

FAIRVIEW AVENUE

**SK-1 Notes**

Currently 9510 and 9514 Fairview Avenue are Duplexes and 9512 Fairview Avenue is a 12 unit apartment, all zoned R-5 (Multi-Family). All three addresses are on a consolidated lot.

9516 Fairview Avenue is a single family residence, zoned R-2-S (Single Family, Small Lot).

Proposed that the rear portion of 9516 Fairview Avenue be subdivided and added to 9510 - 9214 Fairview Avenue lot. Change the zoning on the new enlarged lot to B-3.5.

Existing Lot size (9510 - 9514 Fairview Avenue)	1.848 acres
	80,503 SF
Existing Lot Size (9516 Fairview Avenue)	0.588 acres
	25,625 SF
Additional Lot size (From 9516 Fairview Avenue)	0.368 acres
	16,070 SF
New Lot size (9510 - 9514 Fairview Avenue)	2.216 acres
	96,573 SF
New Lot size (9516 Fairview Avenue)	0.219 acres
	9,555 SF

<b>9510 - 9514 Fairview</b>	
Maximum permitted lot coverage	Not Specified
Current lot coverage (12 unit apartment, 2 Duplexes)	6,199 SF
Maximum density permitted	Not Specified
Maximum number of dwellings permitted	Not Specified

Existing Multi-family (12 unit) footprint	4,280 SF
Existing Duplexes footprint	1,920 SF
New Duplexes footprint	1,920 SF
New Townhouses (19 units) footprint	16,130 SF
Total building footprint	24,250 SF
Percent Lot Coverage by buildings	25.1 %

<b>Parking Required</b>	
Apartments - 1.75/unit x 12 units	21 spaces
Duplexes - 5/Duplex x 4 units	20 spaces
Townhouses 2.5/unit x 19 units	48 spaces

<b>Parking Provided</b>	
Apartments	24 spaces
Duplexes	20 spaces
Townhouses (2 in garage, 2 on driveway)	76 spaces

