DETAIL
(SCALE: 1" = 10')



YARD PARKING REQUIREMENTS (LOT 333)				
YARD AREA	YARD AREA (SF)	PARKING AREA (SF)	ALLOWABLE RATIO	PROPOSED PARKING RATIO
FRONT YARD (CLYDE AVE)	1035	81	50%	7.8%
SIDE YARD (SOUTH)	1369	193	50%	14.1%

NOTE: NO PROPOSED PARKING IN ANY OTHER REQUIRED YARDS

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



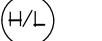
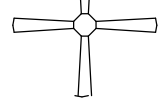




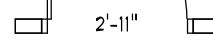







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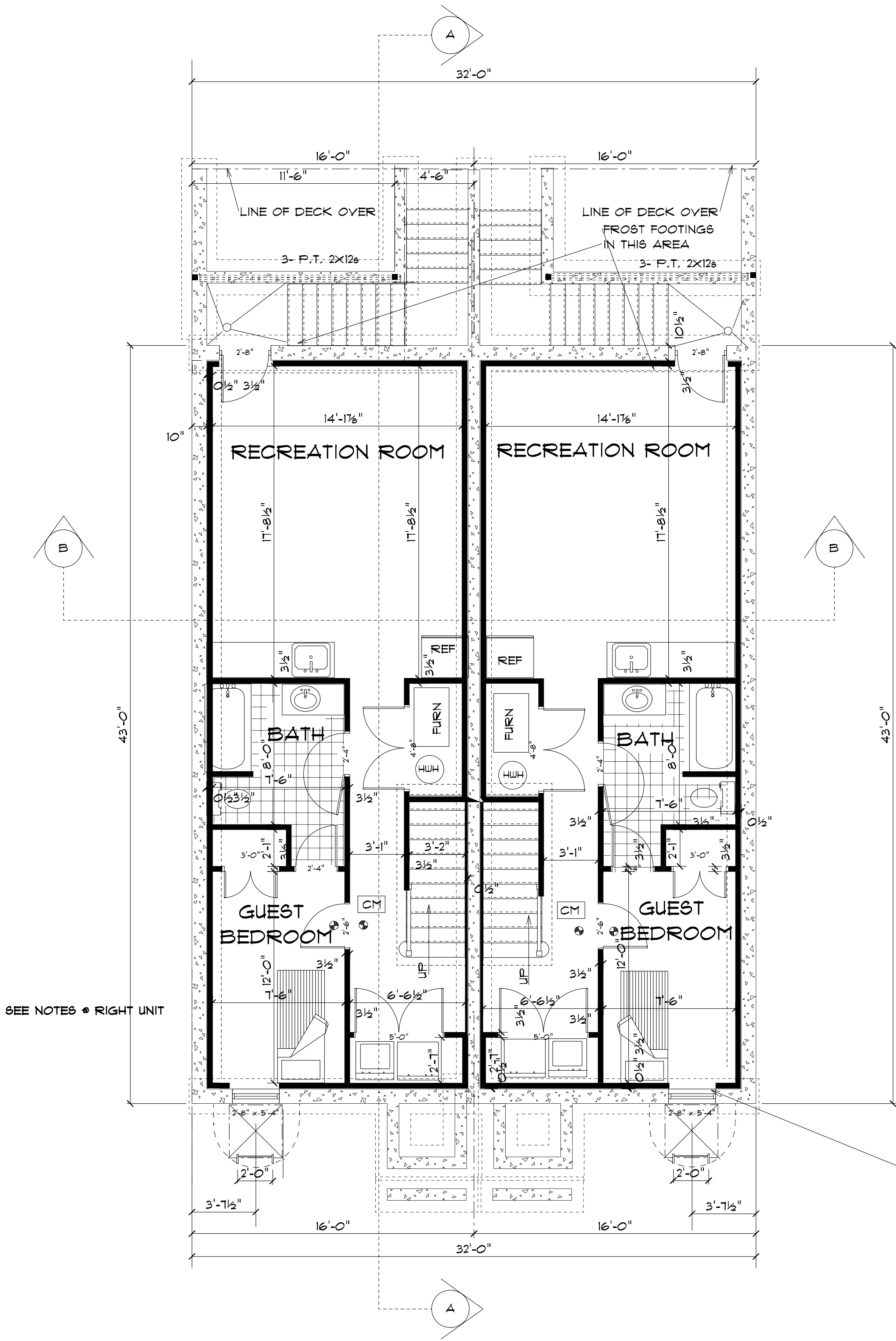
DATE	REVISION

DESIGN: RTB
CHECKED: RTB
SCALE: 1"=10'
DATE: JUNE, 2025

ZONING
DATA

LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
	3 WAY SWITCH LOCATION
	TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2X4s @ 16" O.C.
	TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX



SEE NOTES @ RIGHT UNIT

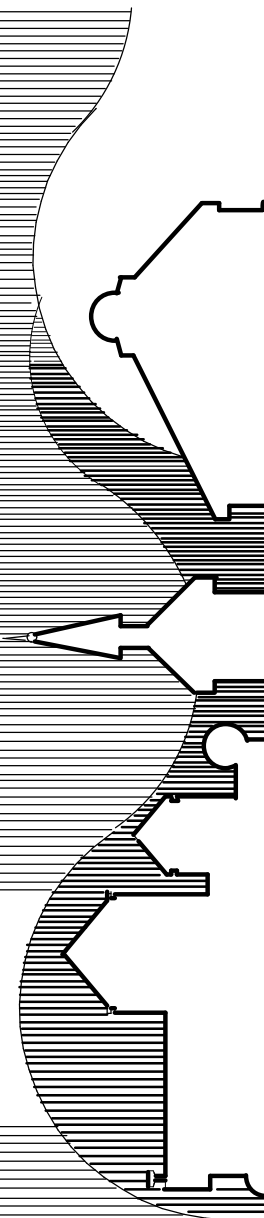
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

EGRESS WINDOW AND WINDOW-WELL

MINIMUM 3'-0"X3'-0" CLEAR
WINDOW-WELL EQUIPTED W/
GALV. METAL LADDER W/
VERTICAL RUNGS NO GREATER
THAN 18" O.C.
GRADE LEVEL GRATE
OVER WINDOW-WELL
MAX SILL HEIGHT OF
WINDOW IS 44" ABOVE FLOOR

