

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

Action of City Council: Granted

Recommendation of Planning Commission: Granted

Action of Board of Zoning Appeals: Granted

Location: Roosevelt Street

Assessment Map: 9-936-43 Parcel Block: 3736 Lot: 8 Zone: R-12

Applicant: Maxine B. Culbert Owner: Maxine B. Culbert

Proposed Use of Property: Substandard Lot Admitted in Newspaper: 3/22/76 Property Owners Notified: 5/30

Application Filed: April 6, 1976 City Council: April 27, 1976 Board of Zoning Appeals

Committee: Planning Commission

REMARKS:

Issued: 5/30/76

APPLICATION: SPECIAL USE PERMIT

No. #1049

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article X, Chapter 42 of the Code of the City of Alexandria, Virginia, 1963 as amended.

Applicant Dennis B. Corbett

Premises Located Lot #8 Ross St. Alex

Assessment Map 73 Block 3736 Lot 8

Property Owner Dennis B. Corbett 281-3702
Name and Address Telephone No.

Use Requested To Put a House on a 50x228' Lot
The House will be 24' wide and 48' long Zone R-12
All set Backs will be adhered to.

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by City Ordinance 1612 on the property for which this special use permit is being requested. The undersigned also attests that all of the information herein provided and specifically including all surveys, drawings, etc. required to be furnished by the applicant are true, correct and accurate to the best of his (their) knowledge and belief.

Dennis B. Corbett 1010 Woodrow St. Vienna, Va. 22180
Applicant or Authorized Agent Address and Telephone Number 281-3702

(DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY)

S.U.P. Application Received _____ Date _____ Fee _____ Data Paid _____

Section and Provision of Chapter 42 under which this special use permit is being requested _____

Date(s) of Planning Commission Hearing(s) April 6, 1976

Date(s) of City Council Hearing(s) April 17, 1976

Special Use Permit Advertised in Newspaper 3/22/76

Property Owners Notified 3/20/76 Number of Notices _____

Property in Question Placarded 3/30/76 Number of Placards _____

Actions

Planning Commission 4-6-76 voted to recommend approval of the requested special use permit, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Mr. Rosenthal being absent.

City Council RM 4/27/76 - Granted, subject to compliance with all applicable codes, ordinances and staff recommendations.

SPECIAL USE PERMIT

Special Use Permit #1049 was approved by City Council on APRIL 27, 1976 ... Permission is hereby granted to DENNIS B. CORBETT to use premises MAP 73, PARCEL 3736-8 for the following purpose Construction of dwelling on lot that is substandard in area & width and under the following conditions

(SEE ATTACHED REPORT)

APRIL 27, 1976
Date

Don Paul Harmon
City Manager

APPLICATION: SPECIAL USE PERMIT

No. 1019

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article X, Chapter 42 of the Code of the City of Alexandria, Virginia, 1963 as amended.

Applicant Dennis B. Corbett
 Premises Located Lot #8 Rosses at Alps
 Assessment Map 43 Block 3736 Lot E
 Property Owner Dennis B. Corbett 281-3702
Name and Address Telephone No.
 Use Requested To Put a House on a 50x228' Lot
The House will be 24' wide and 48' long Zone R-12
All set backs will be adhered to.

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by City Ordinance 1612 on the property for which this special use permit is being requested. The undersigned also attests that all of the information herein provided and specifically including all surveys, drawings, etc. required to be furnished by the applicant are true, correct and accurate to the best of his (their) knowledge and belief.

Dennis B. Corbett 10201 Woodhouse Dr., Alexandria, Va. 22304
 Applicant or Authorized Agent Address and Telephone Number 281-3702

(DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY)

B.U.P. Application Received _____
Date Fee Date Paid
 Section and Provision of Chapter 42 under which this special use permit is being requested _____
 Date(s) of Planning Commission Hearing(s) April 6, 1976
 Date(s) of City Council Hearing(s) April 14, 1976
 Special Use Permit Advertised in Newspaper 3/27/76
 Property Owners Notified 3/30/76 Number of Notices _____
 Property in Question Placarded 3/30/76 Number of Placards _____

Actions

Planning Commission 4-6-76 voted to recommend approval of the requested special use permit, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Mr. Rosenthal being absent.

City Council RM 4/27/76 - Granted, subject to compliance with all applicable codes, ordinances and staff recommendations.

SPECIAL USE PERMIT

Special Use Permit #1019 was approved by City Council on APRIL 27, 1976... Permission is hereby granted to DENNIS B. CORBETT to use premises MAP 43, PARCEL 3736-8 for the following purpose Construction of dwelling on lot that is substandard in area & width and under the following conditions

(SEE ATTACHED REPORT)

APRIL 30, 1976

Date

Ray S. Harman
 City Manager

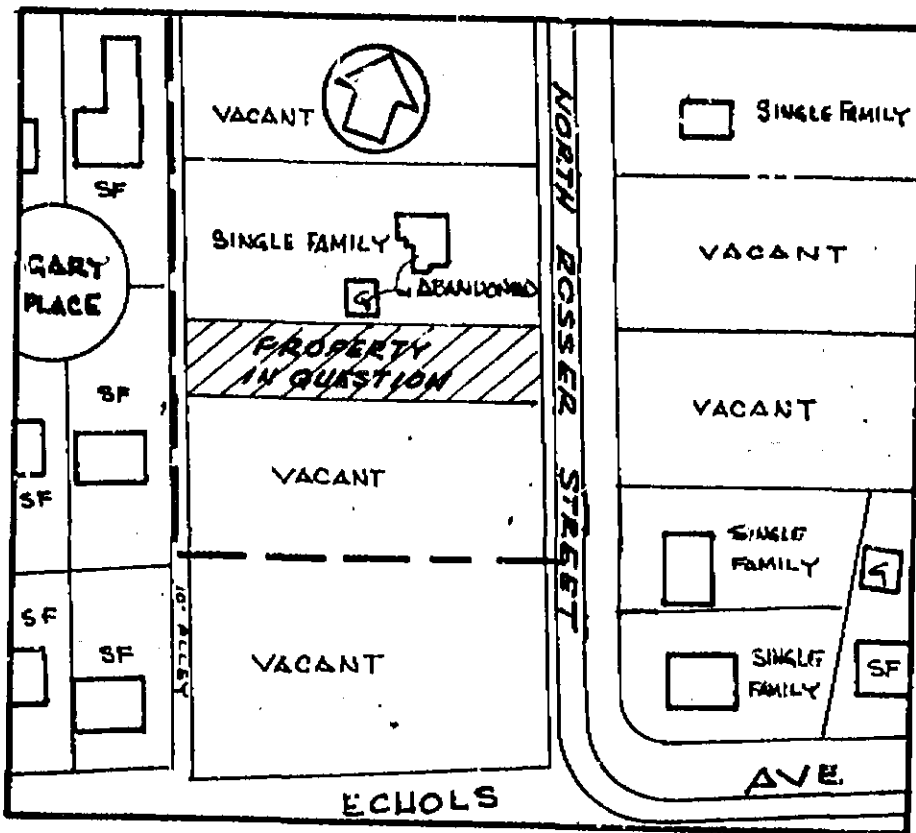
Docket Item #4
Special Use Permit #1049

Planning Commission Meeting
Tuesday, April 6, 1976
7:30 P.M., City Council Chambers

APPLICANT: Dennis B. Corbett
OWNER: Dennis B. Corbett
LOCATION: 2500 Block of North Rosser Street
ZONE: R-12, Residential
USE: Construction of dwelling on lot that is substandard in area and width.

