

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 6, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: REVISIONS TO DOCKET ITEM #5: SUB#2015-0006,
310 and 312 BEVERLEY DRIVE

This memo contains revisions to the staff report for Docket Item #5 related to existing lot measurements (due to computer measurement error) for 310 and 312 Beverley Drive as they appear on pages 3 and 6. The existing lot frontage and lot width have been corrected for 310 Beverley Drive and the existing lot area, lot frontage, and lot width have been corrected for 312 Beverley Drive.

These erroneous measurements of the existing lots did not affect the subdivision analysis. Measurements for lot area, lot frontage, and lot width for proposed Lots 500 and 501 are correct.

Staff recommends approval of SUB#2015-0006 subject to the following revisions and to the SUB conditions that appear in the staff report:

SITE DESCRIPTION (page 3)

The lot at 310 Beverley Drive (existing lot #9) has approximately ~~64~~ 66 feet of frontage on Beverley Drive and a total lot area of 8,413 square feet.

The lot at 312 Beverley Drive (existing lot #10) has approximately ~~135~~ 74 feet of frontage on Beverley Drive and a total lot area of ~~12,256~~ 12,025 square feet.

Table 1: Zoning Analysis (*page 6*)

	Existing	Minimum Required	Proposed	
			<i>Lot 500 (#310)</i>	<i>Lot 501 (#312)</i>
Lot Size	8,413 Sq. ft. (#310)	8,000 sq. ft.	11,233 sq. ft. .	9,205 sq. ft.
	12,025 6 sq. ft. (#312)			
Lot Frontage	64 66 feet (#310)	40 feet	91 feet	49 feet
	135 74 feet (#312)			
Lot Width	94 66 feet (#310)	65 feet	91 feet	103 feet
	103 127 feet (#312)			
#310 Side Yard (West)	12 feet (to garage) 23 feet (to dwelling)	1:2 ratio / 8' min = 17 feet	37 feet (to garage) 47 feet (to dwelling)	
#310 Side Yard (East)	8 feet	1:2 ratio / 8' min = 8 feet	8 feet	
FAR	0.21*	0.35	0.16*	