

9512
 FAIRVIEW AVE
 9510
 New house

NOTES
 Current Development
 Two single family houses combining to the Manassas Local Historic District
 District
 Tenure Unit non-conforming apartment building
 Current Zoning
 R - 3, which allows multi-family residential

Proposed Development:
 Three single family houses (two existing) along Fairview Avenue. New house will be in conformance with existing historic house.
 Ten attached 1-story townhouses @ 2640 SF with single car garage and parking pad for one additional vehicle.
 One new detached townhouse @ 2640 SF with single car garage and parking pad for one vehicle.
 Including twelve unit apartment building.

Proposed Zoning
 B - 3.5, which allows multi-family, single family attached and single family detached according to setbacks and density required as property lines per code.
 Density provided as apartment building.
 Bto were estimated only.

Unit Type & Number	Building Required Required Space per Unit	Spaces Required
4 Single Family Detached	2,640/sqft	4
13 Single Family Attached	2,640/sqft	33
Twelve Unit Apartment	1,170/sqft	21
Total		62

Unit Type & Number	Building Provided	Spaces Provided
4 Single Family Detached	2,640/sqft	1 garage 11 pad
13 Single Family Attached	2,640/sqft	11 pad 10 surface
Twelve Unit Apartment	1,170/sqft	21 surface
Total		62

SITE TABS

TOTAL SITE AREA 22.84 ACRES
 PROPOSED ONE BLDG
 EXISTING STRUCTURE TO REMAIN
 950 FAIRVIEW AVE (2 DUPLEX STRUCTURES - 4 UNITS)
 950 FAIRVIEW AVE (1 STRUCTURE - 4 UNITS)
 950 FAIRVIEW AVE (1 STRUCTURE - 4 UNITS)
 PROPOSED TOTAL RESIDENTIAL UNITS: 28
 PROPOSED TOTAL RESIDENTIAL UNITS: 28
 PROPOSED DENSITY: 1.23 DWG/AC

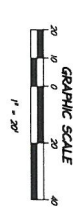
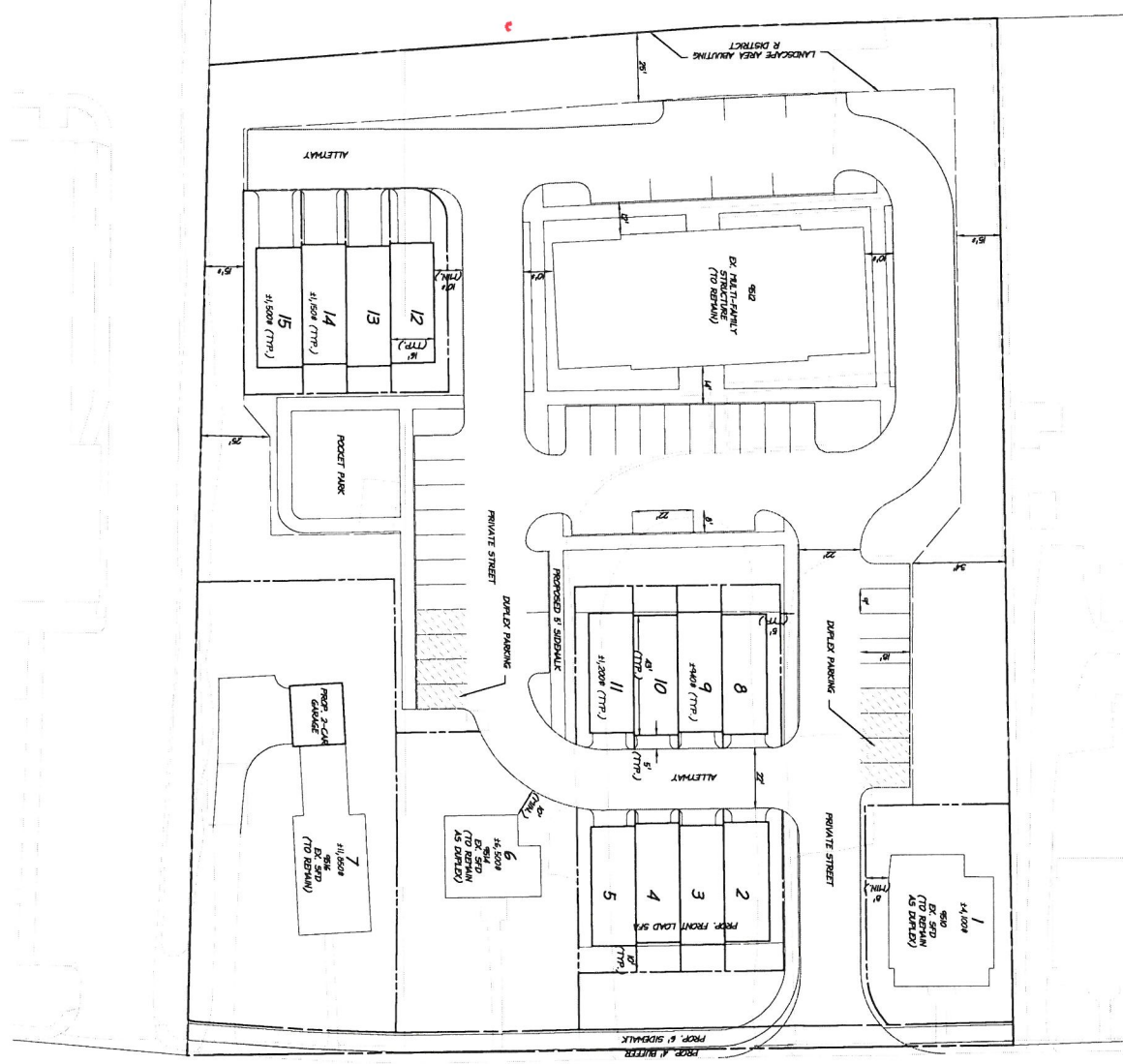
PARKING REQUIRED:
 4 X 2.5 = 10 SPACES
 4 X 2.5 = 10 SPACES
 2 X 2.5 = 5 SPACES
 57 SPACES