FINDINGS

1. The site in question and surrounding land use are shown on the sketch below:



2. The applicant proposes to construct a one story single-family dwelling approximately forty-eight (48) feet deep by twenty-four (24) feet wide on an existing lot of record that is substandard in frontage (50 feet existing, 60 feet required) and in area (11,400 square feet existing, 12,000 square feet required).
3. The applicant's lot has fifty (50) feet of frontage on North Rosser Street and a depth of 228 feet. The lot has been zoned R-12, Residential since 1954, when the Fourth Revised Zoning Map was adopted by the City Council.
4. The applicant proposes to construct a one-story "rambler" with a full basement. The dwelling will contain three (3) bedrooms, a living area, a combination dining room/family room and a kitchen.
5. The applicant has owned the property in question since October, 1970. The applicant does not own, nor has any interest in any land contiguous to the property in question.
6. Section 42-25(a) of the City Zoning Code allows the construction of a single family dwelling on lots that are substandard in area or width provided that the following conditions are met:
 - (1) as of May 14, 1974, and continuously thereafter, the said lot is not owned by any person having any interest whatsoever in any contiguous land, and
 - (2) a special use permit is granted under the provisions of Section 42-68 to 42-71 of this Code, and
 - (3) City Council, upon consideration of the special use permit, finds that the proposed use shall not unreasonably impair an adequate supply of light and air to adjacent property and shall not diminish or impair the established property values in surrounding areas.
7. The applicant has estimated that the cost of the dwelling will be \$31,000.
8. There is an abandoned dwelling and outbuilding to the north of the property in question. The topography of the area is relatively flat as well as heavily wooded with nature trees.
9. The applicant's plot plan (attached) indicates that the proposed dwelling, if permitted, will comply with all zoning requirements including off-street parking.

COMMENTS OF OTHER CITY DEPARTMENTS

Building & Mechanical Inspections: No Building Code involvement.

Transportation & Environmental Services:

A deposit for public improvements will be required prior to issuance of a building permit.

Health:

The dwelling must be properly connected to the City's Sanitary sewer and water lines.

Fire:

The requested use does not present any particular fire protection problems. The plan presented offers the normally expected accessibility and general separation found in single dwelling situations. The Fire Department does not request any specific conditions for approval of this special use permit request.

STAFF ANALYSIS

The Dowden Terrace area is exclusively residential in composition and consists primarily of rambler and split level housing types. A short distance away from the property in question is a townhouse development still under construction and known as "Seminary Heights."

The Planning Staff notes that there is only one residence on this side of North Rosser Street in this block and it is abandoned and in a state of disrepair. Directly across the street from the property in question is a one-story dwelling.

Since the proposed dwelling will comply with the required setbacks in the front, side and rear yards, an adequate supply of light and air will be available to any structures that are erected after the subject dwelling is erected. The staff also feels that the proposed dwelling will be in keeping with the size and style of residences in the Dowden Terrace area.

STAFF RECOMMENDATION

The staff recommends that this request be approved subject to all applicable codes and ordinances.

PLANNING COMMISSION MEETING - APRIL 6, 1976

Mr. Dennis B. Corbett, owner, represented the request for a special use permit.

No one appeared in opposition.

Commission Action:

On a motion of Mr. Cockrell, seconded by Mr. Kamerow, the Planning Commission voted to recommend approval of the requested special use permit, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Mr. Rosenthal being absent.

Reason: The Planning Commission was in agreement with the staff analysis.

CITY COUNCIL MEETING - 4-27-76

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations.

March 4, 1976

City of Alexandria Virginia

To Whom It May Concern:

I have owned Lot #8 Bluelanys Sub-Division for five (5) years and I now wish to build a house on it.

This lot is 50' wide by 228' deep. The house will be 24' wide by 48' deep. I will be conforming to all set-back regulations and I feel this house will be a desirable improvement to the neighborhood.

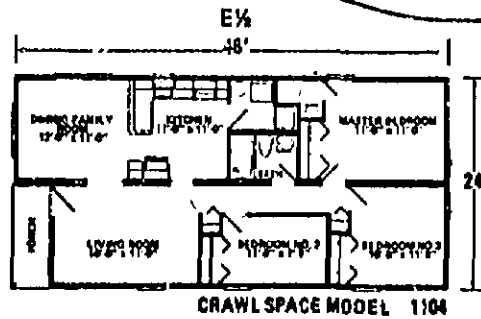
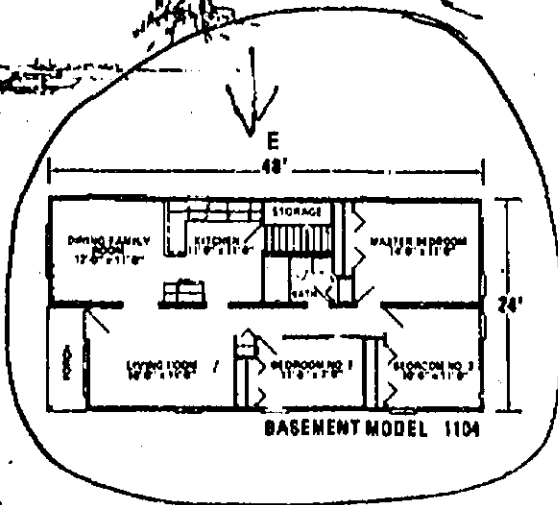
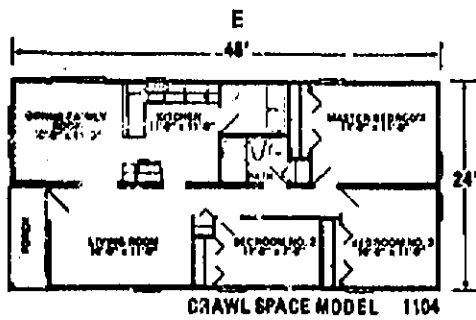
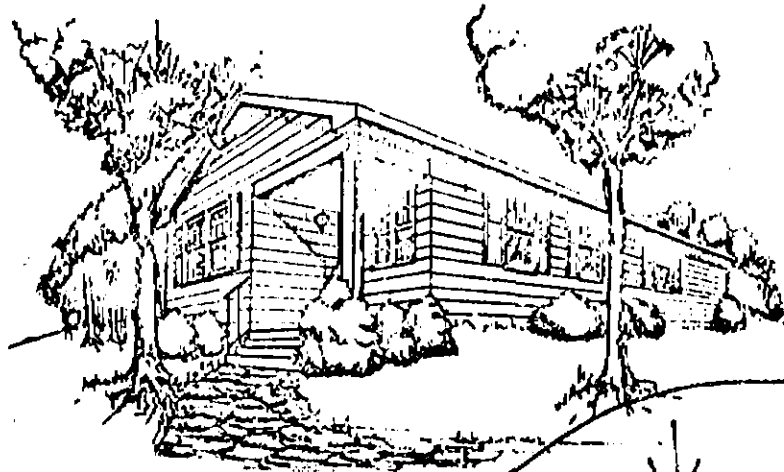
Hoping this meets with your approval, I am,