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ALEXANDRIA, VIRGINIA



BASEMENT FLOOR PLANS









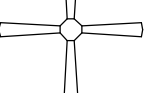




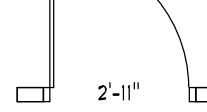







L. THOMAS WALLSMAN, ARCHITECT

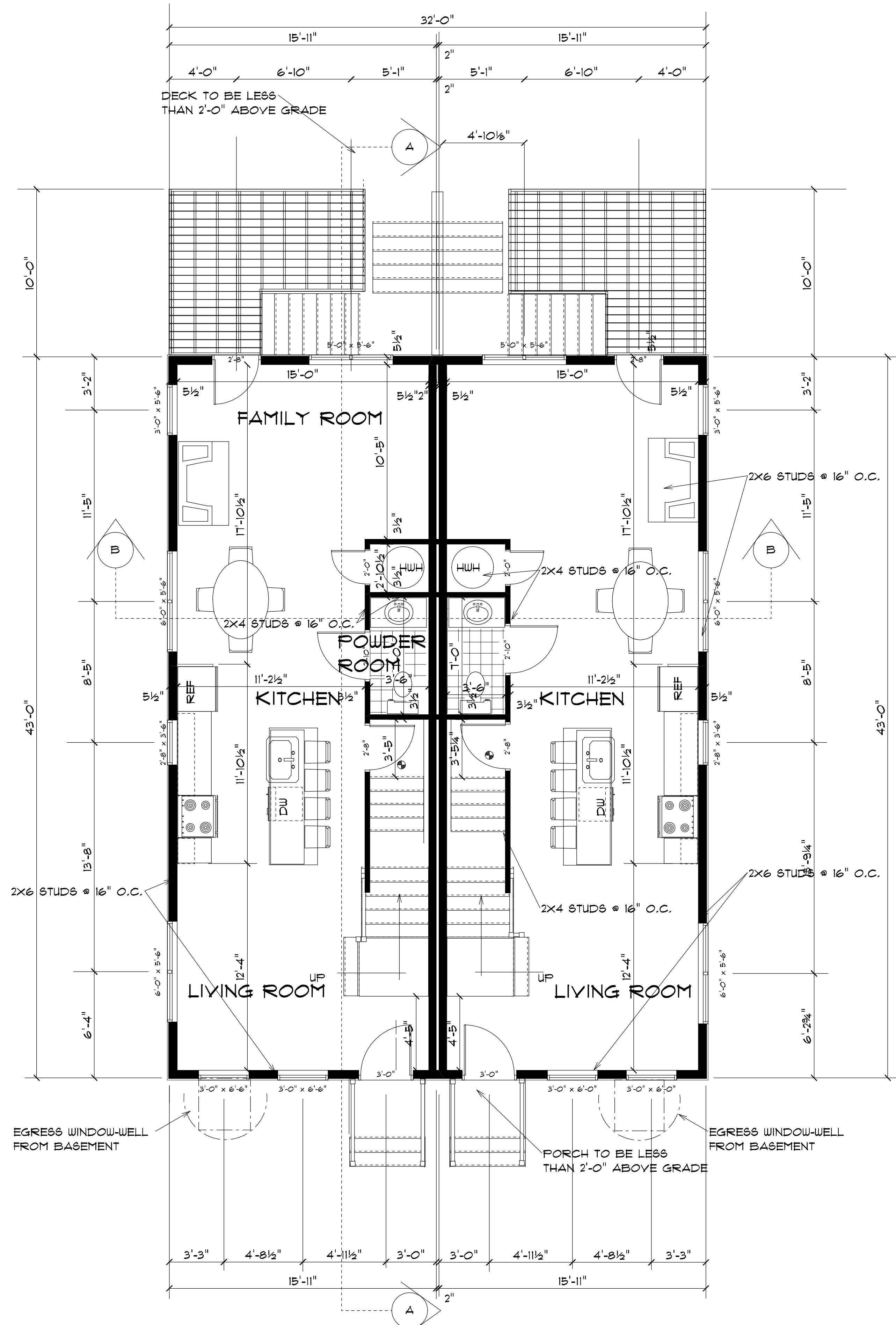
email: twallsman.architect@gmail.com cell phone: (240) 888-9417

07-17-2025

A-001

LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
	CEILING FAN
	CABLE OUTLET
	SWITCH LOCATION
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	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX

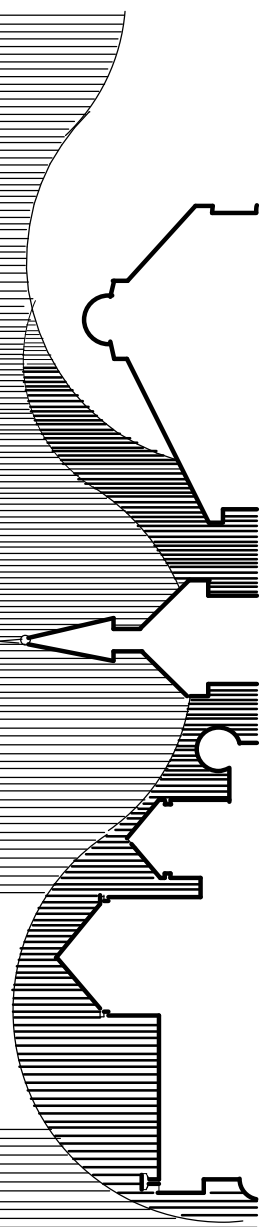


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ALEXANDRIA, VIRGINIA 22301

FIRST FLOOR PLAN
























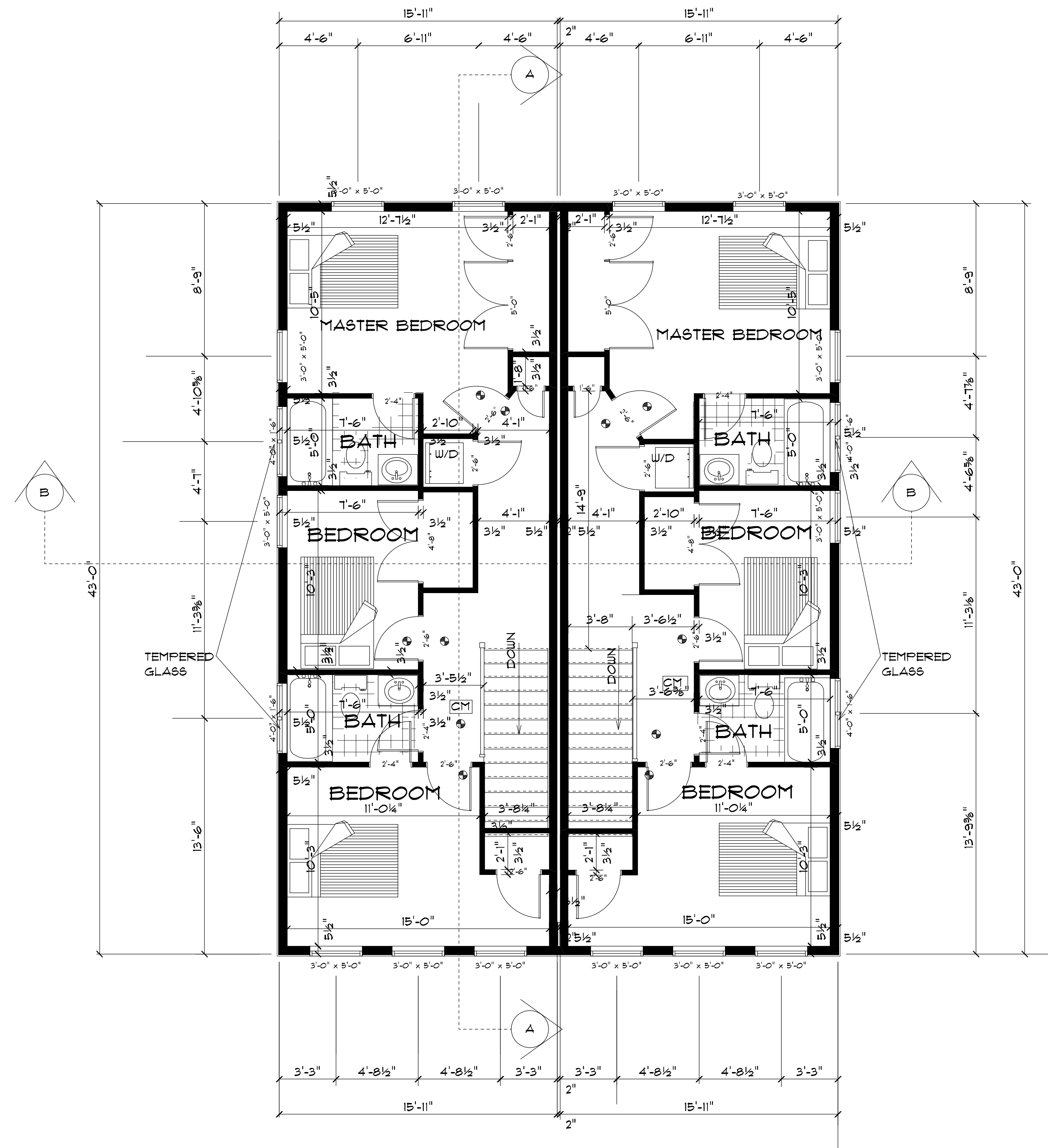
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07-17-2025

A-002

LEGEND

	FLUORESCENT FIXTURE
	HVAC DIFFUSER
	TELEPHONE OUTLET
	ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET
	RECESSED LIGHT
	SURFACE MTD. LIGHT
	BATHROOM HEAT/LAMP
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	CARBON MONOXIDE DETECTOR
	CHANDELIER
	BATHROOM EXHAUST FAN
	VANITY LIGHT
	SCONCE
	JUNCTION BOX

