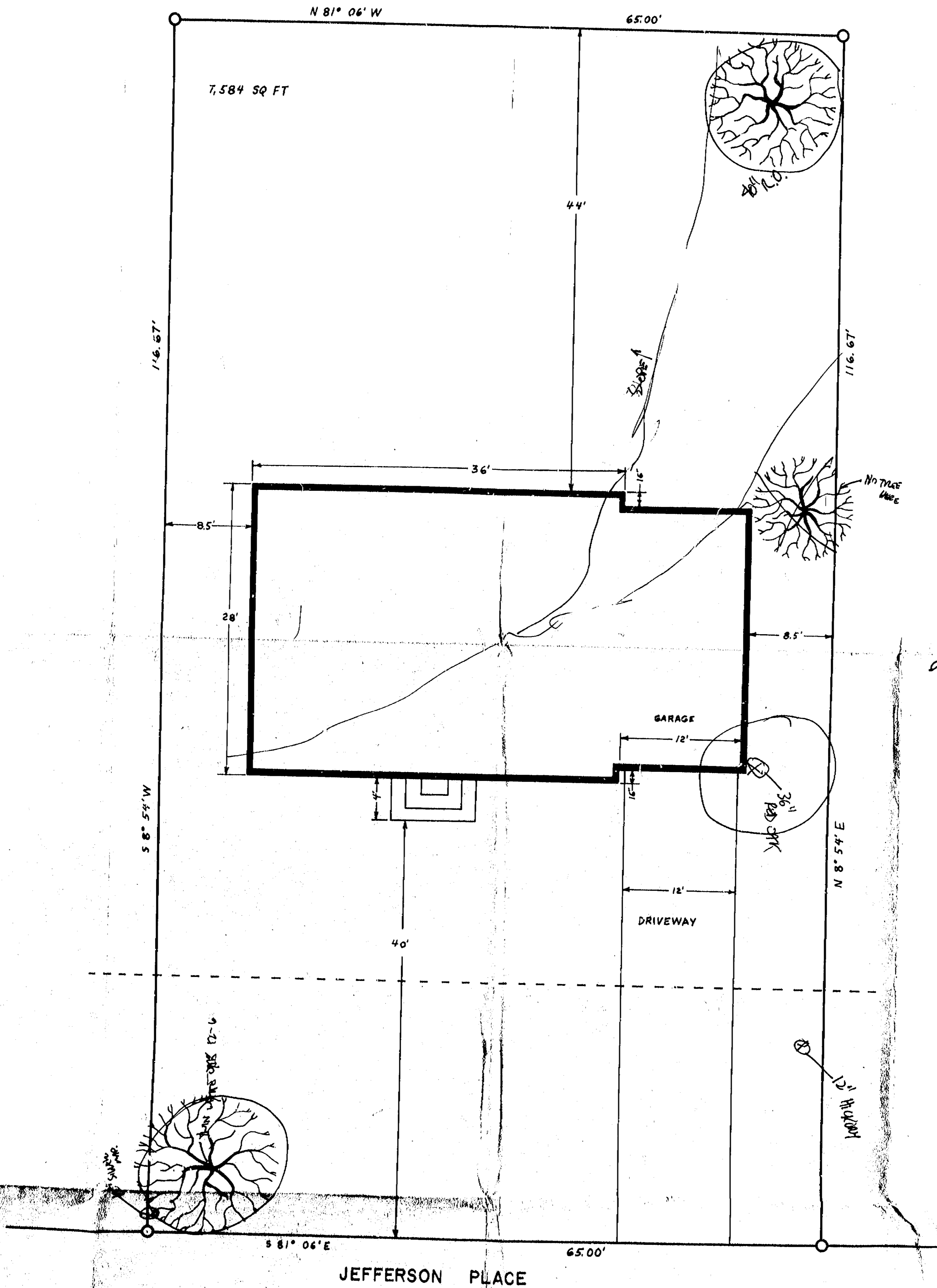


JEFFERSON PLACE  
 JACKSON

PLAN FOR CHRIS WHITE  
 LOT 2 BLOCK 4 PART 1  
 SECT 1 JEFFERSON PK SUBD  
 ALEXANDRIA, VA.