Respectfully,

Dennis B. Corbett

NORTH AMERICAN HOUSING

DELUXE RAMBLER END ENTRY - E



ALL ROOM SIZES ARE APPROXIMATE

NORTH AMERICAN HOUSING CORP. / rock hall road • point of rocks, maryland 21777
 (301) 948-8500 • (301) 874-5541

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 Perma-Shield® Narrolite®

PLANNING COMMISSION MEETING 4/6/76

M. S. [unclear] represented the application.

_____, spoke in opposition of the proposed request or

(check) No one appeared in opposition.

COMMISSION ACTION:

ON A MOTION OF MR. Coakley, SECONDED BY Haveran, THE PLANNING COMMISSION VOTED TO approve OF THE REQUEST, SUBJECT TO COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND STAFF RECOMMENDATIONS.

(EXTRA SPACE).

THE MOTION CARRIED ON A VOTE OF 6 TO 0.

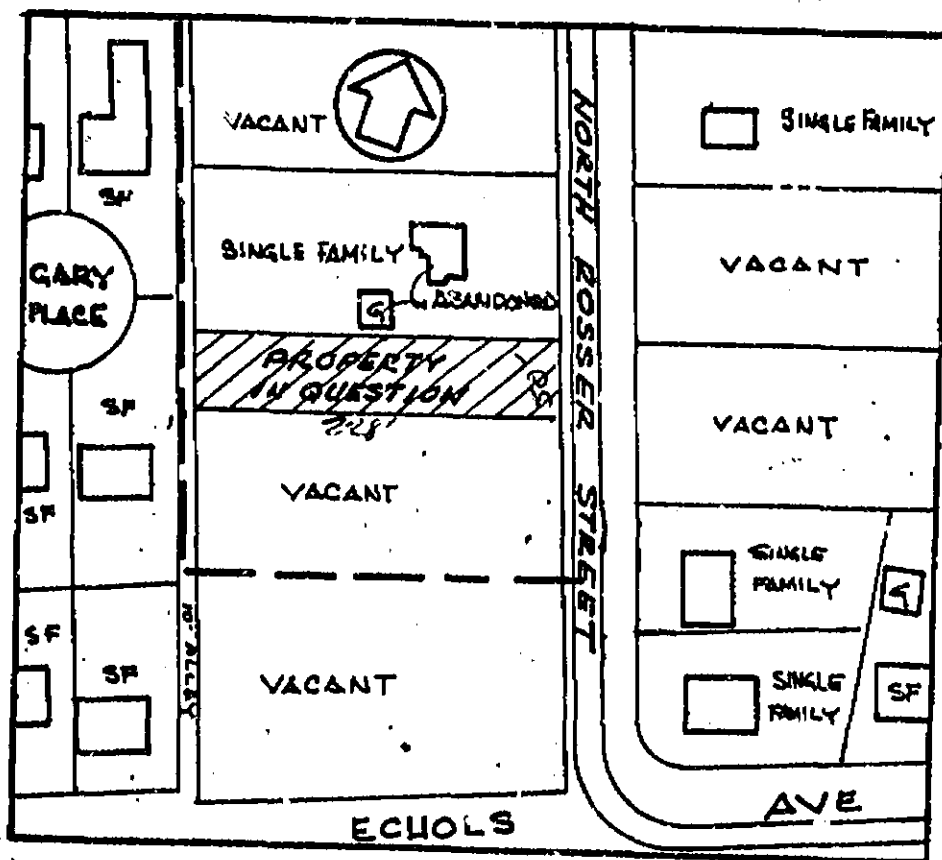
REASON: P.C. was in agreement & I analyzed

Planning Commission Meeting
Tuesday, April 6, 1976
7:30 P.M., City Council Chambers

APPLICANT: Dennis B. Corbett
OWNER: Dennis B. Corbett
LOCATION: 2500 Block of North Rosser Street
ZONE: R-12, Residential
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FINDINGS

1. The site in question and surrounding land use are shown on the sketch below:



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STAFF RECOMMENDATION

The staff recommends that this request be approved subject to all applicable codes and ordinances.

March 4, 1976

City of Alexandria Virginia

To Whom It May Concern:

I have owned Lot #18 Kukulaneys Sub-Division for five (5) years and I now wish to build a house on it.

This lot is 50' wide by 228' deep. The house will be 24' wide by 48' deep. I will be conforming to all set-back regulations and I feel this house will be a desirable improvement to the neighborhood.