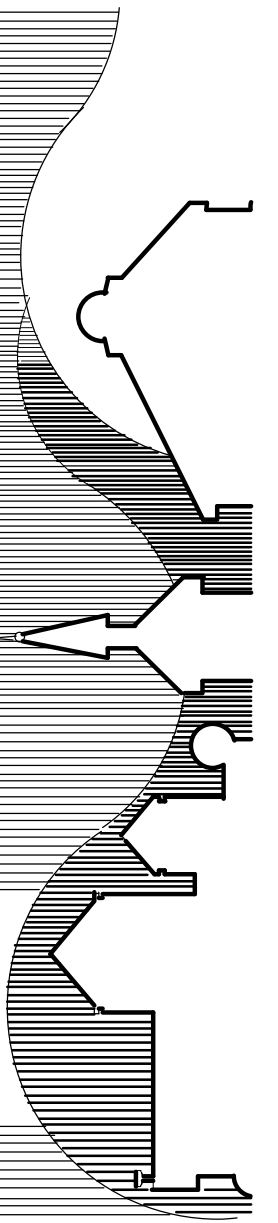


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ALEXANDRIA, VIRGINIA

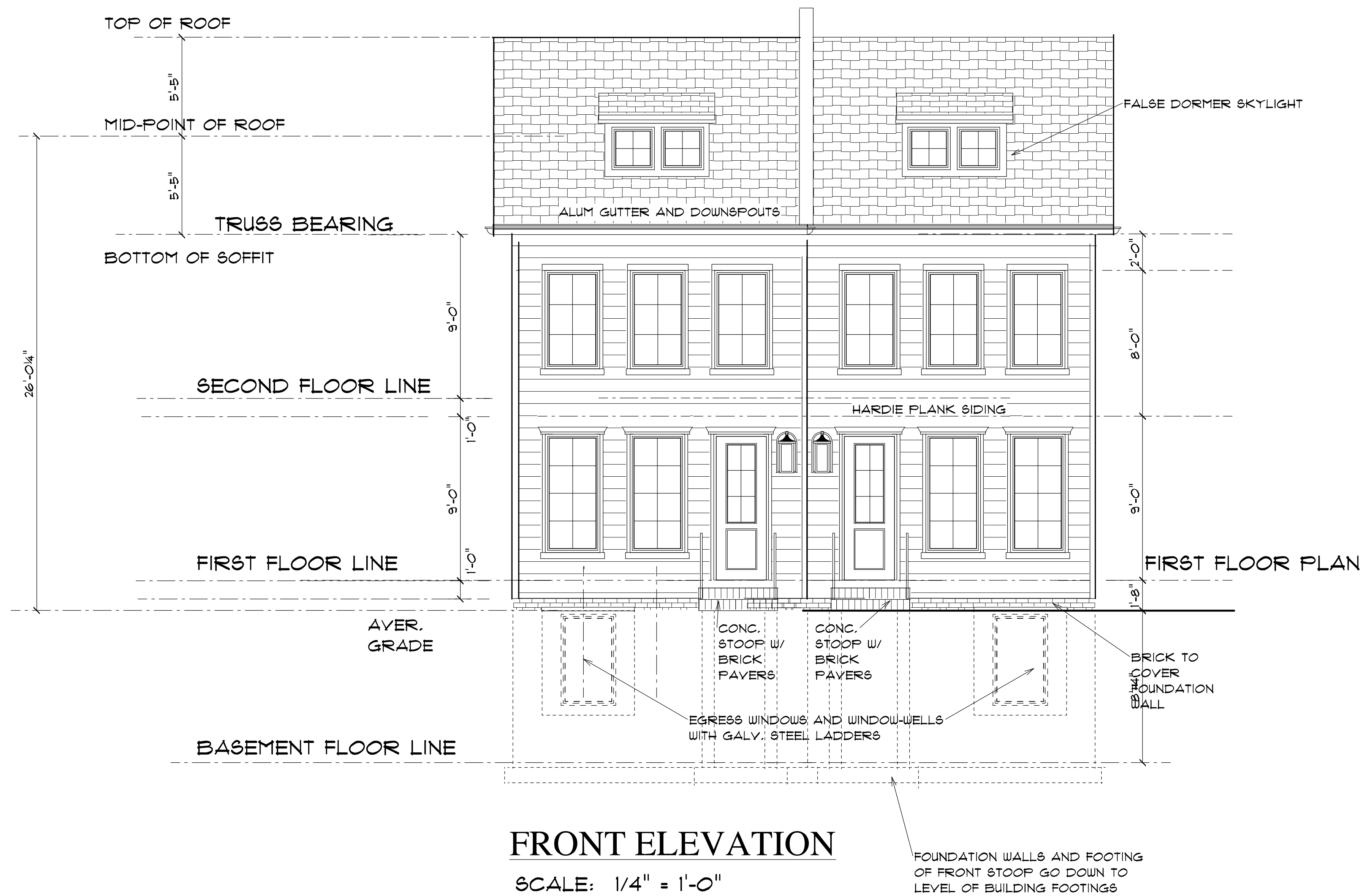
SECOND FLOOR PLAN



I. THOMAS WALSMAN, ARCHITECTEmail: t.walsman.architect@gmail.com cell phone: (240) 888-9417

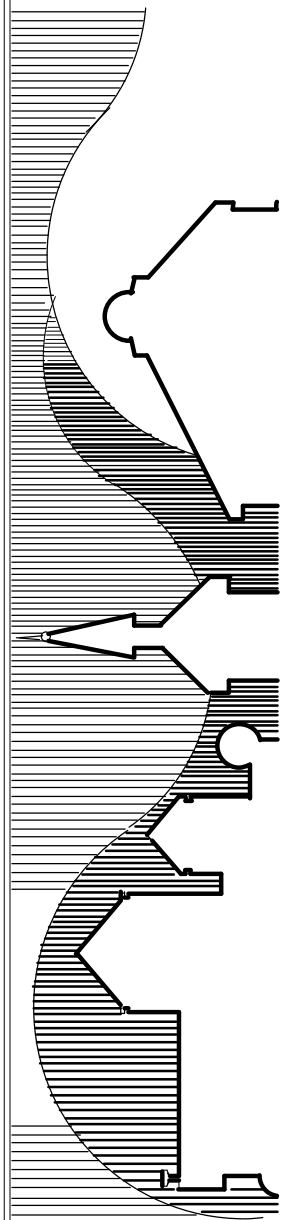
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A-003



2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ALEXANDRIA, VIRGINIA

FRONT ELEVATION



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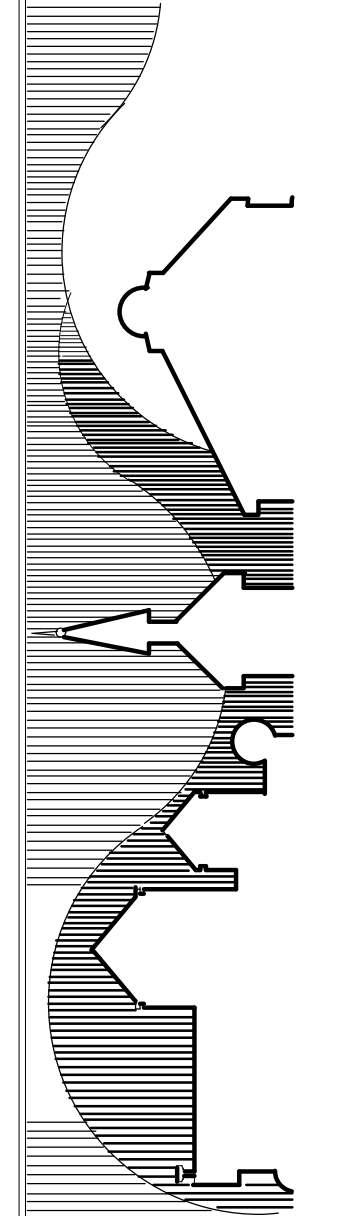
A-004