TOTAL PARKING REQUIRED: 87 SPACES

PARKING PROVIDED: 87 SPACES

OPEN SPACE REQUIRED: 7% OR 0.17 AC
 OPEN SPACE PROVIDED: 328 OR 0.78 AC

DEVOTES REQUIRED: WAIVER

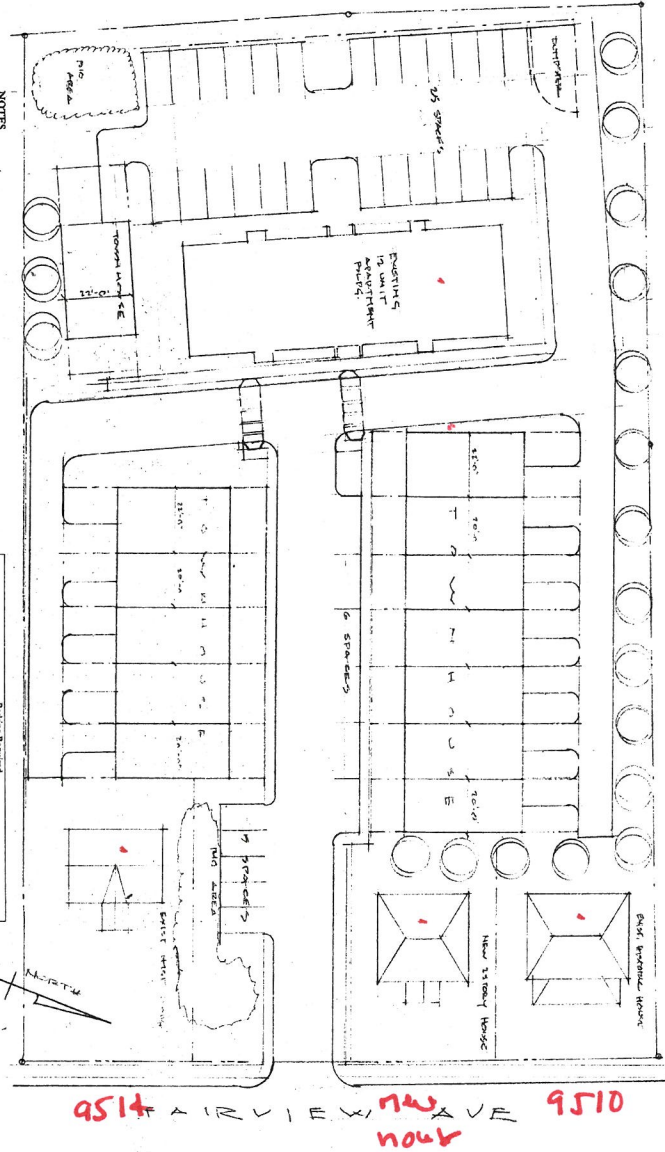


<p>9510 FAIRVIEW AVENUE</p> <p>CONCEPTUAL PLAN #1</p>	<p>LDC</p> <p>4555 DASY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192 PH: 703-660-5565 FX: 703-660-4775</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESIGN NO.</th> <th>DESCRIPTION</th> <th>REVIEW BY</th> <th>APPROVED DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>REVISION APPROVED BY: _____</p> <p>ENGINEER: _____</p>	DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE										
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CITY OF MANASSAS, VIRGINIA

SHEET 1 OF 1
 DATE: SEPTEMBER, 2008
 DRAWN: [Name]
 CHECK: [Name]
 FILE NUMBER: [Number]
 REVISION: [Number]

Manassas
Subdivide
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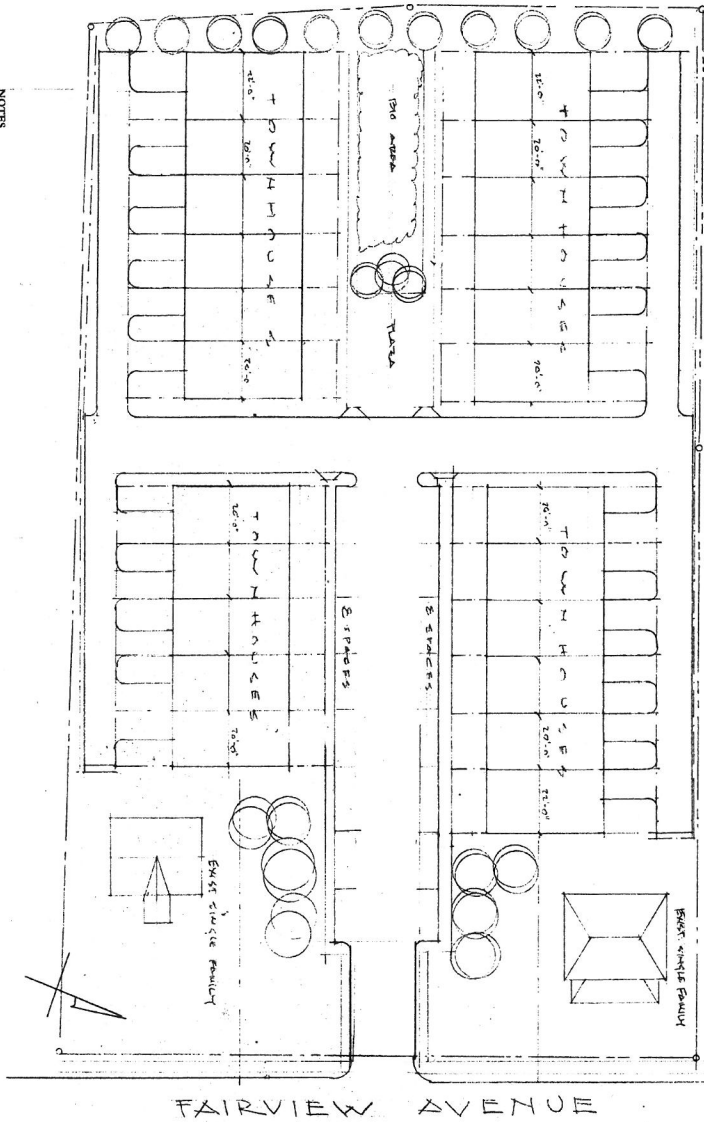
NOTES

- Current Development: Two single family houses contributing to the Manassas Local Historic Overlay District. 1-unit UH1 non-contributing apartment building.
- Current Zoning: R-3, which allows multi-family residential.
- Proposed Development: Three single family houses (two existing) along Parkway Avenue. New houses will be in conformance with existing historic resources.
 - T1 is existing 1-story rowhouse @ 2408 SF with single car garage and parking pad for one additional vehicle.
 - T2 is existing 1-story rowhouse @ 2448 SF with single car garage and parking pad for one additional vehicle.
 - T3 is existing 1-story rowhouse @ 2448 SF with single car garage and parking pad for one additional vehicle.
- Proposed Zoning: B-1.5, which allows multi-family, single family attached and single family detached.
 - B-1.5, which allows multi-family, single family attached and single family detached.
 - Permitted by landscape and fencing required as property lines per code.
 - Developer provided for apartment building.
 - 80 acres estimated only.