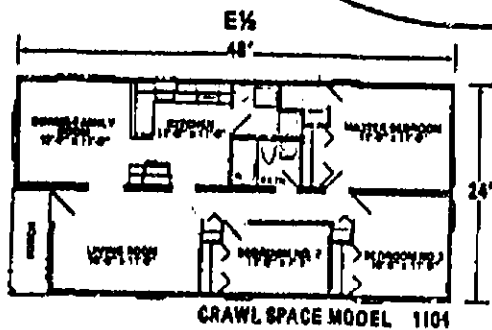
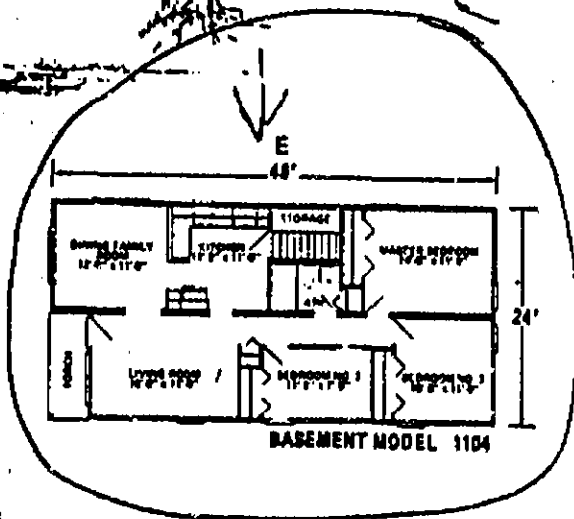
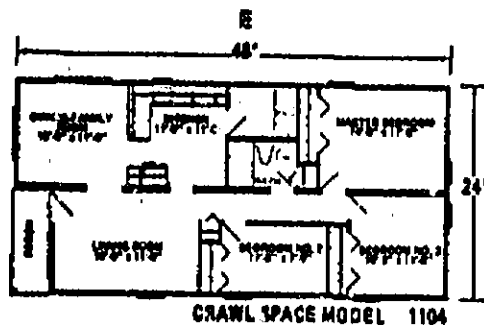
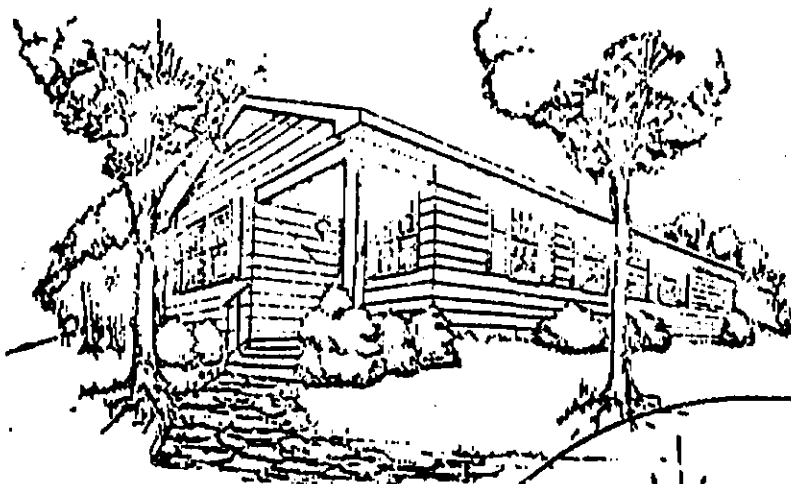
Hoping this meets with your approval, I am,

Respectfully,

Dennis B. Carter

NORTH AMERICAN HOUSING

DELUXE RAMBLER END ENTRY - E



ALL ROOM SIZES ARE APPROXIMATE

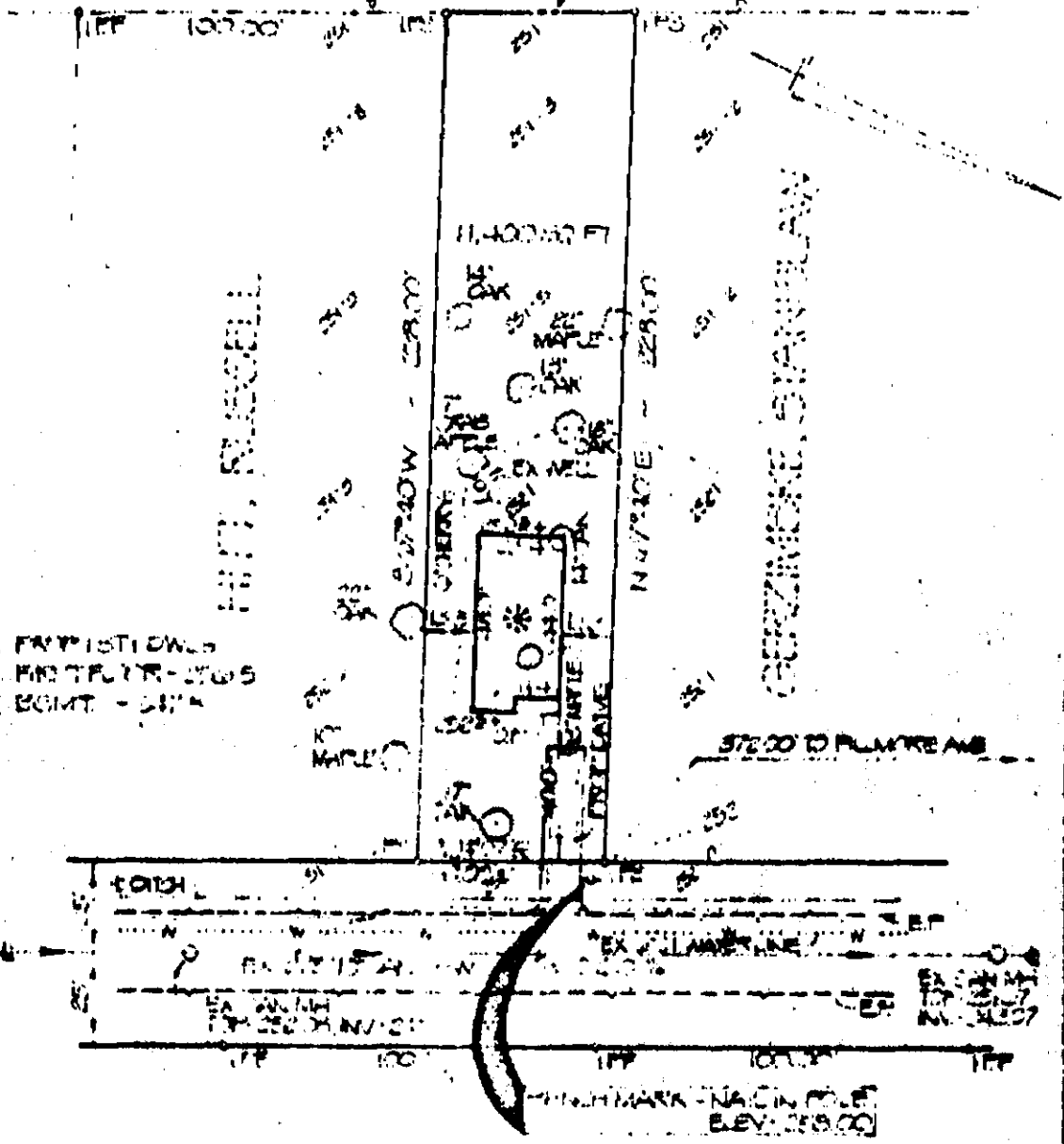
NORTH AMERICAN HOUSING CORP. / rock hall road • point of rocks, maryland 21777
 (301) 948-8500 • (301) 874-5541

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- NOTES: 1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS & SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
 2. ALL UNDERGROUND UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.