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ARLINGTON, VIRGINIA

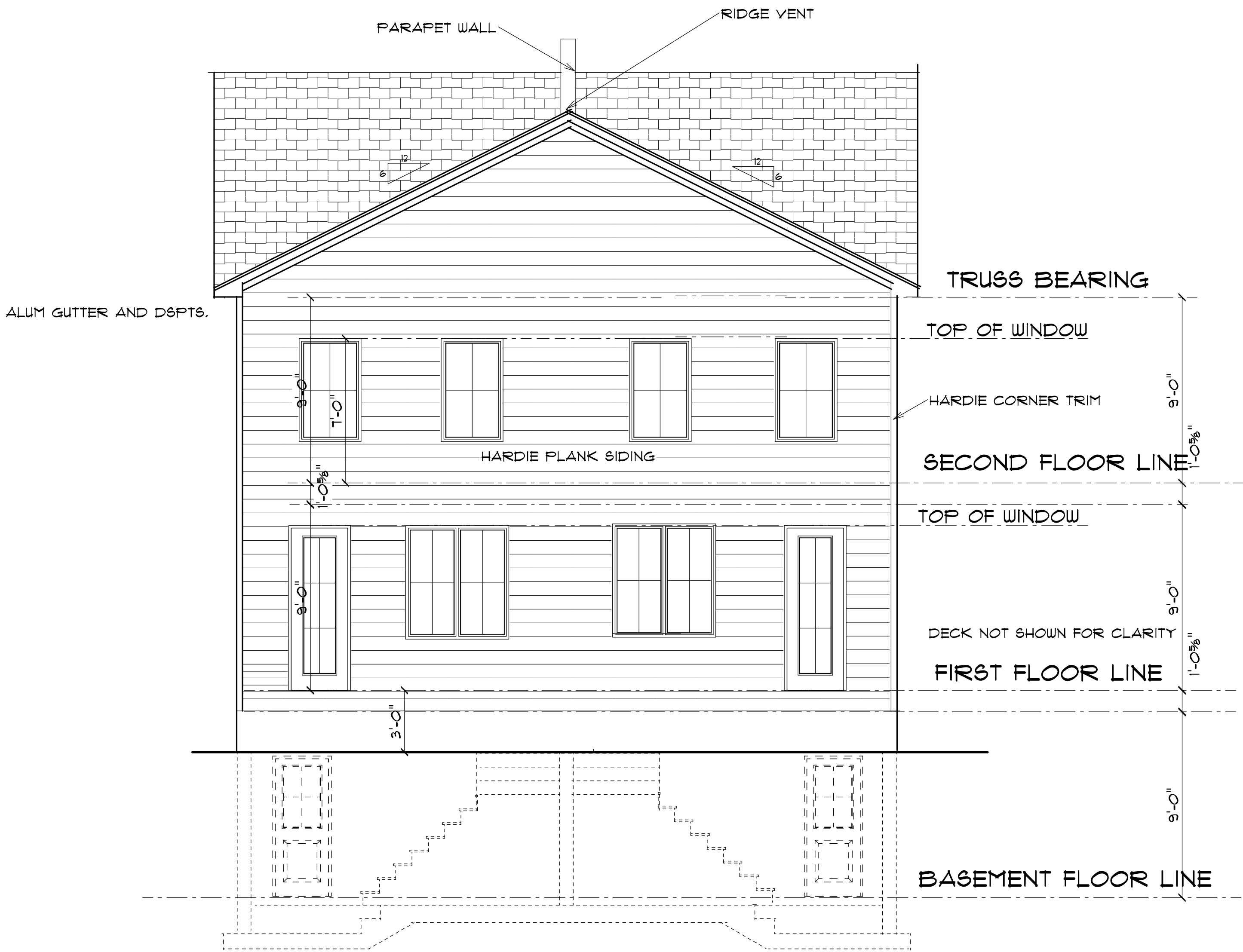
LEFT SIDE ELEVATION



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A-005

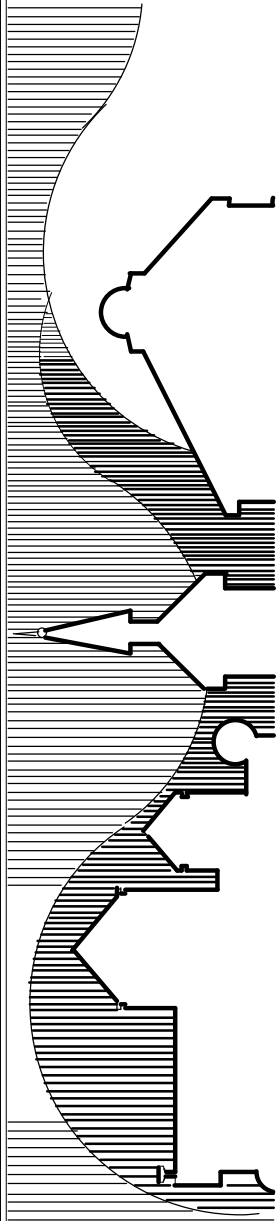


REAR ELEVATION

SCALE: 1/4" = 1'-0"