DAVID H. GLEASON ASSOCIATES, INC.  
ARCHITECTS

520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810

Schematic Site Plan  
9510 - 9516 Fairview Avenue  
Manassas, Virginia

Title:  
**Schematic Site Plan**

Scale:  
1:20

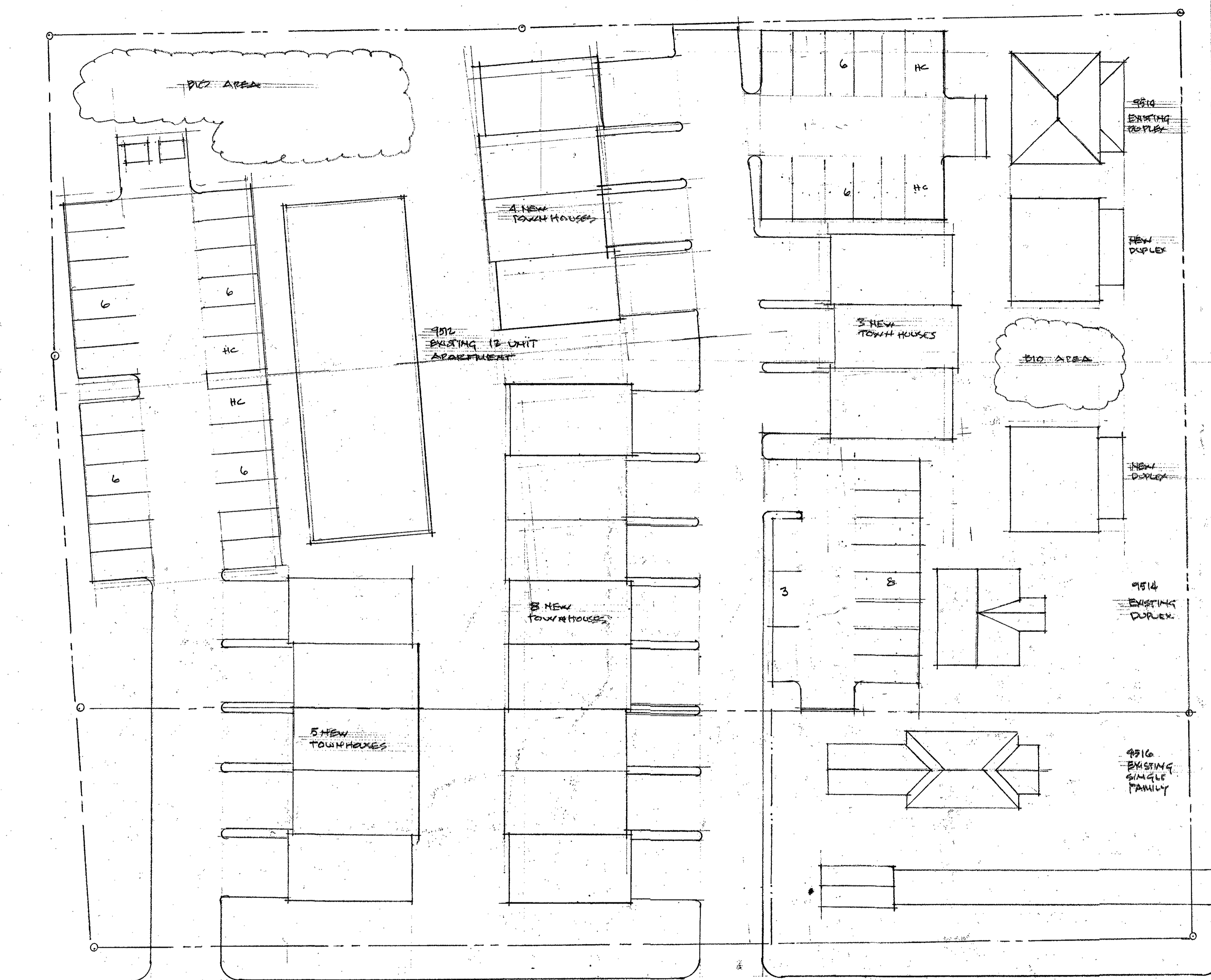
Date  
12/12/2018

Revisions:

Project Number:  
027 - 18

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Sheet Number:

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**SK-2 Notes**

Currently 9510 and 9514 Fairview Avenue are Duplexes and 9512 Fairview Avenue is a 12 unit apartment, all zoned R-5 (Multi-Family). All three addresses are on a consolidated lot.

9516 Fairview Avenue is a single family residence, zoned R-2-S (Single Family, Small Lot).

Proposed that the rear portion of 9516 Fairview Avenue be subdivided and added to 9510 - 9214 Fairview Avenue lot. Change the zoning on the new enlarged lot to B-3.5.

Existing Lot size (9510 - 9514 Fairview Avenue)	1.848 acres 80,503 SF
Existing Lot Size (9516 Fairview Avenue)	0.588 acres 25,625 SF
Additional Lot size (From 9516 Fairview Avenue)	0.365 acres 16,070 SF
New Lot size (9510 - 9514 Fairview Avenue)	2.216 acres 96,573 SF
New Lot size (9516 Fairview Avenue)	0.219 acres 9,555 SF

9510 - 9514 Fairview	
Maximum permitted lot coverage	Not Specified
Current lot coverage (12 unit apartment, 2 Duplexes)	6,199 SF
Maximum density permitted	Not Specified
Maximum number of dwellings permitted	Not Specified

Existing Multi-family (12 unit) footprint	4,280 SF
Existing Duplexes footprint	1,920 SF
New Duplexes footprint	1,920 SF
New Townhouses (20 units) footprint	17,010 SF
Total building footprint	25,130 SF
Percent Lot Coverage by buildings	26.0 %

<b>Parking Required</b>	
Apartments - 1.75/unit x 12 units	21 spaces
Duplexes - 5/Duplex x 4 units	20 spaces
Townhouses 2.5/unit x 20 units	50 spaces

<b>Parking Provided</b>	
Apartments	24 spaces
Duplexes	23 spaces
Townhouses (2 in garage, 2 on driveway)	80 spaces