N. ROSSER STREET
 50' N.W.

PLOT PLAN
 (PLOT BEING A PORTION OF)
DULANEY'S SUBD.
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=40'

DATE: 11/19/78

SYE: R-12

CASE NAME: VERRILL & COMPANY

PLAT SUBJECT TO RESTRICTIONS OF RECORD

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

R. C. Jackson
 R. C. JACKSON, CERTIFIED SURVEYOR

ALEXANDRIA SURVEYS, INC.
 1603 KIND STREET
 ALEXANDRIA, VIRGINIA 22314

To Mark

Date 1 April Time 11:30

WHILE YOU WERE OUT

N.A. Willingham

at 2715 N Decker

Phone 820-2715

TELEPHONES	PLEASE CALL	
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	URGENT	

Message WANTS TO GO
OLD RECORD AS
"NO OBJECTION" TO
PROPOSED RESIDENCE

MDK
Operator

2705 0



City of Alexandria, Virginia



March 30, 1976

All-America City

Dear Property Owner:

You are hereby notified that public hearings will be held by the Alexandria Planning Commission on Tuesday, April 6, 1976, 7:30 P.M., or as soon thereafter as may be heard, City Council Chambers, and by the Alexandria City Council on Saturday, April 17, 1976, 9:30 A.M. in the City Council Chambers, City Hall, Alexandria, Virginia on the following request:

- #1049 - Request permit to construct one story residence on an existing substandard lot of record located on the west side of North Rosser Street between Fillmore Avenue and Echols Avenue and zoned R-12, Residential; Applicant: Donald Corbett, Owner.

A special use permit is required for any lot of record which does not meet the minimum zoning requirements for its particular zone. In this case, the applicant is required to have sixty (60) feet of frontage at the front lot line and eighty (80) feet of width at the front building line, but his lot is only fifty (50) feet wide at the front lot line, and front building line. This zone also requires 12,000 square feet of lot area as a minimum and the applicant has 11,400 square feet.

As a citizen and party in interest you are invited to attend these meetings and express your views concerning the above request.

If you have any questions regarding the request, please call the Department of Planning and Community Development at 750-6291.

Very truly yours,

Mark D. Kavanaugh, Planner II
Zoning and Subdivision Administration

MDK/bjh

Note: Applicant: Please plan to attend the above meetings.



City of Alexandria, Virginia



All-America City

March 30, 1976

Dear Property Owner:

You are hereby notified that public hearings will be held by the Alexandria Planning Commission on Tuesday, April 6, 1976 7:30 P.M., City Council Chambers, and by the Alexandria City Council on Saturday, April 17, 1976, 9:30 A.M. in the City Council Chambers, City Hall, Alexandria, Virginia on the following request:

#1049 - Request permit to construct one story residence on an existing substandard lot of record located on the west side of North Rosser Street between Fillmore Avenue and Echols Avenue and zoned R-12, Residential; Applicant: Dennis Corbett, Owner.

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Very truly yours,

Mark D. Kavanaugh, Planner II
Zoning and Subdivision Administration

MDK/bjh

Note: Applicant: Please plan to attend the above meetings.

6
Dennis B. Corbett
10101 Woodrow St.
Vienna, Virginia 22180

Dowden Terrace Civic Association
Mr. Kenneth Meuchel, Vice-Pres.
5683 Rayburn Ave., 22313

Irvin & Clarence R. Payne
5638 Carlyn Spring Road
Bailey's Crossroads, Va. 22041

John J. or Rosie Ferry
5432 Fillmore Ave.

Andrew C. or Voula Pappanihiel, Etal
5444 Fillmore Ave.

Glen L. or Hazel G. Gruel
5460 Fillmore Ave.

John S. or Marion W. Grabowski
7912 Lewinsville Road
McLean, Va. 22101

Russell Mitt
3301 Nottingham St.
Arlington, Va. 22207

Stanislaw Gerzimbke
~~2212xNxxRxxxxxSix~~
4009 Taney Avenue

R. L. and Doris B. Thomas
10604 Maple St.
Fairfax, Va. 22030

Joseph or Christa C. Labowski
o/o Joseph Labow
5417 Echols Ave. 22311

Mack or Rose Alston
5421 Echols Ave. 22311

Jerome or Hilda Fine
5420 Gary Court 22311

Jamubhai B. or Lavingika Desai
5416 Gary Court 22311

Frederick S. or Dorothea H. Polk
5417 Gary Court

Ronald M. or Susan D. Carlisle
5406 Fillmore Ave.

Elsie J. Broadus
5412 Fillmore Ave.

Auburn A. & Marion Willingham
2715 N. Rosser St.

Stanley E. Armstrong, Jr., Tr.
407 Summers Drive 22301

G. Randolph or Mary G. H. Comstock
2705 N. Rosser St.

Jay U. or Elaine E. Sun
5345 Echols Ave. 22311

Location: Rosser Street
Map 43, 3736-8

Special Use Permit
#1049

County Surveyors Association
c/o: Kenneth Newbold, Vice-Chairman
5083 Chrysum Ave. 22013

Applicant & Owner
Dennis B. Corbett
10101 Woodrow Street
Vienna, Va 22180

Owner: Same
3736-8 - Owner as above

3736-1 (5428 Gillmore Ave.)
Orvin & Clarence R. Payne
5638 Carlyle Spring Road
Caluj's Crossroads, Va. 22041

-2 (5432 Gillmore Ave.)
John J. or Rosie Gray
same

-3 (5444 Gillmore Ave.)
Andrew C. or Voula Pappanikolaou
same

-4 (5460 Gillmore Ave.)
Alex L. or Hazel S. Gruel - same

-6 (N. Rosser St.)
John S. or Marion W. Grabowski
7942 Lewisville Road
McLean, Va. 22101

-7 (N. Rosser)
Russell Pitt
3301 Nottingham St., Arl. Va. 22207 over

Dulaney Subdivision

~~3736~~

-2-

8 (2706 N. Rosser St.)

Owner - as above

9 (2710 N. Rosser St.)

Stanislaw Berzinske

4809 Jarey Avenue

10 (2710 - as above - 9)

~~11 (N. Rosser)~~

R. L. and Doris L. Thomas

10604 Maple St.

Springfield, Va. 22030

Brighton Park Section 1

~~3736~~ - 12 (5417 Echols Ave) 22311

Joseph or Christa C. Labouski

c/o Joseph Labow - same

-13 (5431 Echols Ave) 22311

Jack or Rose Alston - same

-18 (5420 Gary Court) 22311

Jerome or Hilda Tice - same

-19 (5416 Gary Court) 22311

Janubhai B. or Kavirika Desai

same

-20 (5417 Gary Ct.)

