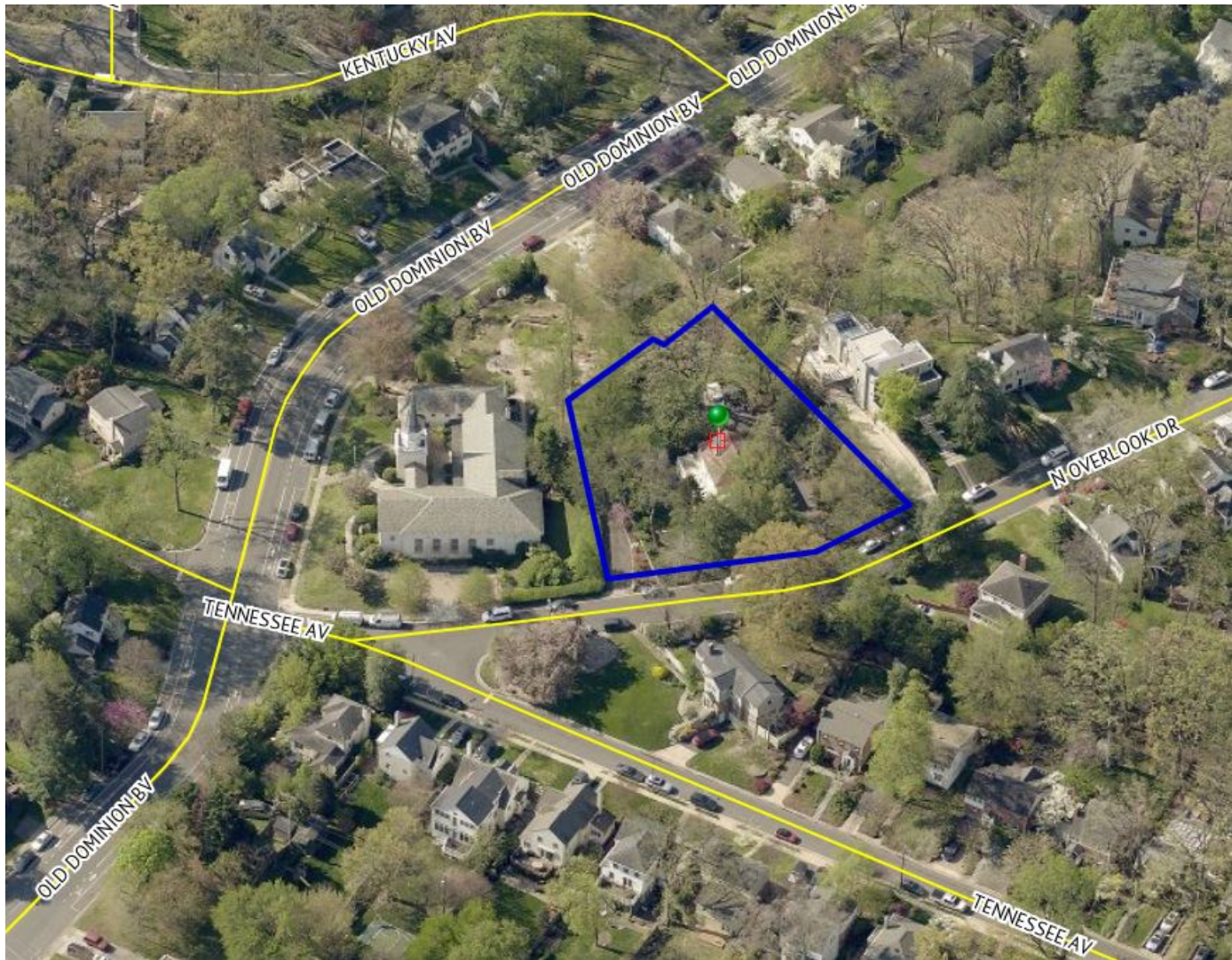




**Appeal of  
SUB #2020-00009  
506 North Overlook Drive**

City Council  
May 15, 2021

# Site Context





LOT 15  
BLOCK 29  
SECTION 8

LOT 14  
BLOCK 29  
SECTION 8  
LARRY AND KATHY LONDON  
512 N OVERLOOK DRIVE  
ALEXANDRIA VA 22305

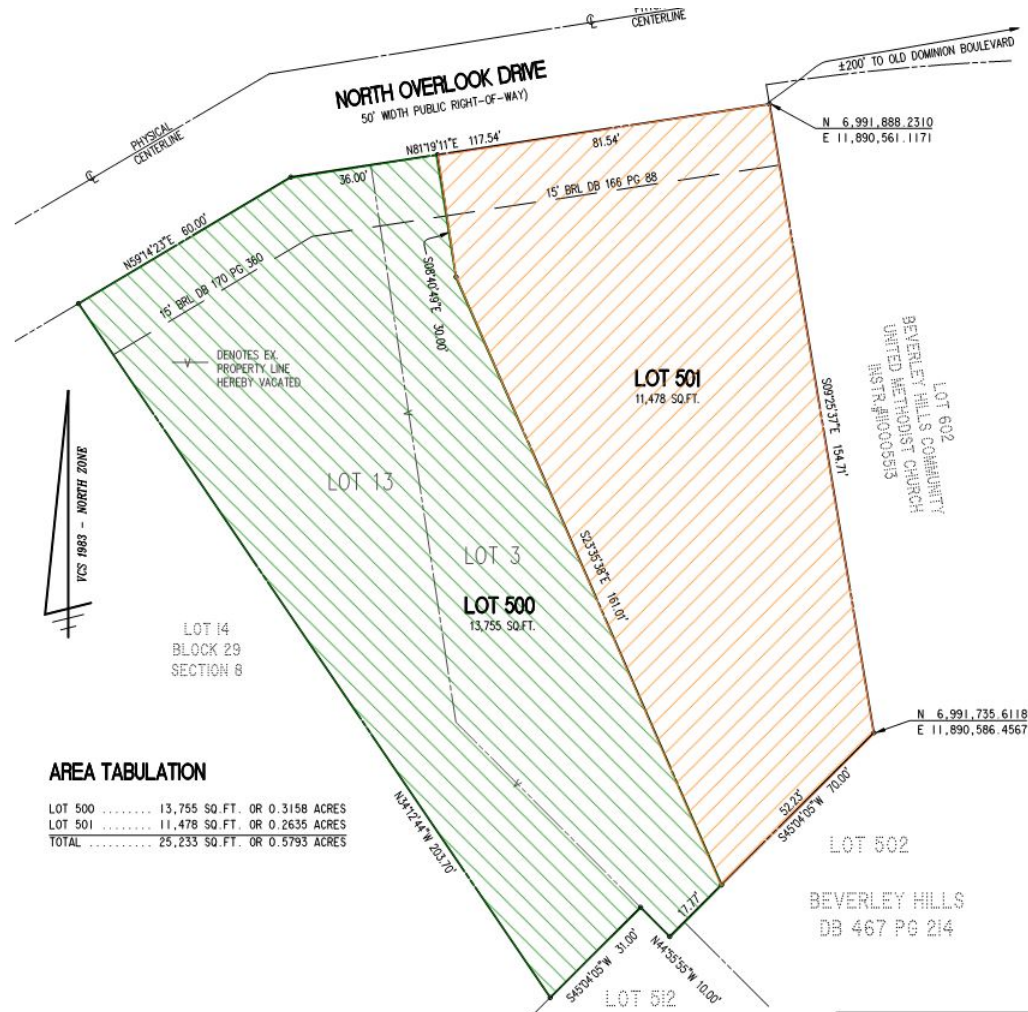
LOT 13

LOT 502  
TRUSTEES OF BEVERLEY H  
COMMUNITY  
UNITED METHODIST CHUR  
3512 OLD DOMINION BLV  
ALEXANDRIA VA 22305

LOT 512

$$\begin{bmatrix} 3 \end{bmatrix}$$

# Proposed Lots 500 and 501 would meet all subdivision and R-8 zone requirements



*Proposed Configuration*