DAVID H. GLEASON ASSOCIATES, INC.  
ARCHITECTS

520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810

**Schematic Site Plan**  
9510 - 9516 Fairview Avenue  
Manassas, Virginia

Title:  
**Schematic Site Plan**

Scale:  
1:20

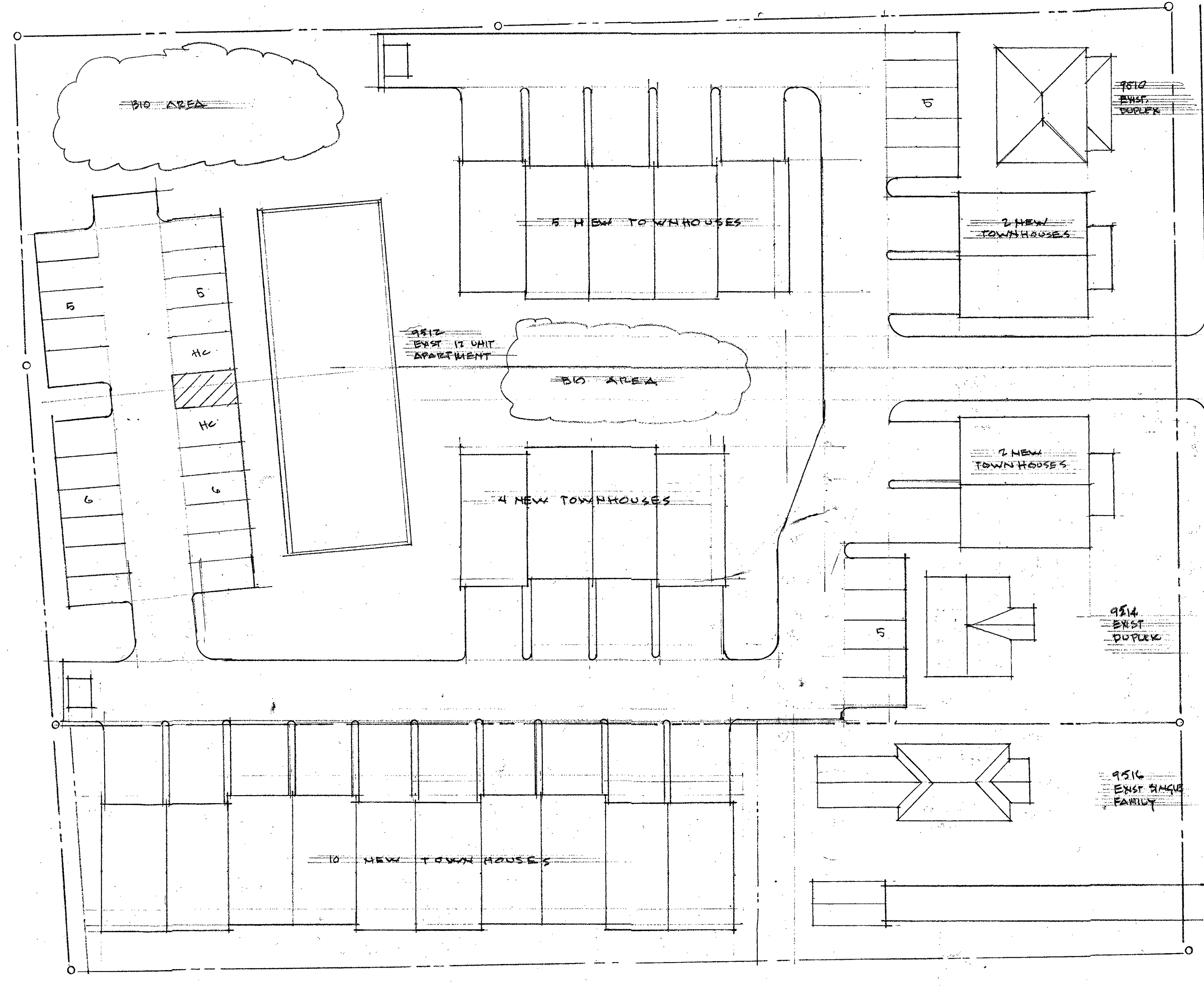
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**SK-3 Notes**

Currently 9510 and 9514 Fairview Avenue are Duplexes and 9512 Fairview Avenue is a 12 unit apartment, all zoned R-5 (Multi-Family). All three addresses are on a consolidated lot.

9516 Fairview Avenue is a single family residence, zoned R-2-S (Single Family, Small Lot).

Proposed that the rear portion of 9516 Fairview Avenue be subdivided and added to 9510 - 9214 Fairview Avenue lot. Change the zoning on the new enlarged lot to B-3.5.

Existing Lot size (9510 - 9514 Fairview Avenue)	1.848 acres 80,503 SF
Existing Lot Size (9516 Fairview Avenue)	0.588 acres 25,625 SF
Additional Lot size (From 9516 Fairview Avenue)	0.368 acres 16,070 SF
New Lot size (9510 - 9514 Fairview Avenue)	2.216 acres 96,573 SF
New Lot size (9516 Fairview Avenue)	0.219 acres 9,555 SF

<b>9510 - 9514 Fairview</b>	
Maximum permitted lot coverage	Not Specified
Current lot coverage (12 unit apartment, 2 Duplexes)	6,199 SF
Maximum density permitted	Not Specified
Maximum number of dwellings permitted	Not Specified

Existing Multi-family (12 unit) footprint	4,280 SF
Existing Duplexes footprint	1,920 SF
New Townhouses (23 units) footprint	19,410 SF
Total building footprint	25,610 SF
Percent Lot Coverage by buildings	26.5 %

<b>Parking Required</b>	
Apartments - 1.75/unit x 12 units	21 spaces
Duplexes - 5/Duplex x 2 units	10 spaces
Townhouses 2.5/unit x 23 units	58 spaces

<b>Parking Provided</b>	
Apartments	22 spaces
Duplexes	10 spaces
Townhouses (2 in garage, 2 on driveway)	92 spaces

**DAVID H. GLEASON ASSOCIATES, INC.**  
**ARCHITECTS**  
 520 A NORTH EITAW STREET, BALTIMORE, MD 21201 410.728.1810

**Schematic Site Plan**  
 9510 - 9516 Fairview Avenue  
 Manassas, Virginia

Title:  
**Schematic Site Plan**

Scale:  
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Date  
 12/13/2018

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