SUP 1230

*Should this be Jackson Pl and then than lot 2?*  
 43 section than lot 2?

PLAN FOR CHRIS WHITE  
 LOT 2 BLOCK 4 PART 1  
 SECT 1 JEFFERSON PK SUBD  
 ALEXANDRIA, VA



Application No. 1230

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

*Deferred till Feb. 17, 79*

Action of City Council: Granted      Granted Subject to Conditions      Granted in Part      Denied      Deferred

Recommendation of Planning Commission: Granted      Granted Subject to Conditions      Granted in Part      Denied      Withdrawn

Action of Board of Zoning Appeals: Granted      Granted Subject to Conditions      Granted in Part      Denied      Withdrawn

Location 410 JACKSON PL.

Assessment Map      Parcel Block      Lot      Zone R-8

Applicant Christopher J. White

Proposed Use of Property constant single-family use      Owner Lois D. Saddle & Paul Glynn

Application Filed \_\_\_\_\_      Advertisment in Newspaper \_\_\_\_\_      Property Owners Notified \_\_\_\_\_

Public Hearing Before Planning Commission JAN. 8, '79      City Council JAN. 13, '79      Board of Zoning Appeals POSTED

REMARKS: Feb. 6, 79      Feb. 17, 79

SEE 35MM

DRAWING

**APPLICATION: SPECIAL USE PERMIT** No. 1230

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 CHRISTOPHER J. WHITE  
 Premises Located BETWEEN 408 + 412 JACKSON PL.  
 Assessment Map Block 4 PART I SECT 1 Lot 11 JEFFERSON PK SUBD.  
 Property Owner LOIS D. SARLE C/O PAUL GLYNN 8000 FT HUNT RD ALEX. VA  
Name and Address Telephone No.  
 Use Requested SINGLE FAMILY RESIDENCE  
 zone R-8

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.

Christopher J. White 1408 RUFFNER RD. ALEX. VA. 548-2038  
Applicant or Authorized Agent Address and Telephone Number

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

S.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) 1-8-79 2/6/79  
 Date(s) of City Council Hearing(s) 1-13-79 12/24/79  
 Special Use Permit Advertised in Newspaper 12-26-78  
 Property Owners Notified 12-26-78 24  
Number of Notices  
 Property in Question Placarded 12-28-78 \_\_\_\_\_  
Number of Placards

Actions

Planning Commission 2/6/79 Motion by Mr. Kamerow, second by Mr. Rosenthal, Commission voted to recommend approval of the request, subject to compliance with applicable codes, ordinances & staff recommendations. Carried 6 -0. Mr. Braswell absent.  
 City Council RPH 2/24/79 Granted. Subject to compliance with all applicable Codes, ordinances and staff recommendations 5-to-2 (Baidler and Calhoun "No").

# APPLICATION: SPECIAL USE PERMIT

No. 1230

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 CHRISTOPHER J. WHITE  
 Premises Located BETWEEN 405 + 412 JACKSON PL.  
 Assessment Map Block 11111 SECT 1 Lot 11 JEFFERSON PK SUBD.  
 Property Owner LOIS D. SARLE 5/0 PAUL GLYNN 8000 FT HUNT RD ALEX VA  
Name and Address Telephone No.  
 Use Requested SINGLE FAMILY RESIDENCE  
 Zone R-8

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.