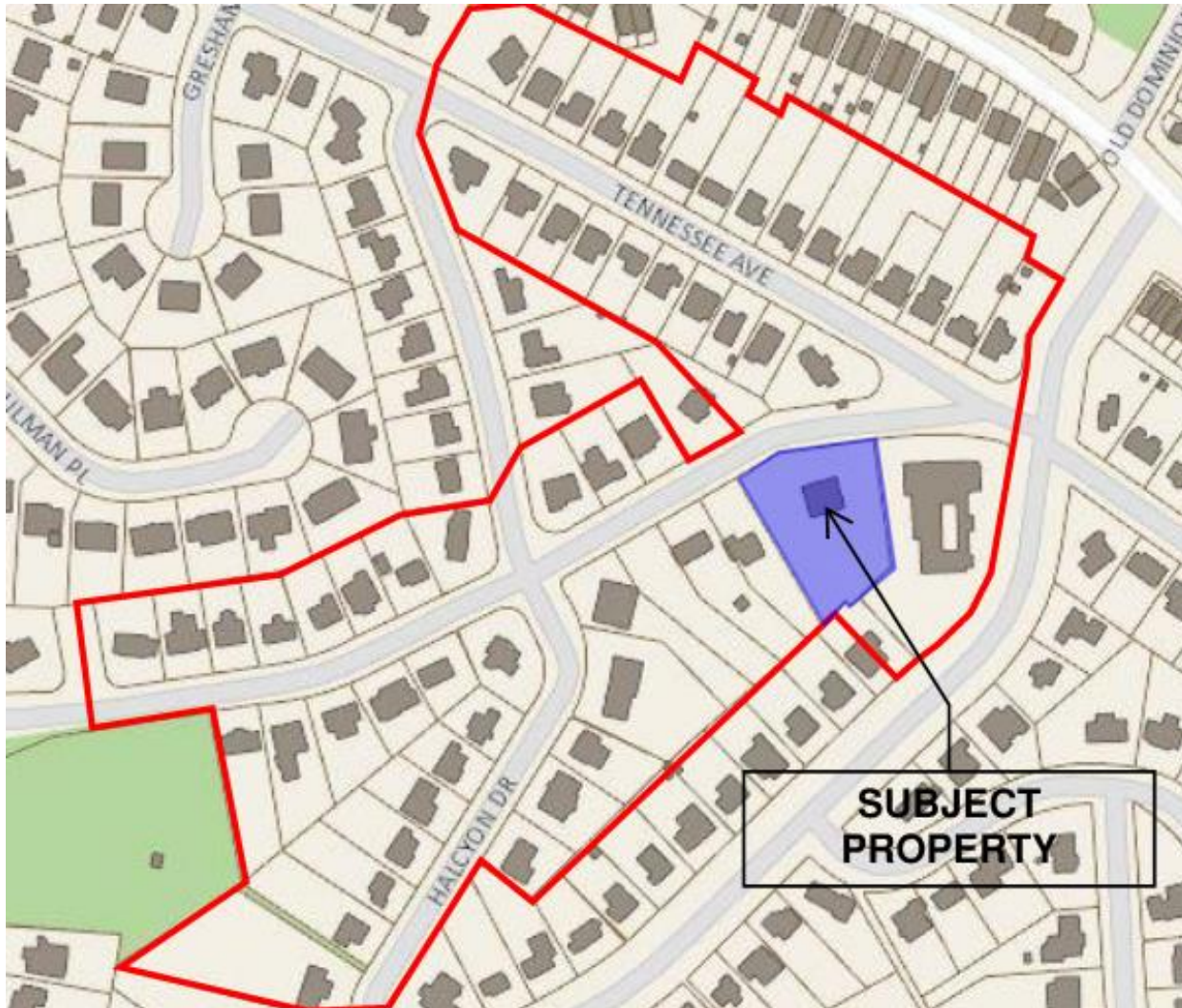
# Zoning Analysis for R-8 Zone

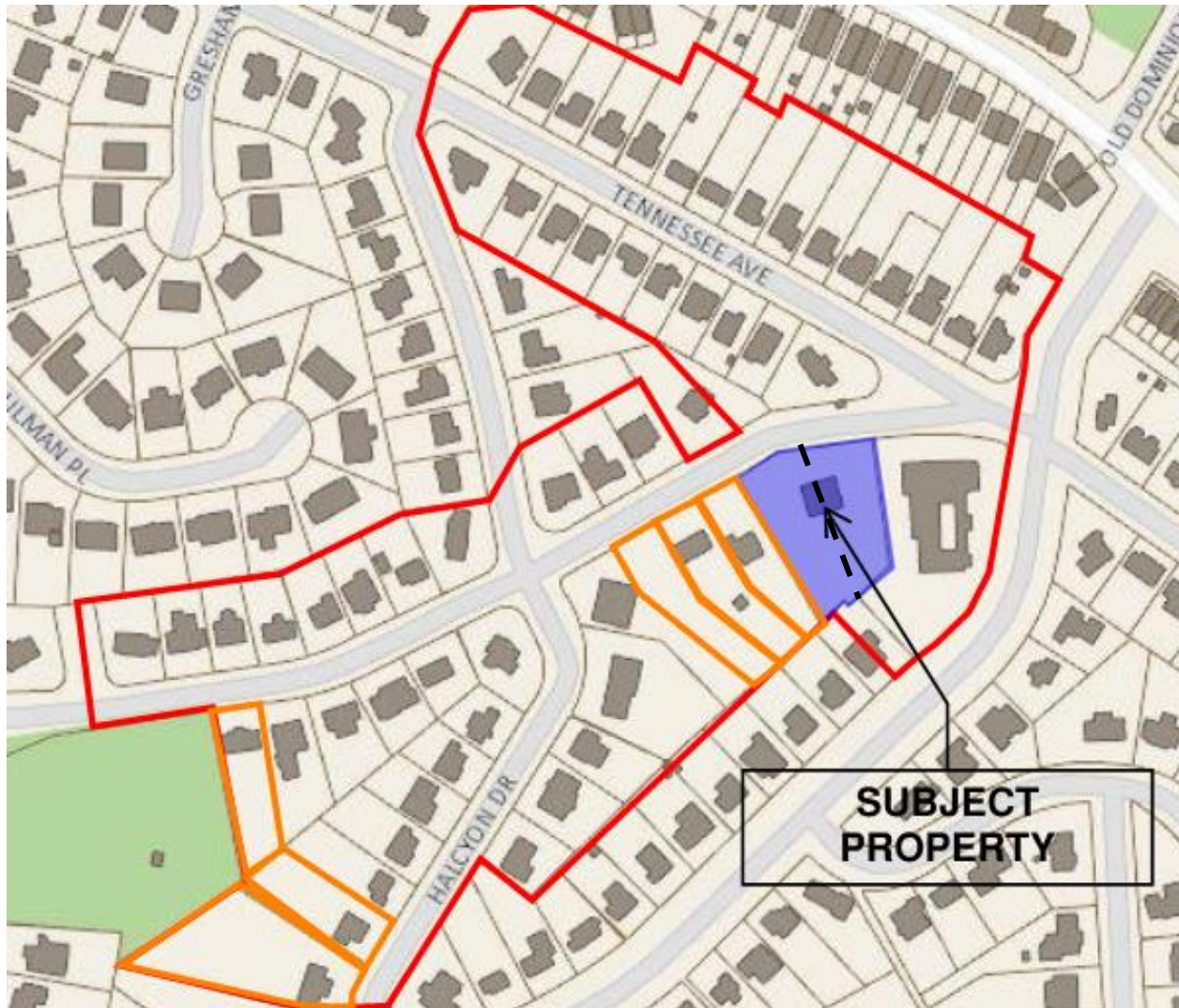
	Required/ Permitted	Existing		Proposed	
		Lot 13	Lot 3	Lot 500	Lot 501
<b>Lot Size</b>	8,000 Sq. Ft.	8,252 Sq. Ft.	16,981 Sq. Ft.	13,755 Sq. Ft.	11,478 Sq. Ft.
<b>Width</b>	65 Ft.	84.0 Ft.	81.9 Ft.	82.48 Ft.	81.94 Ft.
<b>Frontage</b>	40 Ft.	79.6 Ft.	97.9 Ft.	96 Ft.	81.55 Ft.
<b>Front Yard</b>	17.0 – 57.7 Ft.	No existing structures on lot 13.	35.7 Ft.	Future development required to comply with all R-8 zoning requirements.	
<b>Side Yard (East)</b>	8 Ft., 1:2 ratio		4.9 Ft.		
<b>Side Yard (West)</b>	8 Ft., 1:2 ratio		46.5 Ft.		
<b>Rear Yard</b>	8 Ft., 1:1 ratio		119.1 Ft.		
<b>Floor Area</b>	0.35		~0.17		



# Analysis of Similarly Situated Lots

**Conclusion:** proposed lots would be compatible in terms of lot frontage, width and area of similarly situated lots.





# Neighborhood Concerns

## Stormwater run off

- Addressed during grading plan review

## Tree canopy coverage

- Proposed amendments to Conditions 3, 4, 5



# Neighborhood Concerns

## Potential for archaeological resources

### Demolition of existing house, constructed c. 1878

- Results and findings of site visit by historic preservation and archaeology staff, pursuant to Planning Commission addition of condition 7:

*"Within 15 days of approval, the applicant shall provide City staff access to the dwelling to determine its age and whether it would meet the required criteria for listing on the 100-year-old building list."*



**Planning Commission voted to approve**

## ***Additional information***



## **Stated Basis of Appeal:**

“Amendment to Planning Commission approval requiring City historical and archaeological experts to assess and report results prior to subdivision of property.”

