



CITY OF ALEXANDRIA  
Department of Planning & Zoning

\*\*\*INFO ONLY\*\*\*

26 West Chapman  
Street Subdivision





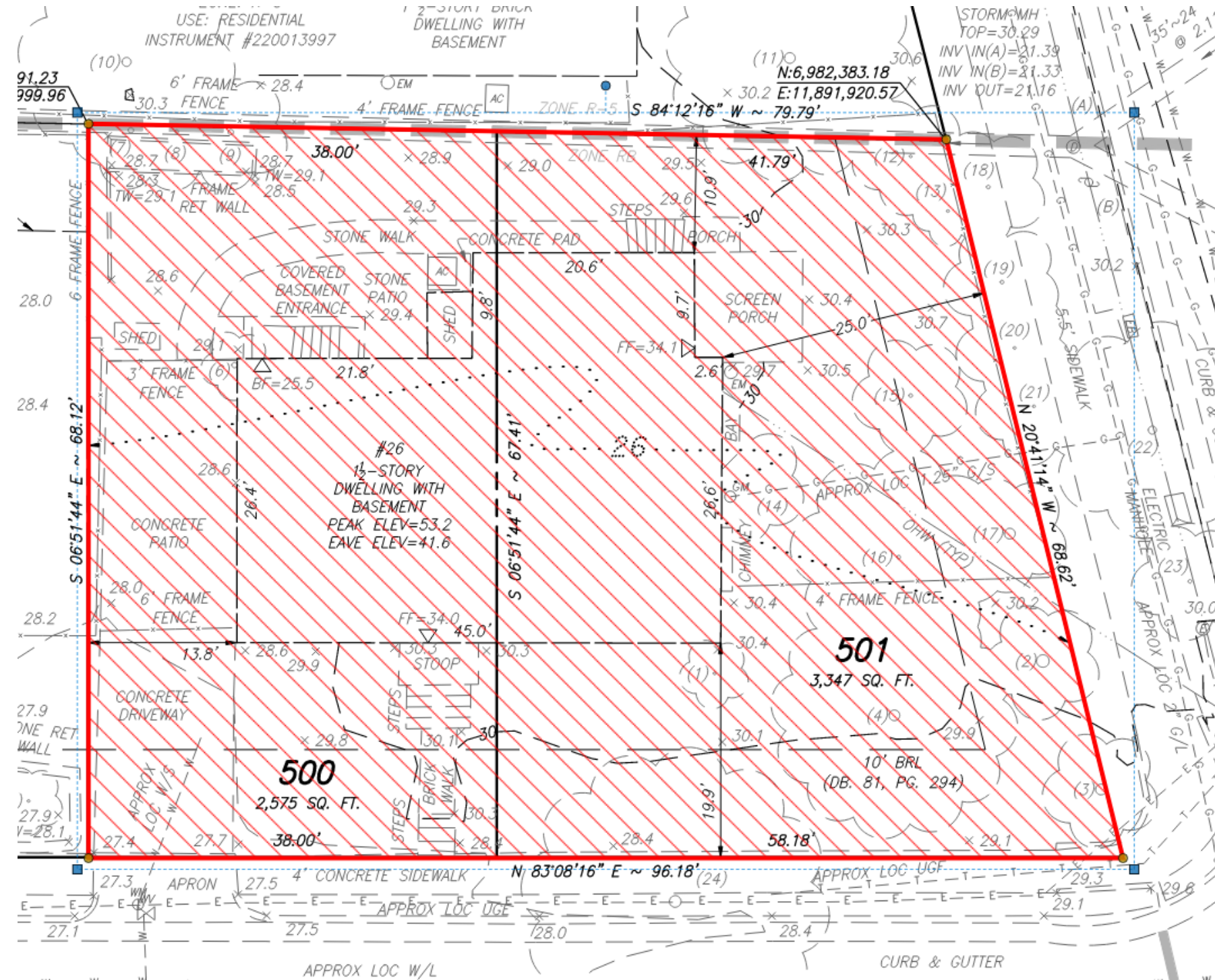
# Subject Site and Context

- ▶ Zoned RB and surrounded by townhouse, two-unit, and single-unit dwellings





# Existing Lot Configuration







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Staff recommends  
approval





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Planning Commission  
approved the request 7 to 0





# Supplemental Information



|                        | Required/Permitted                 | Existing                | Proposed                                                                       |               |
|------------------------|------------------------------------|-------------------------|--------------------------------------------------------------------------------|---------------|
|                        |                                    | Lot 26                  | Lot 500                                                                        | Lot 501       |
| Lot Size               | 1,980 Sq. Ft.                      | 5,921 Sq. Ft.           | 2,575 Sq. Ft.                                                                  | 3,347 Sq. Ft. |
| Width                  | 25 Ft.                             | 91.27 Ft.               | 38 Ft.                                                                         | 53.27 Ft.     |
| Frontage               | 25 Ft.                             | 96.18 Ft.               | 38 Ft.                                                                         | 58.18 Ft.     |
| Front Yard (Primary)   | 16.8 20.7 Ft.                      | 19.9 Ft.                | Future development required to comply with all bulk and open space provisions. |               |
| Front Yard (Secondary) | 20 Ft.                             | 15.5 Ft.                |                                                                                |               |
| Side Yard (West)       | 8 Ft., 1:3 ratio                   | 13.8 Ft.                |                                                                                |               |
| Side Yard (South)      |                                    | 10.9 Ft.                |                                                                                |               |
| Rear Yard              | 8 Ft., 1:1 ratio                   | N/A                     |                                                                                |               |
| Floor Area             | 0.75                               | ~0.63                   |                                                                                |               |
| Open Space             | 2,072 Sq. Ft.<br>(35% of lot area) | 3,540 Sq. Ft.<br>(~83%) |                                                                                |               |