SINGLE FAMILY DWELLINGS FOR
1310 SOUTH POE STREET
ARLINGTON, VIRGINIA

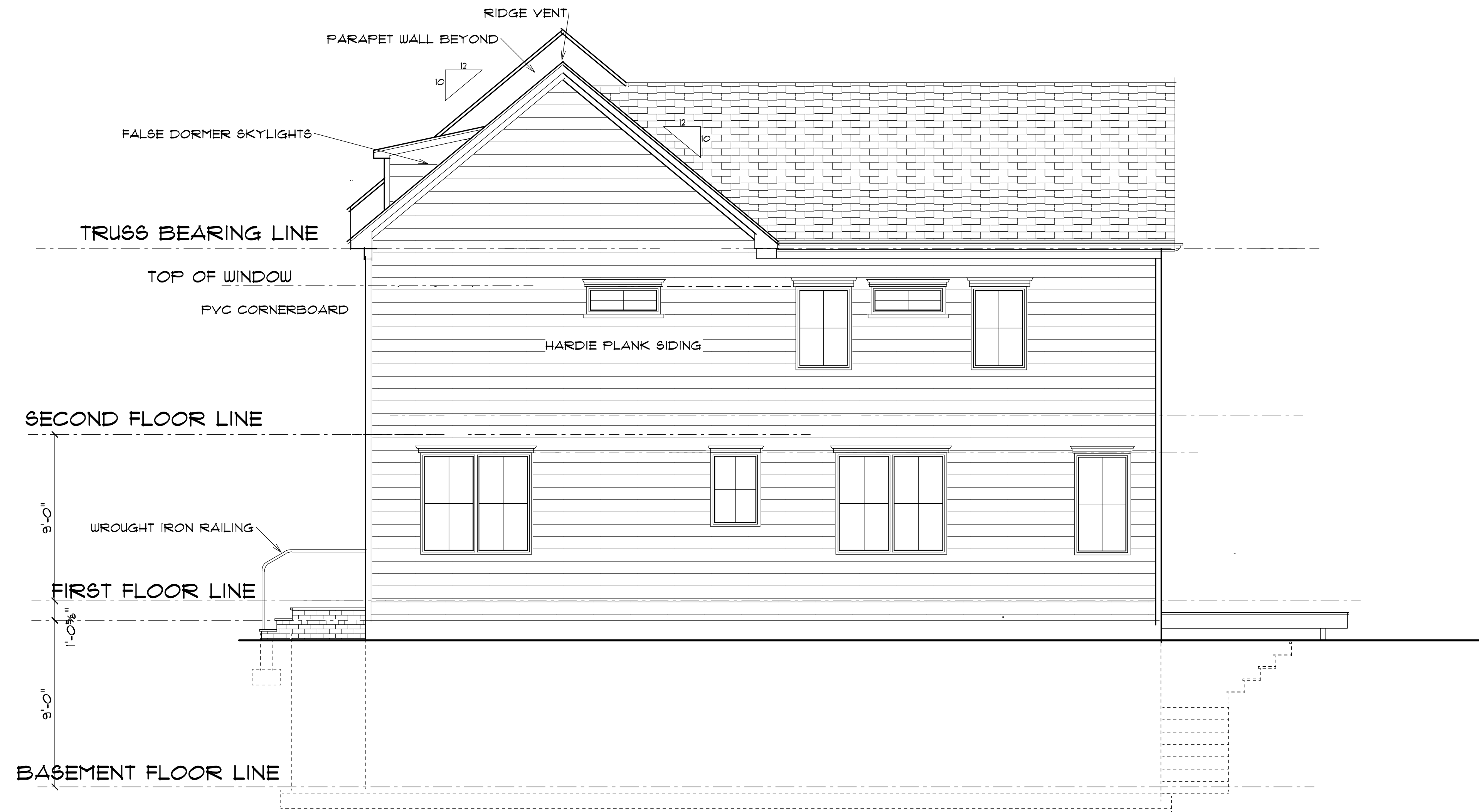
REAR ELEVATION



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A-006

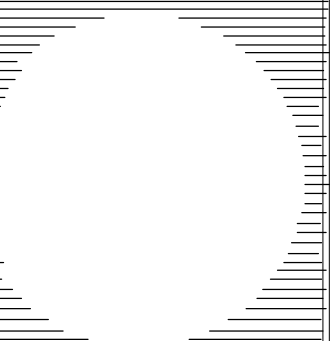


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

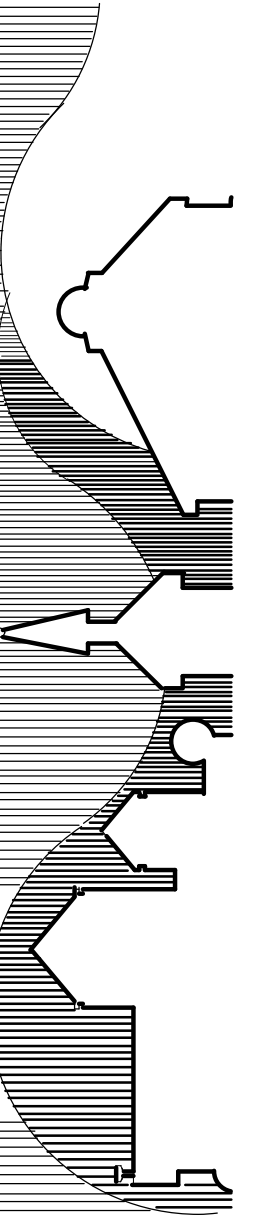
2 ABUTTING SINGLE FAMILY DWELLINGS FOR
51 E. WINDSOR AVE.
ARLINGTON, VIRGINIA

RIGHT SIDE ELEVATION

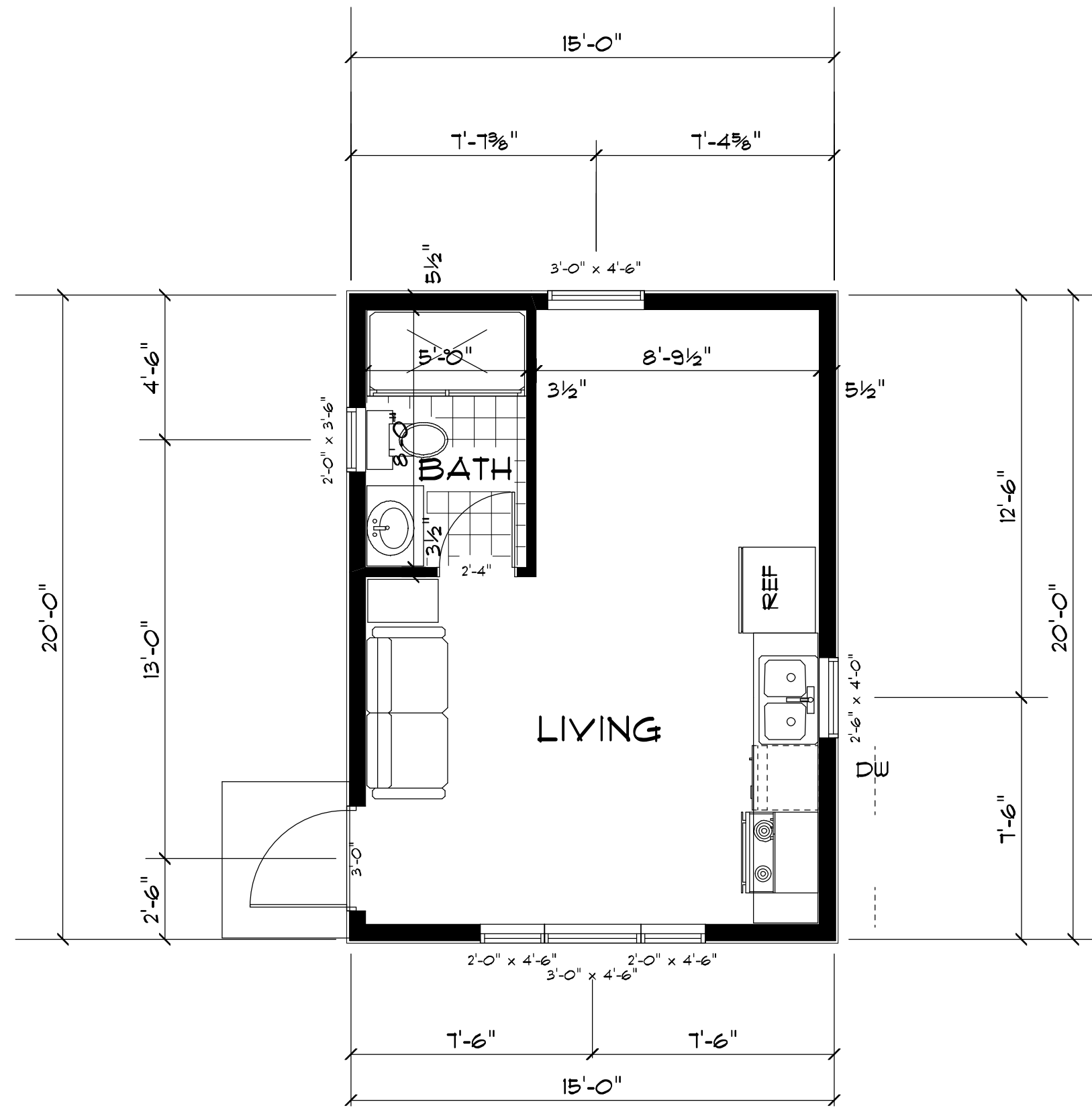


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A-007



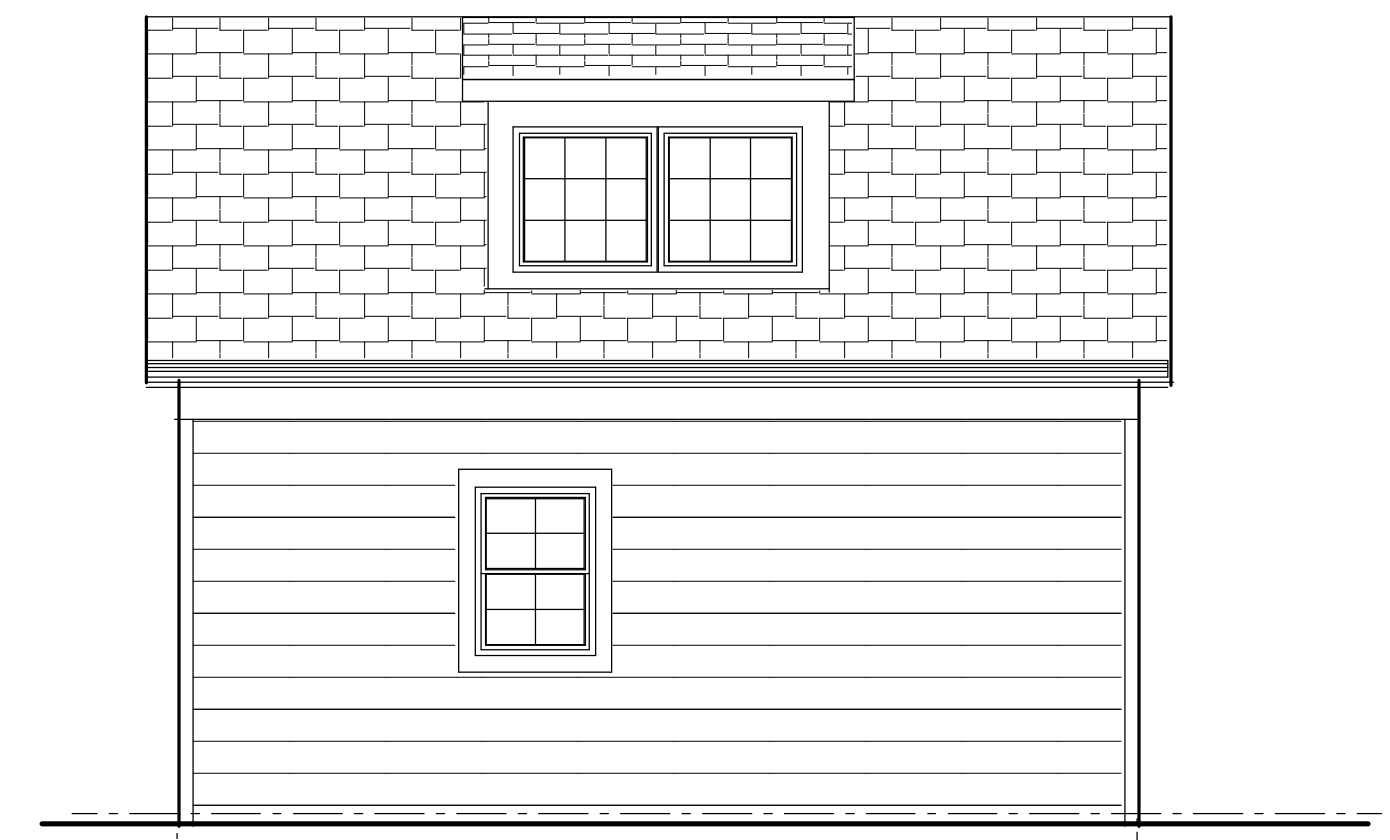
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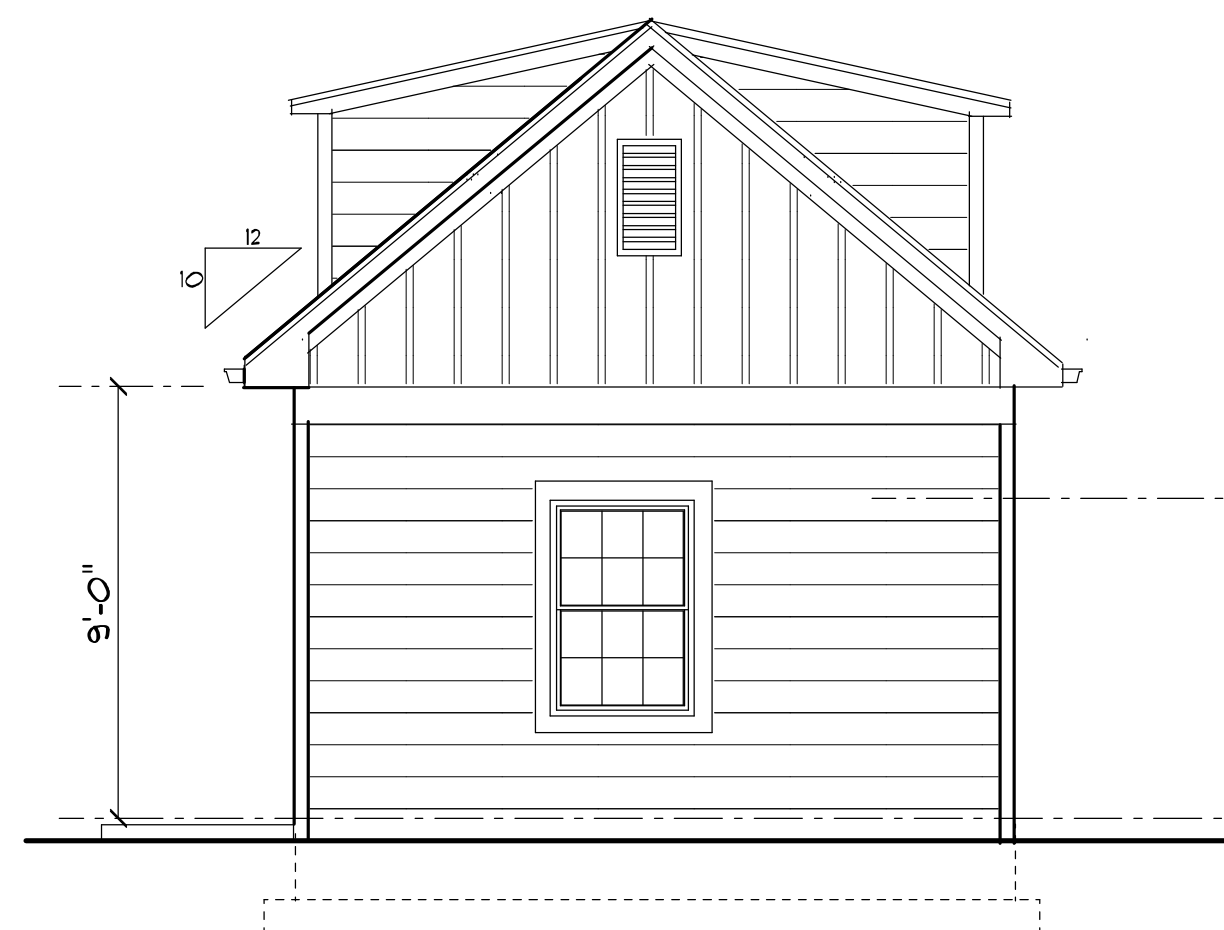
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