Unit Type & Number	Parking Provided Required Spaces per Unit	Spaces Required
4 Single Family Detached	2.0/Unit	8
13 Single Family Attached	2.0/Unit	26
1 Twelve Unit Apartment	1.75/Unit	21
Total		55

Unit Type & Number	Parking Provided Required Spaces per Unit	Spaces Provided
4 Single Family Detached	2.0/Unit	1 garage 1 pad 1 pad
13 Single Family Attached	2.0/Unit	13 surface 13 surface
1 Twelve Unit Apartment	1.75/Unit	21 surface
Total		62

<p>SK - 1</p>	<p>Schematic Plan 9512 Fairview Ave. Manassas, VA</p>	<p>DAVID H. GLEASON ASSOCIATES, INC. ARCHITECTS</p> <p>520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810</p>
<p>Sheet: 120 Date: 01/11/2018 Revision: Project Number: 001-17 © Copyright 2018 David H. Gleason Associates, Inc. Sheet Number:</p>	<p>Title: Site Plan</p>	



NOTES

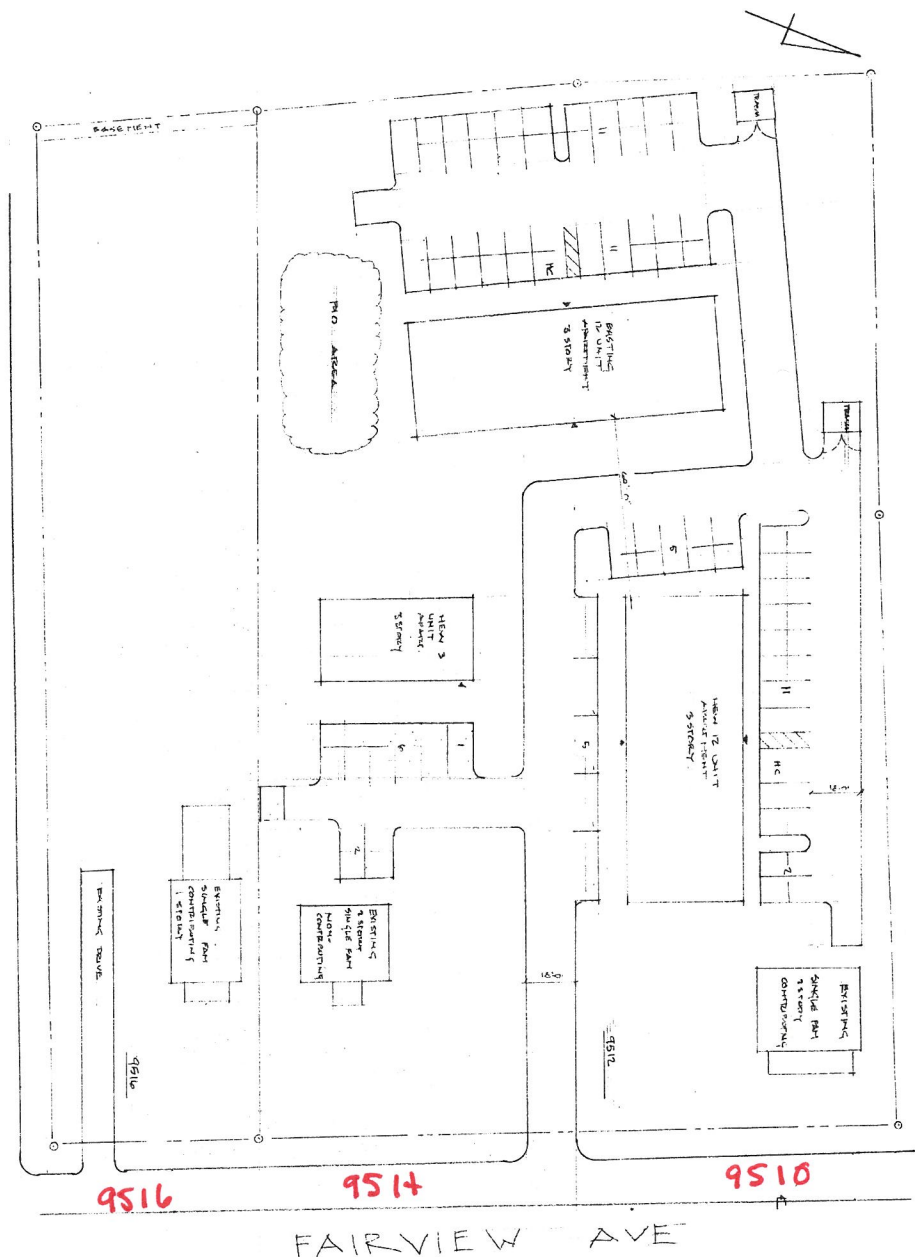
- Current Development**
Two single family homes combining to the Manassas Local Historic Overlay District. This non-combining apartment building.
 - Current Zoning**
R - 5, which allows multi-family residential.
 - Proposed Development**
Two existing single family homes along Fairview Avenue to be retained. Demos within unit apartment building.
Three attached 3-story townhomes @ 3000 SF with single car garage and parking pad for one additional vehicle.
Three attached 3-story townhomes @ 3048 SF with single car garage and parking pad for one additional vehicle.
 - Proposed Zoning**
B - 2.5, which allows multi-family, single-family attached and single-family detached.
- Screening by landscape and fencing required at property lines per code.
Bld areas outlined only.
Central Plaza space provided. Possible location for food plant future.

