

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2022

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – REZONING #2022-00102
31 & 33 EAST BELLEFONTE AVENUE

With this, memorandum staff provides more background on the reason for the applicant's request for the rezoning and, if approved, establishes what additional development could occur..

Reason for rezoning:

The applicant has requested a rezoning because they would like the option to construct a modest addition to the existing dwelling in the future. The R-2-5 zone permits a maximum floor area ratio (FAR) of 0.45. The existing semi-detached, two-family dwelling exceeds this maximum FAR as follows:

Lot 7.02 (33 East Bellefonte Avenue) contains approximately 1,464 square feet of net floor area, 377 square feet beyond the maximum permitted. Lot 7.01 (33 East Bellefonte Avenue) contains approximately 1,386 square feet of net floor area, 75 square feet beyond the maximum permitted.

Under the current zoning, the applicant would have to receive approval from the Board of Zoning Appeals for a variance from the maximum FAR. Staff found that the required variance criteria would not be met for such a request. Specifically, Zoning Ordinance section 11-1103(F) states that “the granting of the variance does not result.... in a change of the zoning classification of the property...” This criterion would not be met because exceeding the maximum FAR would result in a change of the zoning classification of the subject property.

As the variance would not allow for an addition, the applicant therefore requested a rezoning of the subject property.

Potential development under RB zoning:

The following table summarizes the bulk and open space regulations of both the R-2-5 and RB zones as they would apply to the subject properties:

Lot 7.02 (31 East Bellefonte Avenue)

	R-2-5 zone (existing)	Provided	RB zone (proposed)
Front Yard	18.9 Ft. (minimum)	26.8 Ft.	No change
Side yard	1:3 height to setback ratio, minimum 10 Ft.	7.9 Ft.	1:3 height to setback ratio, minimum 8 Ft.
Rear Yard	1:1 height to setback ratio, minimum 7 Ft.	25.4 Ft.	1:1 height to setback ratio, minimum 8 Ft.
Height	30 Ft.	~27.5 Ft.	No change
FAR	0.45 (1,087 Sq. Ft.)	1,464 Sq. Ft.	0.75 (1,812 Sq. Ft)
Open Space	None required	1,215 Sq. Ft.	800 Sq. Ft.

Lot 7.01 (33 East Bellefonte Avenue)

	R-2-5 zone (existing)	Provided	RB zone (proposed)
Front Yard	18.9 Ft. (minimum)	27.2 Ft.	No change
Front Yard (secondary)	20 Ft.	13.8 Ft.	No change
Side Yard	1:3 height to setback ratio, minimum 10 Ft.	25.2 Ft.	1:3 height to setback ratio, minimum 8 Ft.
Height	30 feet	~27.5 Ft.	No change
FAR	0.45 (1,311 Sq. Ft.)	1,311 Sq. Ft.	0.75 (2,186 Sq. Ft)
Open Space	None required	1,535 Sq. Ft.	800 Sq. Ft.

Although the maximum floor area permitted would increase if the rezoning request were approved, the subject properties would still be subject to the residential infill regulations related to building height, floor area and front setback. With regard to floor area, the rezoning would not allow for any additional floor area exclusions. Although Lot 7.02's side yard requirement would be more permissive, its rear yard would be more restrictive. There would be no changes to the required front yards or the maximum height permitted. Further, the RB zone would introduce an open space requirement that would limit additional space that could be occupied by buildings or structures on the subject properties. Given these requirements and the lot constraints, the rezoning would not allow for redevelopment that would be incompatible in terms of height, mass or bulk with the surrounding properties.

For clarity, staff has included graphics, below, that show non-buildable areas in red, for each of the subject properties if the rezoning were approved.

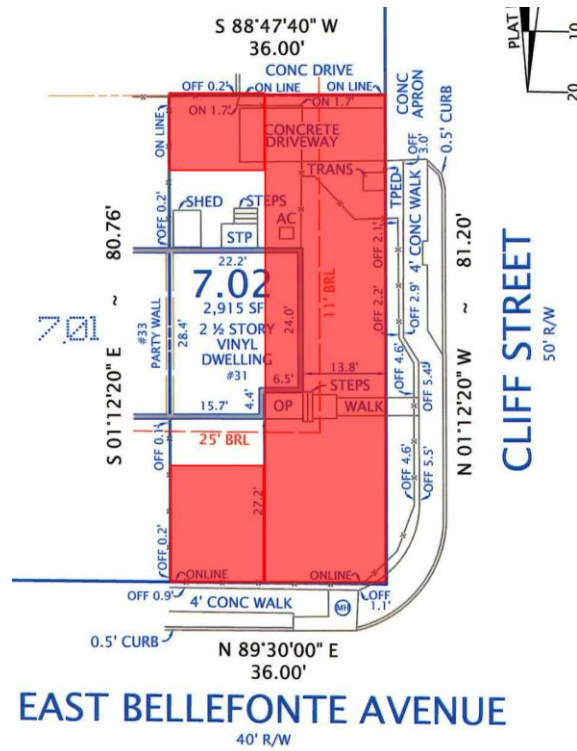


Figure 1- 31 East Bellefonte Avenue - Non-buildable Area

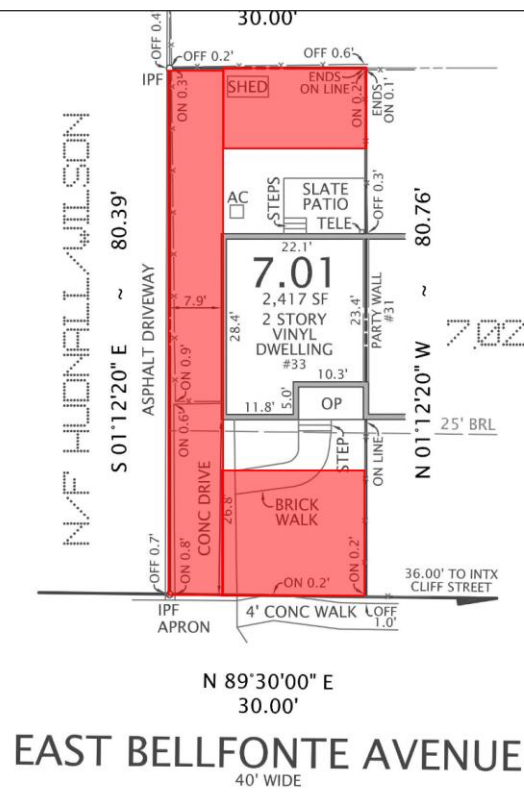


Figure 2 - 33 East Bellefonte Avenue - Non-buildable Area

Staff continues to recommend approval of the rezoning request.