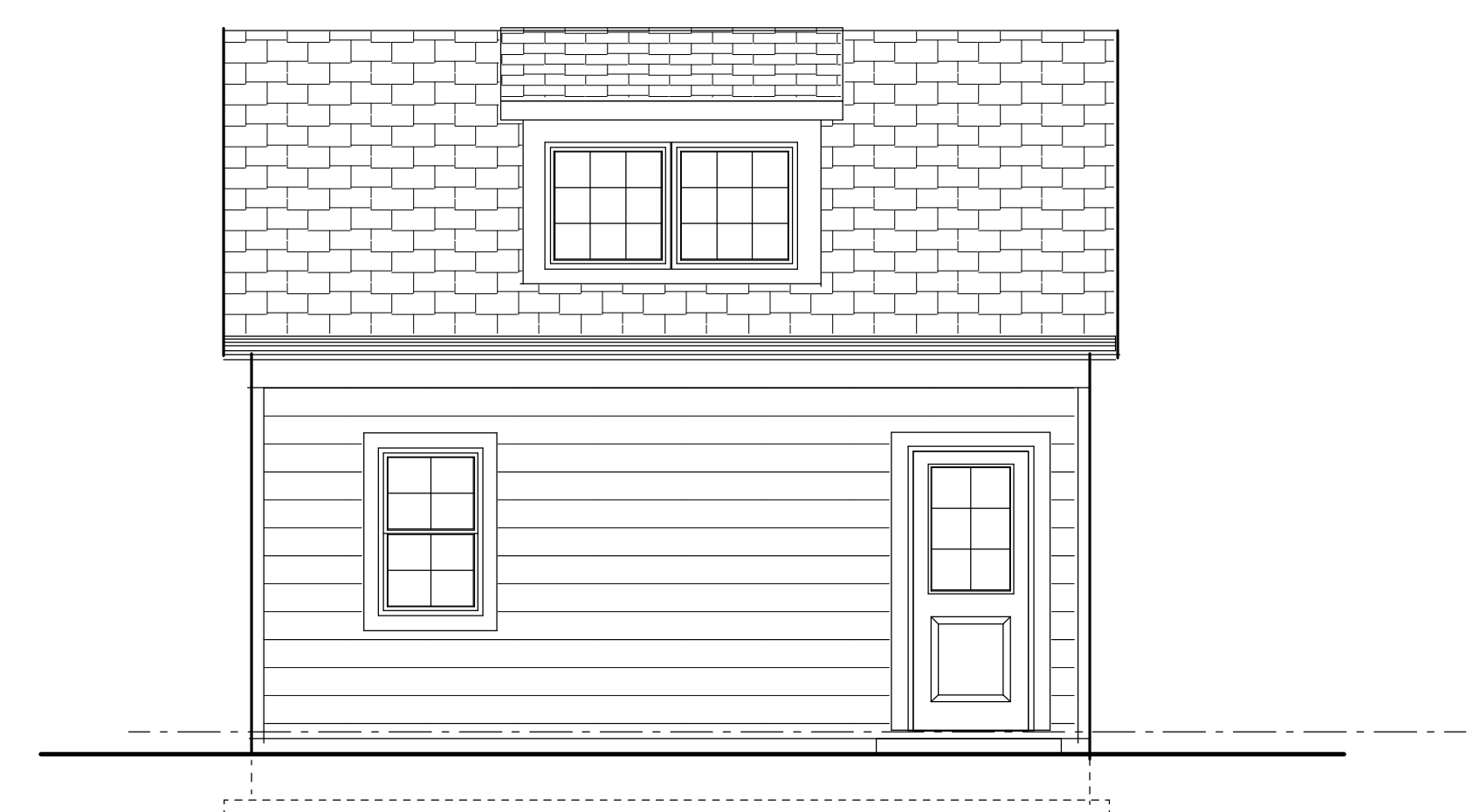
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADU ADDITION FOR
51 E. WINDSOR AVE.
ARLINGTON, VA