Frederick S. or Dorothea L. Polk

same

~~3736~~

Dularney's Subdivision

5726-13 (5406 Fillmore Ave)

Ronald M. or Susan D. Carlyle
same

-14 (5412 Fillmore Ave)

Elsie J. Broadus - same

-15 (2715 N. Rosser St.)

Auburn A. & Marion Williamson
same

-16 (N. Rosser St.)

Stanley E. Armstrong, Jr., Inc.
407 Summers Drive 22301

-17 - same as -7 - Russell Witt

-18-1 (2705 N. Rosser St.)

L. Bradford or Mary S. A. Constock
same

18-2 (5345 Echols Ave.) 22311

Gay Y. or Elsie E. Lee
same

The
End

SUBDIVISION

DATE March 12, 1976

ENCROACHMENT

VACATION

Special Use Permit #1049

Department Report

FROM: Department of Planning & Community Development

TO: * Department of Transportation & Environmental Services

*Department of Fire Prevention

* Department of Building & Mechanical Inspections

Electrical Division

Plumbing Division

* Department of Health

The following request has been submitted for public hearing before the Planning Commission on
April 6, 1976

Applicant Donald Corbett Telephone: 281-3702

Location: *2500 block N. Rosser St Zone: R-12, Residential

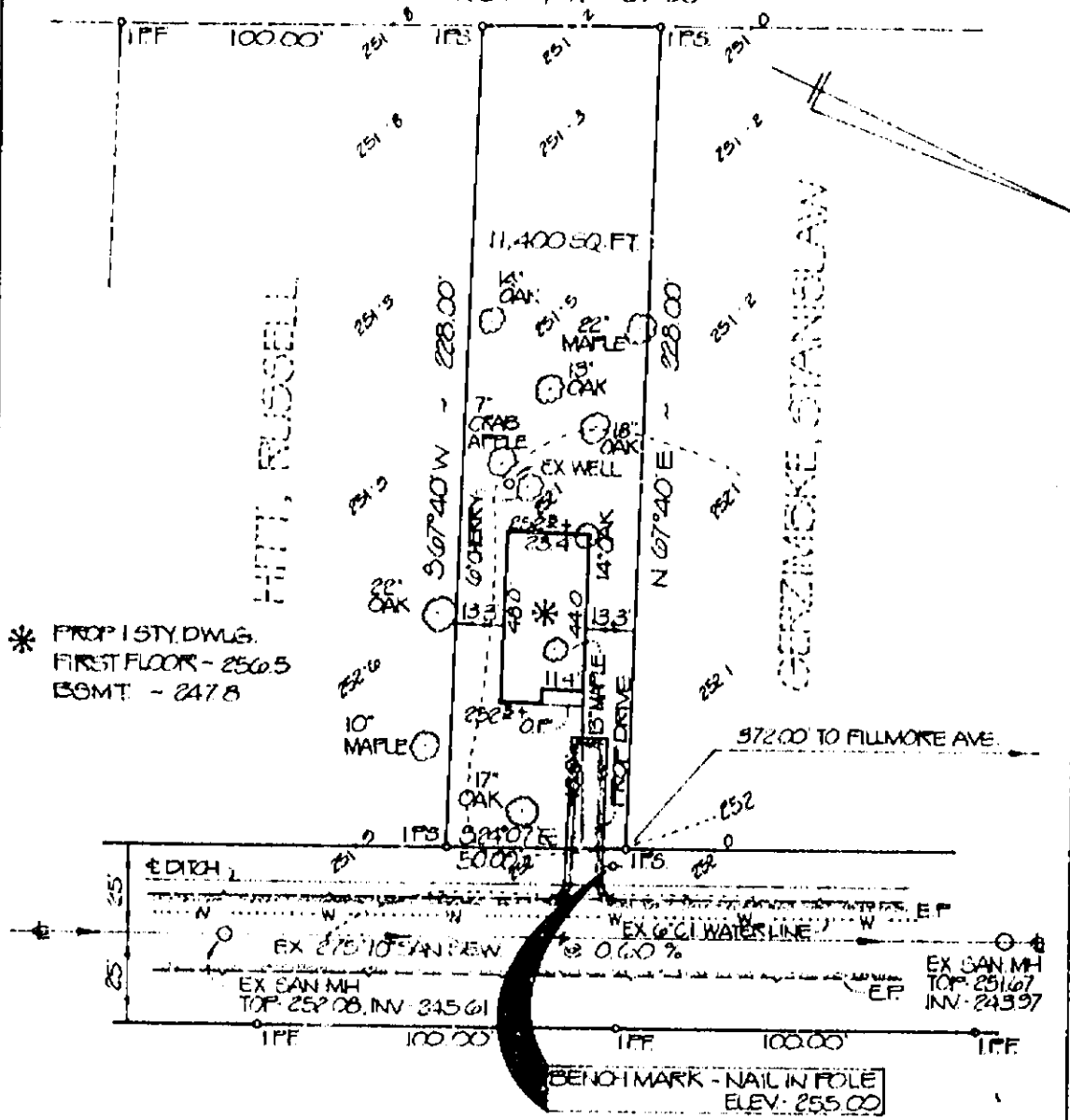
Use Requested: Construction of dwelling on lot that is substandard
in area and width

It is requested that you return one copy of this report with your comments concerning this request to
the Department of Planning and Community Development by March 24, 1976

* Property is identified as Tax Map #43, Parcel #3736 Lot 8

DEPARTMENTAL REPORT

NOTES: 1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS & SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
 2. ALL UNDERGROUND UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 N 84° 07' W - 50.00'



* PROP. 1 STY. DWLG.
 FIRST FLOOR - 256.5
 BGMT. - 247.8

N. ROSSER STREET
 50 R/W

PLOT PLAN
 OF A LOT BEING A PORTION OF
DULANEY'S SUBD.
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1"=40' MAR 1, 1970

