

City of Alexandria Development Fact Sheet

Potomac West Small Area Plan

Mount Vernon & Hume Avenue

DSP#2018-00022

PROJECT DESCRIPTION

An applicant proposes through a Development Site Plan (DSP) to renovate the existing building and construct two new building additions on the east and west side of the existing building for a total of 4,514 square feet of office space. The office is intended to be the future office for the Bonaventure Realty Group.

Improvements will include:

- > The consolidation of multiple vehicular access points to one vehicular access point on Hume Avenue;
- > Seven off-street parking spaces;
- > Increased landscaping along Commonwealth Avenue, Mount Vernon Avenue, and Hume Avenue;
- > Main building entrance facing Hume Avenue; and,
- > Improved architectural design.

The applicant is requesting a modification from the 25' minimum zone transition setback, the 10' minimum setback from Mount Vernon Avenue, and the street tree requirement of 1 tree per 30' of frontage.

KEY ISSUES

- > Site Circulation & Access: City staff is working with the applicant to ensure adequate site access and circulation.
- > Landscaping: City staff is working with the applicant to ensure adequate landscaping on the property.
- > Architecture: City staff has worked extensively with the applicant to refine the building architecture.



View looking northwest



View looking southeast



Illustrative site plan of the proposed development

Mount Vernon & Hume Avenue

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Potomac West Small Area Plan

Site Address: 2903 Mount Vernon Avenue		Lot Area: 0.23 acres (10,352 SF)	
Current Zone: CL/Commercial Low Zone		Current Use(s): Auto Body Shop	
Proposed Zone: CL/Commercial Low Zone		Proposed Use(s): Office	
	Existing	Permitted/Required	Proposed
FAR	0.19 (1,997 SF)	0.50 (5,176 SF)	0.43 (4,514 SF)
Parking	Unknown	Min: 1 space Max: 7 spaces	7 spaces
Yards / Setbacks	Front (Mount Vernon): 27.5' Front (Commonwealth): 39.8' Front (Hume): 37.5' Rear (East): 31' Side (Alley): 2' Zone Transition: 8'	Front (Mount Vernon): 10' Front (Commonwealth): none Front (Hume): none Rear (East): none Side (Alley): none Zone Transition: 25'	Front (Mount Vernon): 7.9' Front (Commonwealth): 1.8' Front (Hume): 37.5' Rear (East): 4.8' Side (Alley): 1.5' Zone Transition: 7.5'
Open Space	~70 SF	0 SF	950 SF (9.5% of site) 100% ground-level open space
Height	Unknown	35'	18.1' (top of tower parapet)
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. Modification of the required supplemental yard setback of 10' along Mount Vernon Avenue per Section 7-1006(A).			
2. Modification of the required 25' zone transition setback per Section 7-903(A).			
3. Modification of the requirement of one street tree per 30' of frontage per Section 11-410(CC)			

PROJECT TIMELINE

- > **December 11, 2018.** The applicant presented the project to the Del Ray Citizens Association Land Use Committee.
- > **March 21.** The applicant held an open house with the surrounding neighbors.
- > **June 4.** The project will be presented to the Planning Commission.

CONTACT INFORMATION

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