Unit Type & Number	Parking Required	Spaces Required
2 Single Family Detached	2.0/unit	4
21 Single Family Attached	2.5/unit	51
Total		55

Unit Type & Number	Parking Provided	Spaces Provided
2 Single Family Detached	2.0/unit	4
21 Single Family Attached	2.5/unit	51
Total		55

20x40

<p>Site Plan</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: 01/11/2018</p> <p>Revision:</p> <p>Project Number: 097-17</p> <p>© Copyright: 2018 David H. Gleason Associates, Inc. Sheet Number:</p> <p style="font-size: 2em; font-weight: bold;">SK - 2</p>	<p>Schematic Plan 9512 Fairview Ave. Manassas, VA</p>	<p>DAVID H. GLEASON ASSOCIATES, INC. ARCHITECTS</p> <p>520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810</p>
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← Development →
 ← EIC consultant →
 ← Movers Rating →

FAIRVIEW AVE

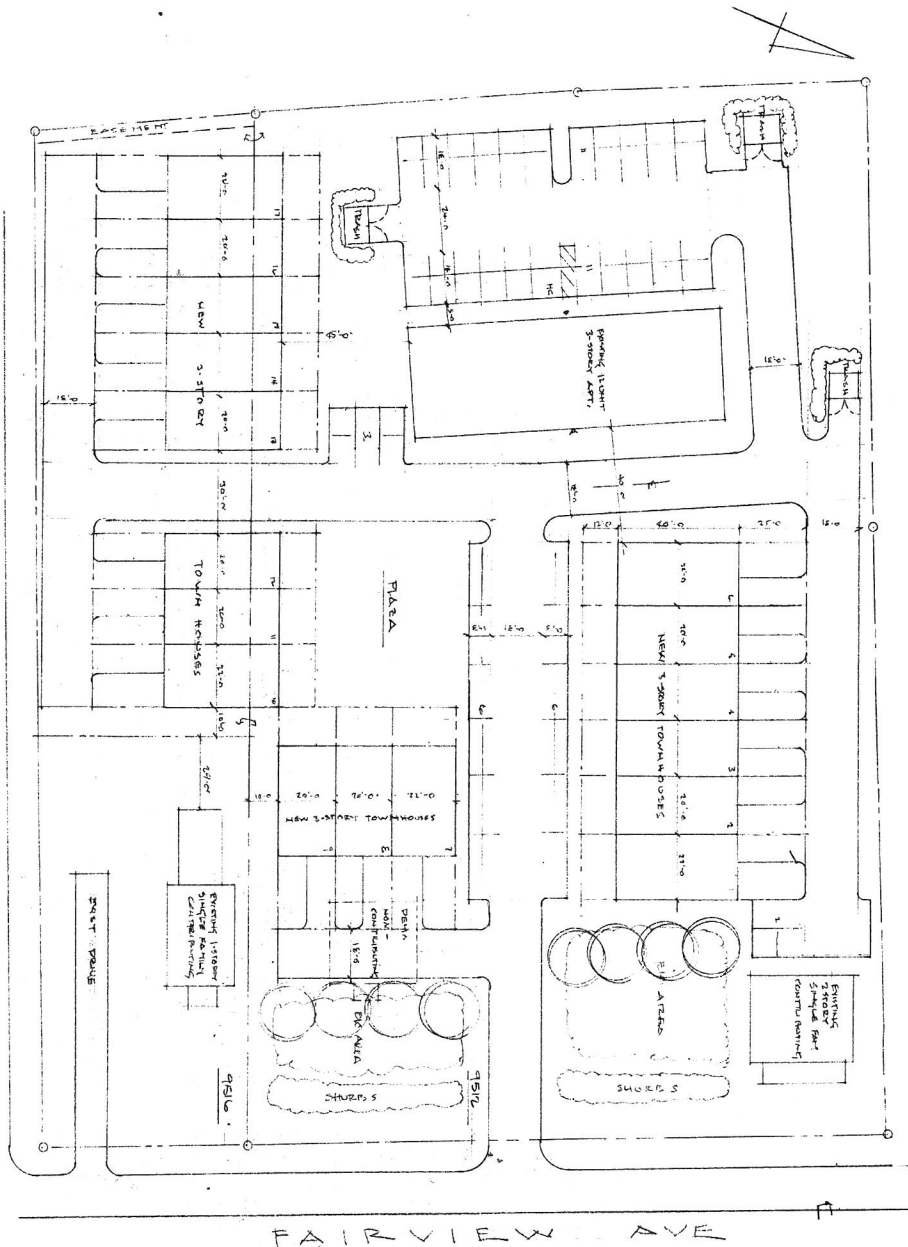
Notes
 1) Right additional housing on 9512 Fairview Ave. is a multi-family
 current zoning
 9512 Fairview remains single family residential. R-2.5 Single Family, Small
 lot current zoning
2012 Zoning
 Lot size 1,848 sqft
 Maximum permitted lot coverage (25%) 462,450 sqft
 Current lot coverage (12 unit apartment, 2 single family houses) 1,576 sqft
 Additional permitted lot coverage
 Maximum density permitted 15 dwellings/acre
 By Right number of dwellings permitted 15 x 1,848 = 27,720
 (27 - 14 = 13)
 Additional Dwelling permitted 1,480 sqft
 New apartment building with 12 units proposed 1,480 sqft
 New apartment building with 12 units proposed 1,480 sqft
 Total additional building sqft 5,398 sqft
 Total lot coverage 6,199 + 5,820 = 12,019 sqft
Parking Permitted
 Apartments 1.75 / unit x 27 units 48 spaces