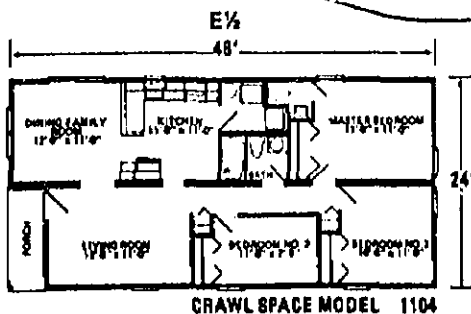
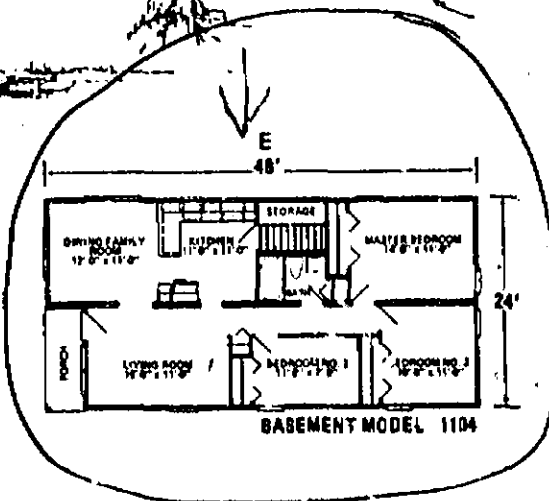
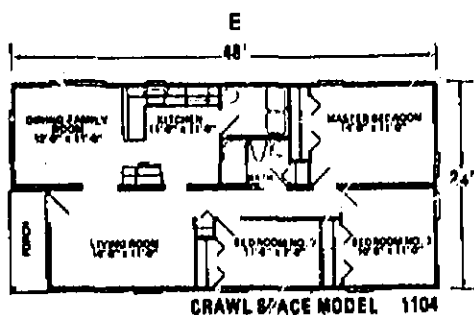
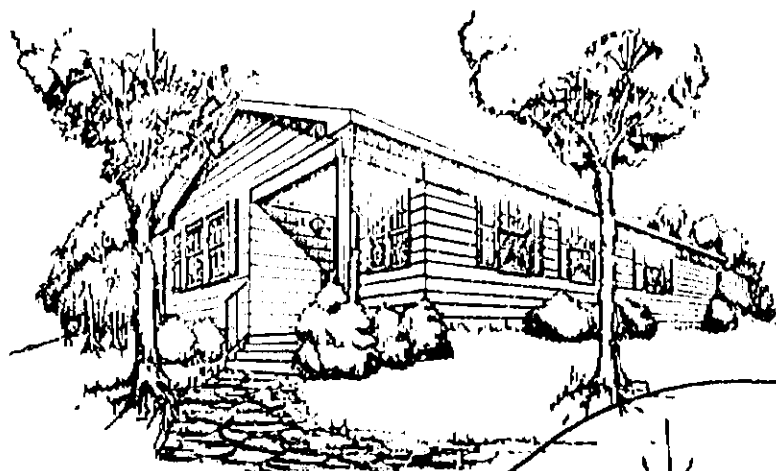


ZONE: R-12

PLAT SUBJECT TO RESTRICTIONS OF RECORD	CASE NAME: DENNIS E. CORBETT
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. <i>R. C. Jackson</i> R. C. JACKSON, CERTIFIED SURVEYOR	ALEXANDRIA SURVEYS, INC. 1603 KING STREET ALEXANDRIA, VIRGINIA 22314

NORTH AMERICAN HOUSING

DELUXE RAMBLER END ENTRY - E



ALL ROOM SIZES ARE APPROXIMATE

NORTH AMERICAN HOUSING CORP. / rock hall road • point of rocks, maryland 21777
 (301) 948-8500 • (301) 874-5541

Plans, Prices And Specifications Subject To Change Without Notice

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Andersen Windows
 Verma-Bield® Harroline®

SUBDIVISION

DATE March 12, 1976

ENCROACHMENT

VACATION

Special Use Permit #1049

Department Report

FROM: Department of Planning & Community Development

TO: * Department of Transportation & Environmental Services

* Department of Fire Prevention

* Department of Building & Mechanical Inspections

Electrical Division

Plumbing Division

* Department of Health

The following request has been submitted for public hearing before the Planning Commission on April 6, 1976

Applicant Gerald Corbett Telephone: 281-3702

Location: *2500 block N. Rosser St Zone: R-12, Residential

Use Requested: Construction of dwelling on lot that is substandard in area and width

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by March 24, 1976

NBCP

* Property is identified as Tax Map #43, Parcel #3736 Lot 8
DEPARTMENTAL REPORT

NO BUILDING CODE INVOLVEMENT

3/15/76

Paul Fox
Building Dept

SUBDIVISION

DATE March 12, 1976

ENCROACHMENT

VACATION

Special Use Permit #1049

Department Report

TO: Department of Planning & Community Development

- TO:
- * Department of Transportation & Environmental Services
 - * Department of Fire Prevention
 - * Department of Building & Mechanical Inspections
 - Electrical Division
 - Plumbing Division
 - * Department of Health

The following request has been submitted for public hearing before the Planning Commission on April 6, 1976

Applicant Donald Corbett Telephone: 281-3702
Location: *2500 block N. Rosser St Zone: R-12, Residential
Use Requested: Construction of dwelling on lot that is substandard in area and width

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by March 24, 1976

* Property is identified as Tax Map #43, Parcel #3736 Lot 8
DEPARTMENTAL REPORT

F-1 A deposit for public improvements will be required prior to issuance of a building permit.

3/17/76

Dayton L. Cook
DAYTON L. COOK, P.E.

SUBDIVISION

DATE March 12, 1976

ENCROACHMENT

VACATION

Special Use Permit #1049

Department Report

FROM: Department of Planning & Community Development

TO: * Department of Transportation & Environmental Services
* Department of Fire Prevention
* Department of Building & Mechanical Inspections
Electrical Division
Plumbing Division
* Department of Health

The following request has been submitted for public hearing before the Planning Commission on
April 6, 1976

Applicant: Ronald Corbett Telephone: 281-3702
Location: *2500 block N. Rosser St Zone: R-12, Residential
Use Requested: Construction of dwelling on lot that is substandard
in area and width

It is requested that you return one copy of this report with your comments concerning this request to
the Department of Planning and Community Development by March 24, 1976

* Property is identified as Tax Map #43, Parcel #3736 Lot B
DEPARTMENTAL REPORT

Health Department - Property Standards Division

The dwelling must be properly connected to the City's Sanitary sewer and
water lines.