FLOOR PLAN AND BUILDING ELEVATIONS

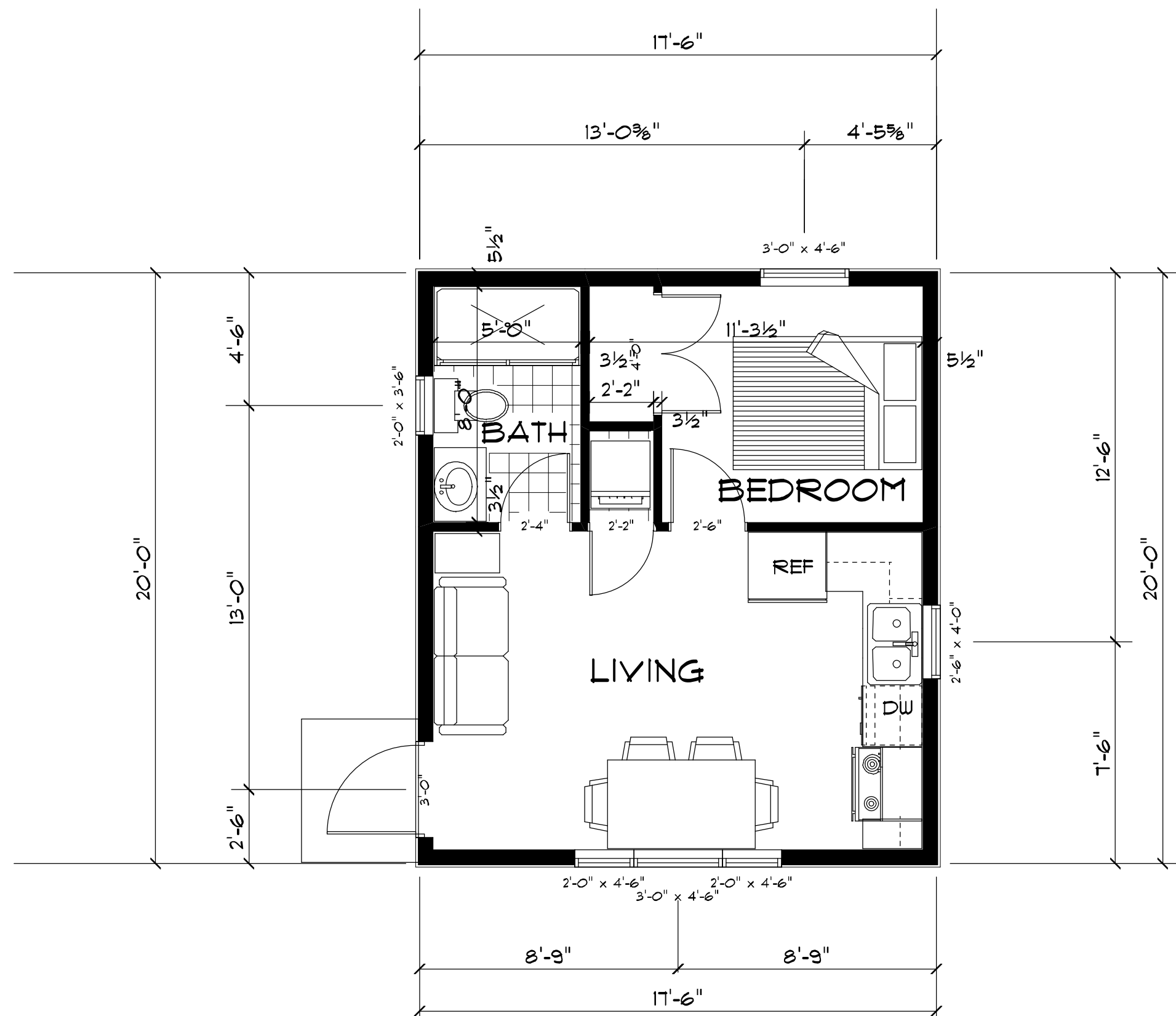
I. THOMAS WALSMAN, ARCHITECT

t.walsman.architect@gmail.com

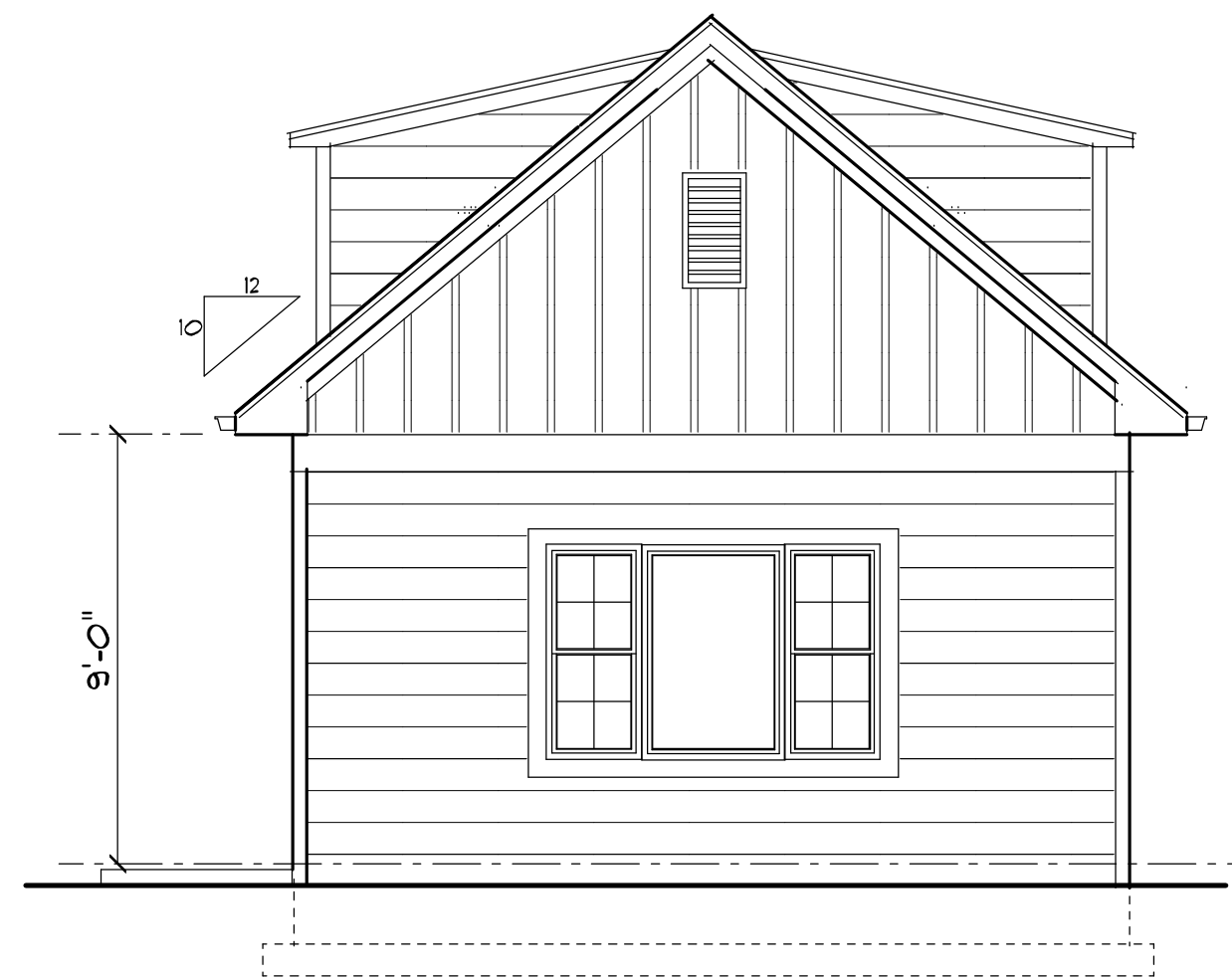
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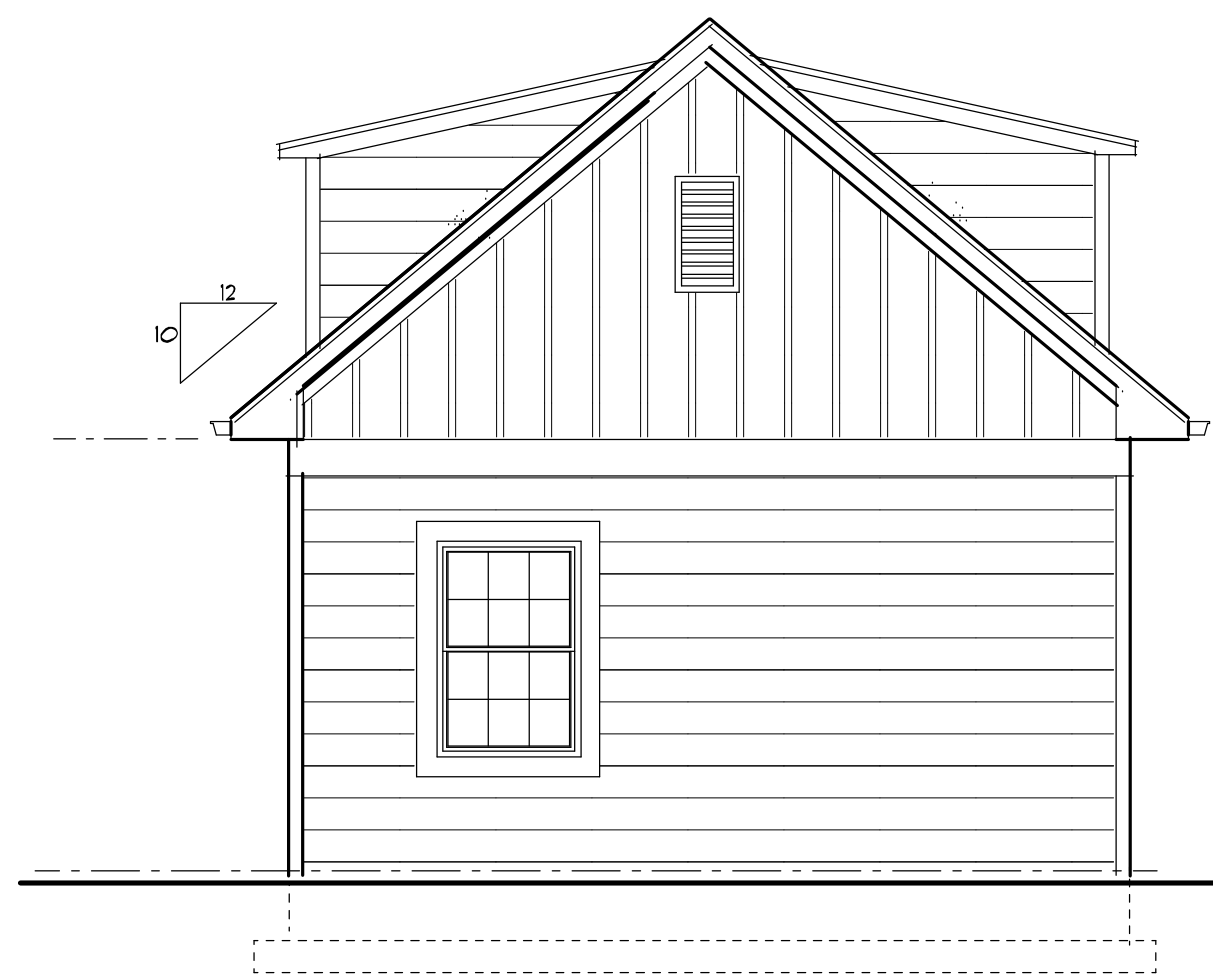
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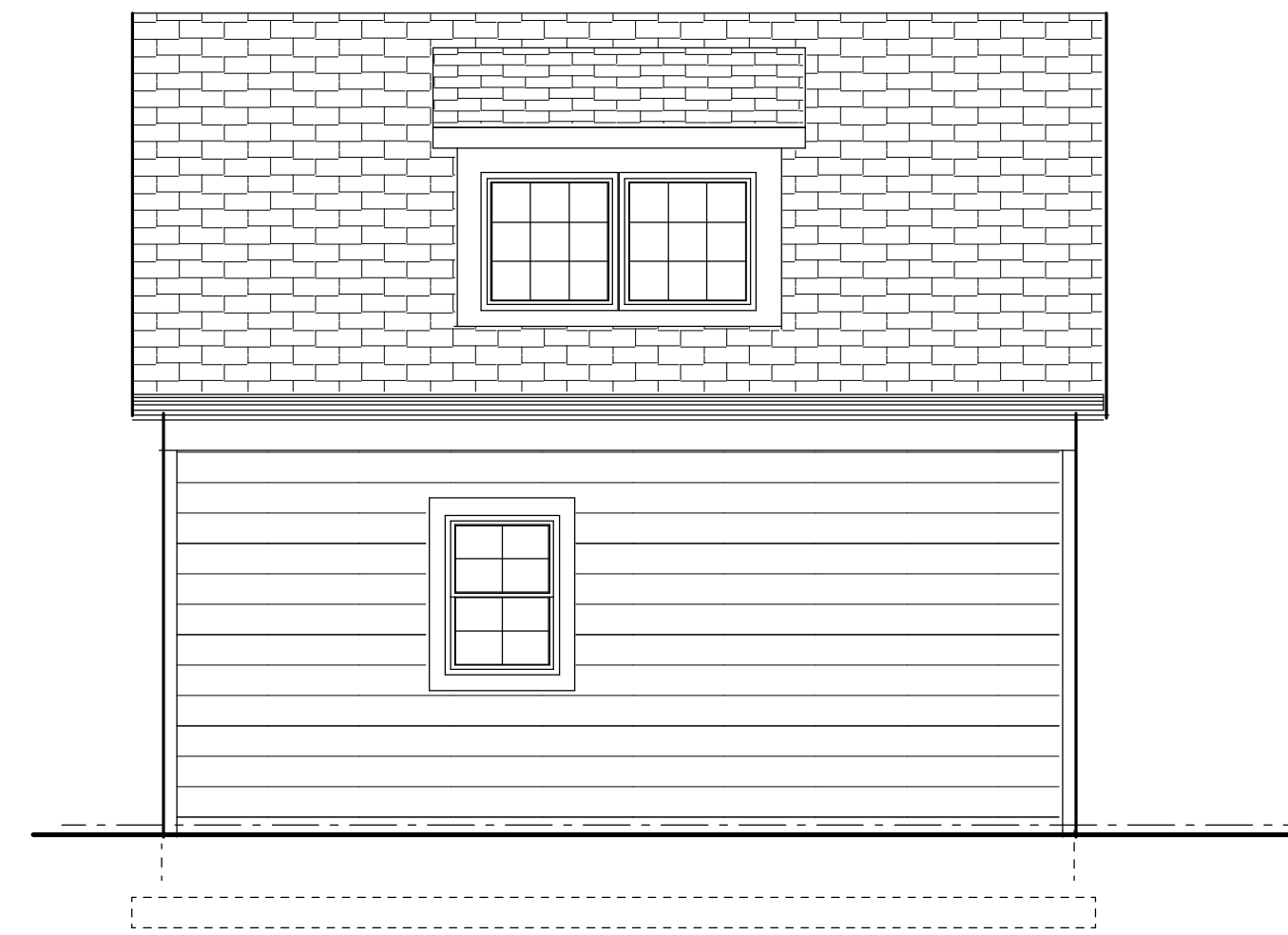
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



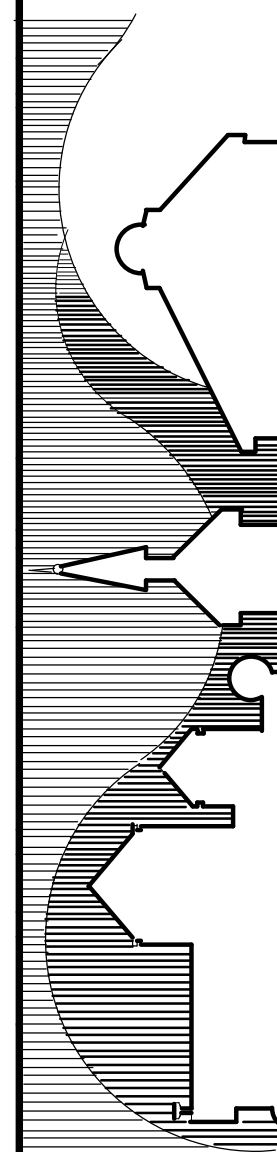
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ADU ADDITION FOR
51-A E. WINDSOR AVE.
ARLINGTON, VA

FLOOR PLAN AND BUILDING ELEVATIONS

I. THOMAS WALSMAN, ARCHITECT

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07-17-2025

A-001



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 51 E Windsor Ave Alexandria, VA 22301 Lot 333
Street Address

R-2-5
Zone

A2. 2,875.00 x 0.45 = 1,293.75
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Garage
Other***

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Garage**
Other***
Other***

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 690.00
First Floor 690.00
Second Floor 690.00
Third Floor
Attic 690.00
Porches
Balcony/Deck 95.00
Garage
Other*** 300.00

Allowable Exclusions**

Basement** 690.00
Stairways** 120.00
Mechanical**
Attic less than 7'*** 690.00
Porches**
Balcony/Deck** 95.00
Garage**
Other***
Other*** 300.00

C1. 3,155.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,895.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,260.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,155.00 C2. **Total Exclusions** 1,895.00

D. Total Floor Area

D1. 1,260.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,293.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Deyi Awadallah

Digitally signed by Deyi Awadallah
DN: cn=Deyi Awadallah, o, ou,
c=US
Date: 2025.07.14 10:13:45 -04'00'

Date: 7/14/2025