CITY OF ALEXANDRIA
Department of Planning & Zoning

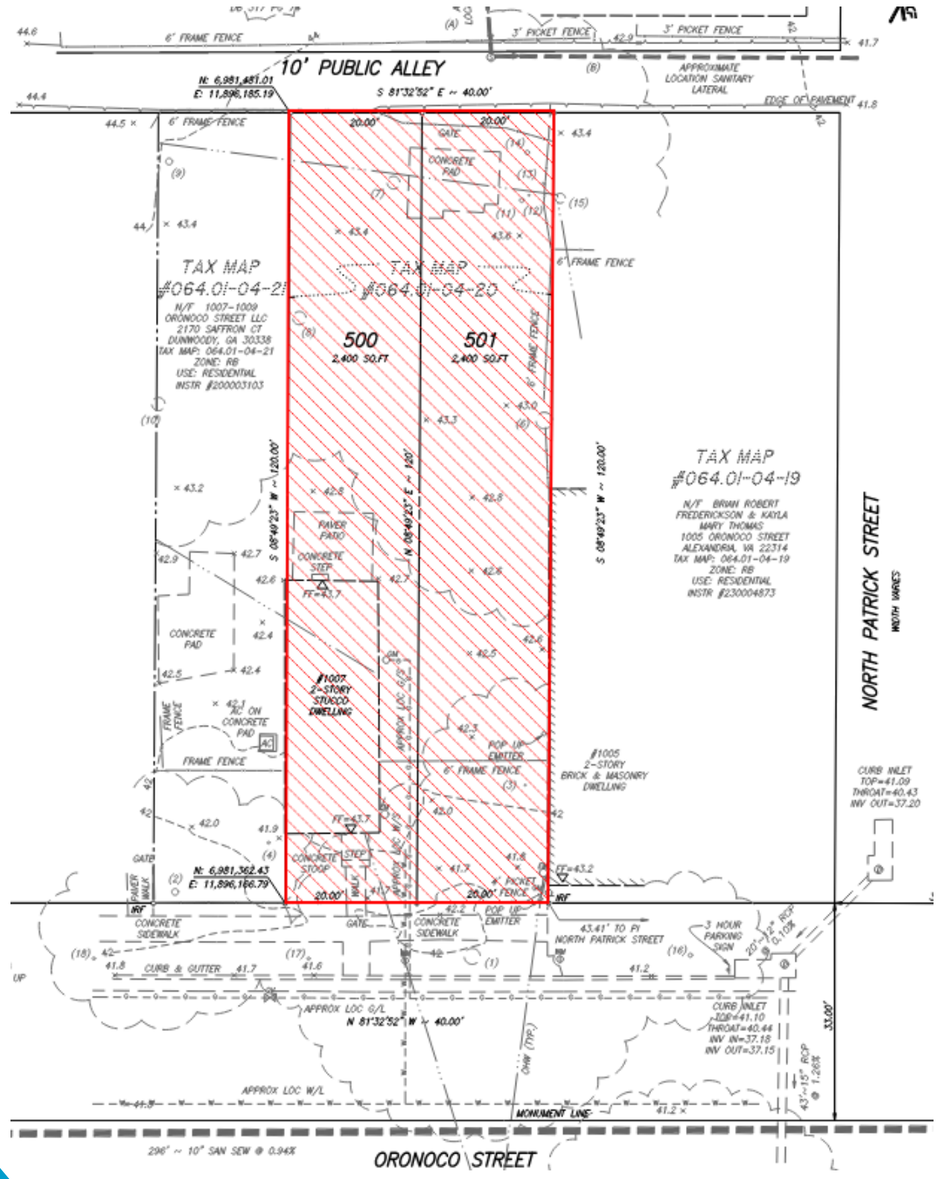
1007 Oronoco Street Subdivision

Subject Site and Context

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

1007 Oronoco Street

Existing Lot Configuration



1007 Oronoco Street

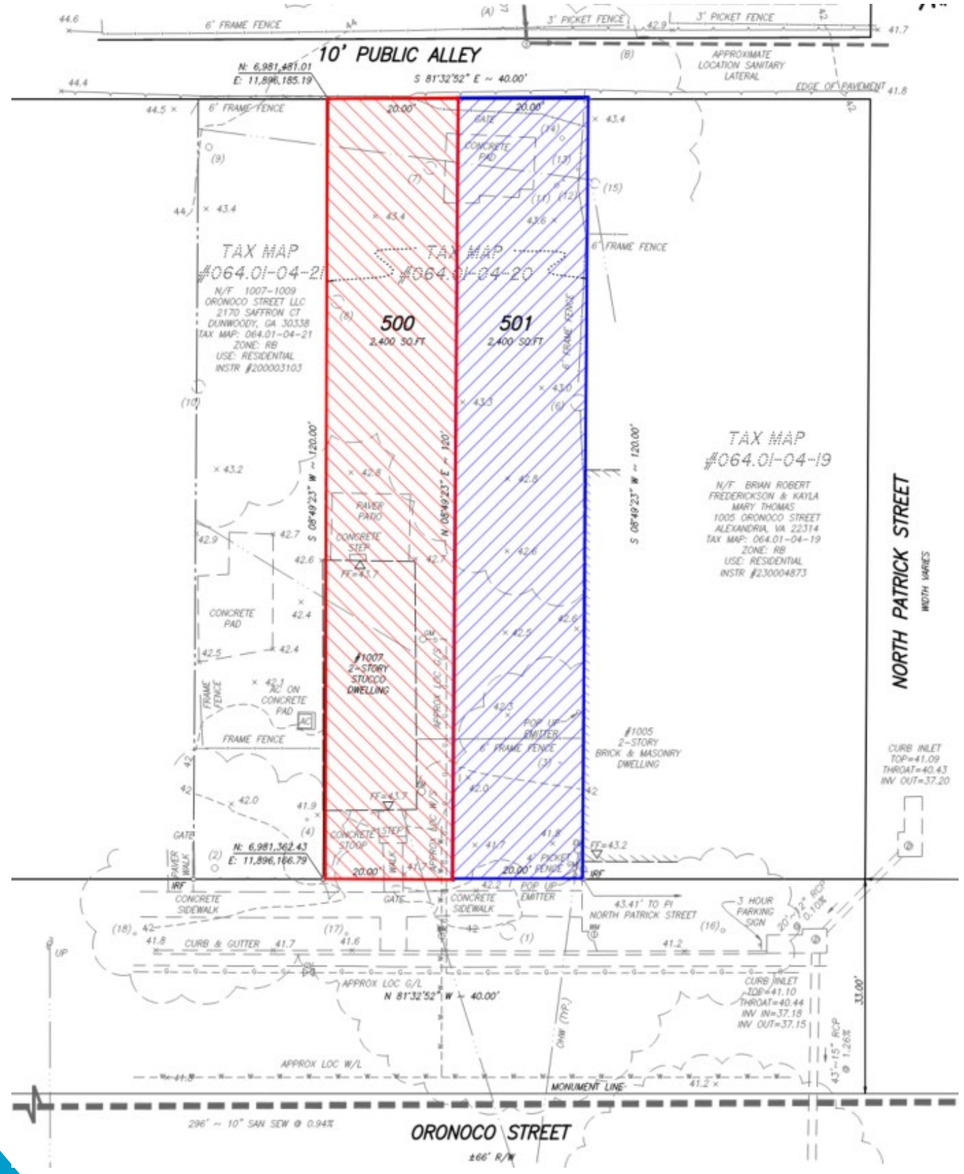
Proposed Lot Configuration

Applicant requests to re - subdivide to create two new lots (500 and 501)

Lot 501would not meet the minimum lot size requirements because the neighboring dwelling at 1005 Oronoco Street encroaches on Proposed Lot 501

Lots would be rectangularly shaped, both with adequate width and frontage for the RB zone

Lot 501would not meet the technical lot size requirement



1007 Oronoco Street

Variation Standards

- Strict application would result in substantial injustice by precluding any subdivision of the property
- Land use purposes of lot size upheld
- Consistency with RB zone use provisions
- Consistency with existing 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

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Planning Commission approved 7-0

Supplemental Information

	Required/ Permitted	Existing	Proposed	
		Lot 26	Lot 500	Lot 501
Lot Size	1,980 Sq. Ft. per dwelling unit	4,800 Sq. Ft.	2,400 Sq. Ft.	2,400 Sq. Ft.
Width	18 Ft.	40 Ft.	20 Ft.	20 Ft.
Frontage	18 Ft.	40 Ft.	20 Ft.	20 Ft.
Front Yard	0 – 10.5 Ft.	10.5 Ft.	N/A	N/A
Side Yard (East)	0 Ft.	25.5 Ft.	N/A	N/A
Side Yard (West)	0 Ft.	0 Ft.	N/A	N/A
Rear Yard	8 Ft.; 1:1 ratio	71 Ft.	N/A	N/A
Floor Area	0.75	~0.18	N/A	N/A