3/16/76

Steve D'Agata

SUBDIVISION

DATE March 12, 1976

ENCROACHMENT

VACATION

Special Use Permit #1049

Department Report



FROM: Department of Planning & Community Development

TO: * Department of Transportation & Environmental Services
* Department of Fire Prevention
* Department of Building & Mechanical Inspections
Electrical Division
Plumbing Division
* Department of Health

The following request has been submitted for public hearing before the Planning Commission on
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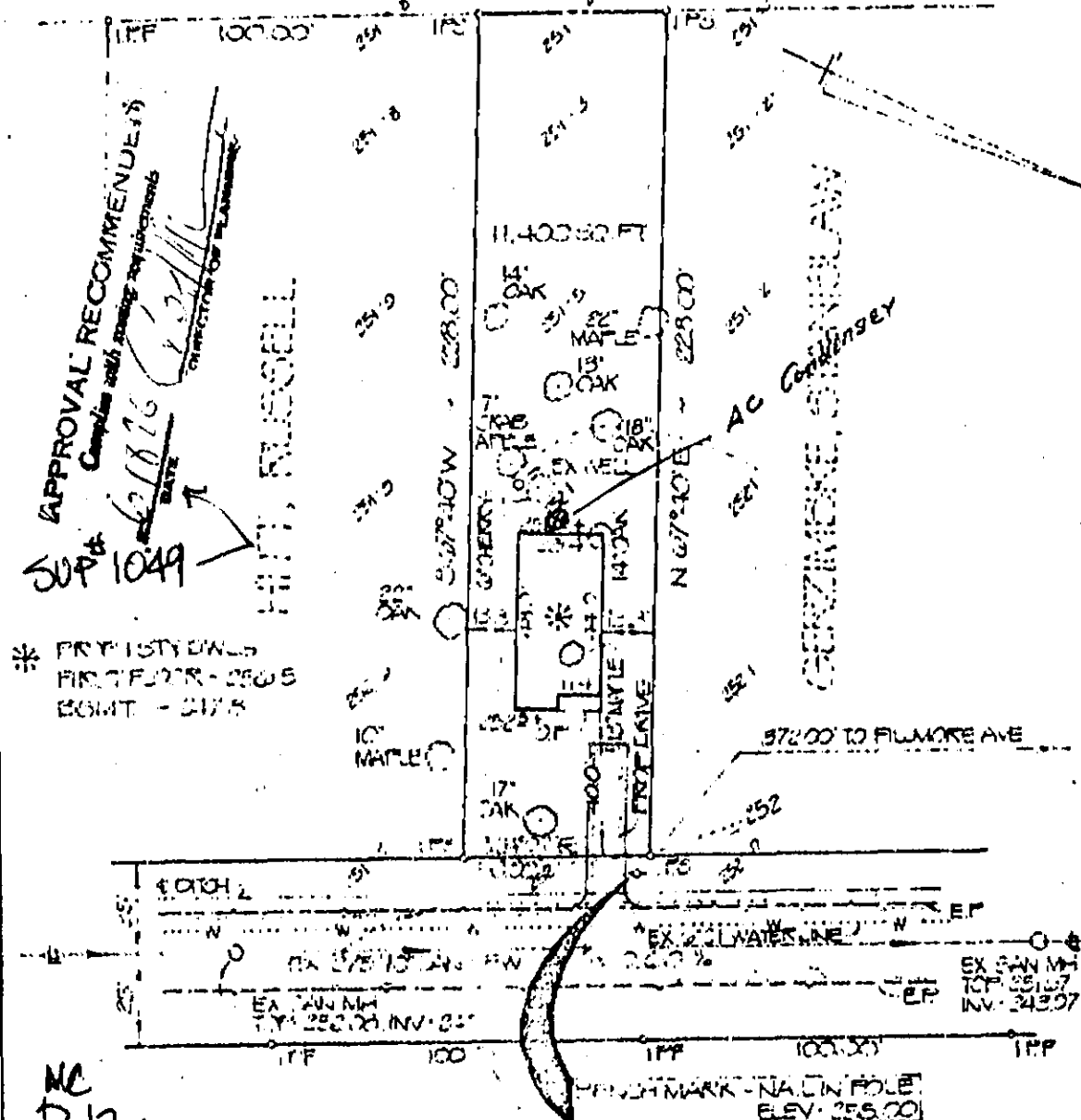
* Property is identified as Tax Map #43, Parcel #3736 Lot 8
DEPARTMENTAL REPORT

The requested use does not present any particular fire protection problems. The plan presented offers the normally expected accessibility and general separation found in single dwelling situations. The Fire Department does not request any specific conditions for approval of this special use permit request.

15 March 1976


Fire Protection Engineer

1 ALL UTILITIES SHOWN ARE EITHER THE STANDARD SPECIFICATIONS OF THE CITY OF ALEXANDRIA
 2 ALL UNKNOWN UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 N 87° 07' W - 80.00'

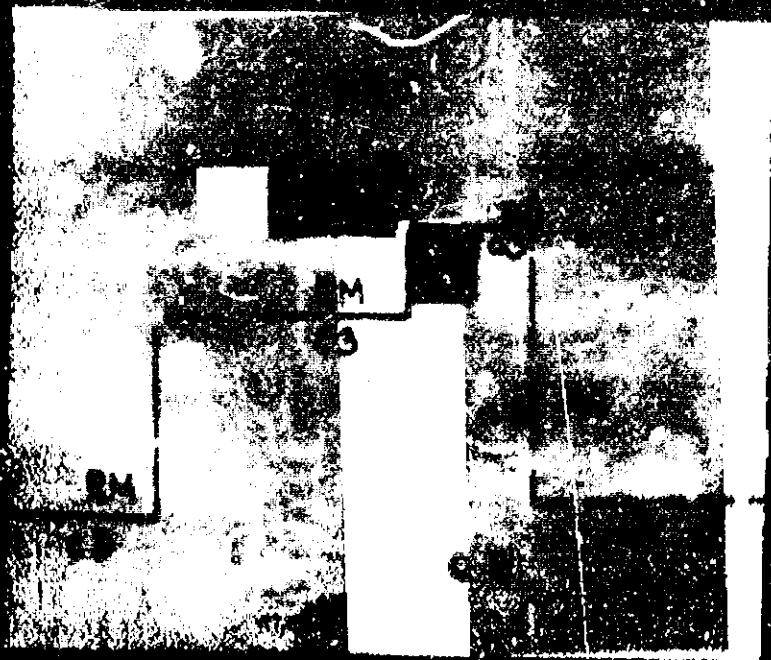


NC R-12
 Approved by [Signature]
 20 July 77 MKK

N. ROSSER STREET
 50' R.O.W.

PLOT PLAN
 OF A LOT BEING A PORTION OF
DULANEY'S SUBD.
CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1"=40' MAR 1, 1976

CASE NAME DENNIS E. ROBERTS	PLAT SUBJECT TO RESTRICTIONS OF RECORD
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRAVELING TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO OTHER ENCUMBRANCES. [Signature] SURVEYOR	ALEXANDRIA SURVEYS, INC. 1603 KING STREET ALEXANDRIA, VIRGINIA 22314



2401072

#1049 - Operating Residence of J. Substant
Box 24 Det. wife of J. L. Loman, Sr.
R-13, Kansas City, Mo., Brown

Noticed: 3/20/76
Admitted: 3/22/76
Card: 3/30/76