 Single family residential 2.0 / unit x 2 units 4 spaces
Parking Provided
 Apartments 47 spaces
 Single family residential 4 spaces

Schematic Site Plan
 9512 - 16 Fairview Ave.
 Manassas, VA

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

Title: Schematic Site Plan
 Scale: 1/8" = 1'-0"
 Date: 07/10/2018
 Revision:
 Project Number: 009 - 17
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SK - 1



FAIRVIEW AVE

NOTES

By Right additional housing on 9512 Fairview Ave. R-3 multi-family current zoning.

9516 Fairview remains single family residential. R-3S Single Family Small Lot current zoning.

Subdivide near 9516 Fairview and add to 9512 Fairview, change zoning to B-3S.

9512 - R-3S/Small Package

Lot size (including 9512 Fairview) 86,500 SF
 Lot size (less of 9516 Fairview) 65,000 SF
 Total new lot size 2,100 SF

Maximum permitted lot coverage 20,200 SF
 Maximum number of units 21
 Maximum density permitted 4,200 SF
 Number of dwellings permitted Not Specified
 Existing multi-family residential development 4,200 SF
 Existing single family residential development 1,000 SF
 New Townhouse (1 unit) development 1,000 SF
 Total lot coverage 20,200 SF

Parking Provided

Apartment 15/1 unit, 12 units 21 spaces
 Single family 2/1 unit, 1 unit 43 spaces
 Townhouse 1/1 unit, 11 units 49 spaces

Single family residential Townhouse (1 in garage, 1 on driveway, 2 on rear)

<p>DAVID H. GLEASON ASSOCIATES, INC. ARCHITECTS 520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810</p>	
<p>Schematic Site Plan 9512 - 16 Fairview Ave. Manassas, VA</p>	<p>SK - 3</p>
<p>DATE: 02/10/2018 SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NUMBER: 087 - 17 CLIENT: David H. Gleason Associates, Inc. SHEET NUMBER:</p>