Christopher J. White 1408 RAYNER RD ALEX VA 548-2038  
 Applicant or Authorized Agent Address and Telephone Number

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

S.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) 1-28-79 2/6/79  
 Date(s) of City Council Hearing(s) 2/24/79 2/24/79  
 Special Use Permit Advertised in Newspaper 12-26-78  
 Property Owners Notified 28 28  
Number of Notices  
 Property in Question Placarded 28  
Number of Placards

### Actions

Planning Commission 2/6/79 Motion by Mr Kumerow, second by Mr Rosenthal, Commission voted to recommend approval of the request, subject to compliance with applicable codes, ordinances & staff recommendations. Carried 6-0. Mr Braswell absent.  
 City Council RPH 2/24/79 Granted, Subject to compliance with all applicable Codes, ordinances and staff recommendations 5-1-2 (Deidler and Calhoun "No")

### SPECIAL USE PERMIT

Special Use Permit 1230 was approved by City Council on FEBRUARY 24, 1979 ... Permission is hereby granted to CHRISTOPHER J. WHITE to use premises 410 JACKSON PL. for the following purpose CONSTRUCT SINGLE-FAMILY RESIDENCE and under the following conditions \_\_\_\_\_

see attached report  
 \_\_\_\_\_  
March 6, 1979 \_\_\_\_\_  
Date City Manager

1

Docket Item # 16

SUP #1230

Planning Commission Meeting  
February 6, 1979, Tuesday  
8:00 P.M., Council Chambers

ISSUE:

Request permit to construct single-family residence on a lot that is substandard in lot area by approximately 400 square feet located at 410 Jackson Place and zoned R-8, Residential; Applicant: Christopher J. White.

STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances and the following condition:

1. That the applicant preserve the three (3) trees shown on the plan if at all possible. ( T & BS) (P & UD)

PLANNING COMMISSION MEETING OF FEBRUARY 6, 1979

Samuel Moore represented the application.

Bill Babcock, 407 Tyler Place, spoke in opposition.  
Ms. Salisbury, 408 Jackson Place, spoke in opposition, with concern over drainage.  
Ms. Edna Tremaine, 405 Woodland Terrace, spoke in opposition.  
Mr. Tremaine, 405 Woodland Terrace, spoke in opposition, with concern over drainage.

COMMISSION ACTION:

On a motion of Mr. Kamerow, seconded by Mr. Rosenthal, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

The motion carried on a vote of 6 to 0. Mr. Braswell absent.

Reason:

The Planning Commission was in agreement with the Staff Analysis.

CITY COUNCIL MEETING 2/24/79

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations. 5-2 (Beidler and Calhoun "No")

2

Docket Item # 16  
Special Use Permit # 1230

Planning Commission Meeting  
Tuesday, February 6, 1979  
8:00 P.M., Council Chambers

TO: Chairman and Members, Alexandria Planning Commission  
FROM: Charles B. Moore, Jr., Chief, Zoning & Subdivision Administration  
SUBJECT: Special Use Permit # 1230

The Planning Commission, on January 8, 1979, deferred Special Use Permit #1230 which was a request to construct a single family detached dwelling on a substandard lot at 410 Jackson Place. At that time, Mr. John Thorpe Richards raised the question that the property at 410 Jackson Place may have been part of an adjacent lot and sold off six or seven years ago without a plat of subdivision being approved by the Planning Commission. If this were the case, then it would constitute an illegal transfer of land and the Planning Commission could not consider a special use permit to construct a dwelling on the property.

I have researched the records in the Zoning Office and have found that 410 Jackson Place is a legal recorded lot of record having a width of 65.00 feet and a depth of 116.67 feet and containing 7,584 square feet. The lot is identified as Lot 11, Block 4, Jefferson Park, as shown on a plat of subdivision dated August 28, 1924 when this area was still located in Arlington County.

I have discussed the matter with Mr. Richards and he also agrees that the property is a recorded legal lot of record. Based on this, I feel that the application for a special use permit to construct a single family detached dwelling on the lot at 410 Jackson Place is a proper request and is legally brought before the Planning Commission.

*CA Moore*

cc: John T. Richards  
Attorney

Docket Item # 16

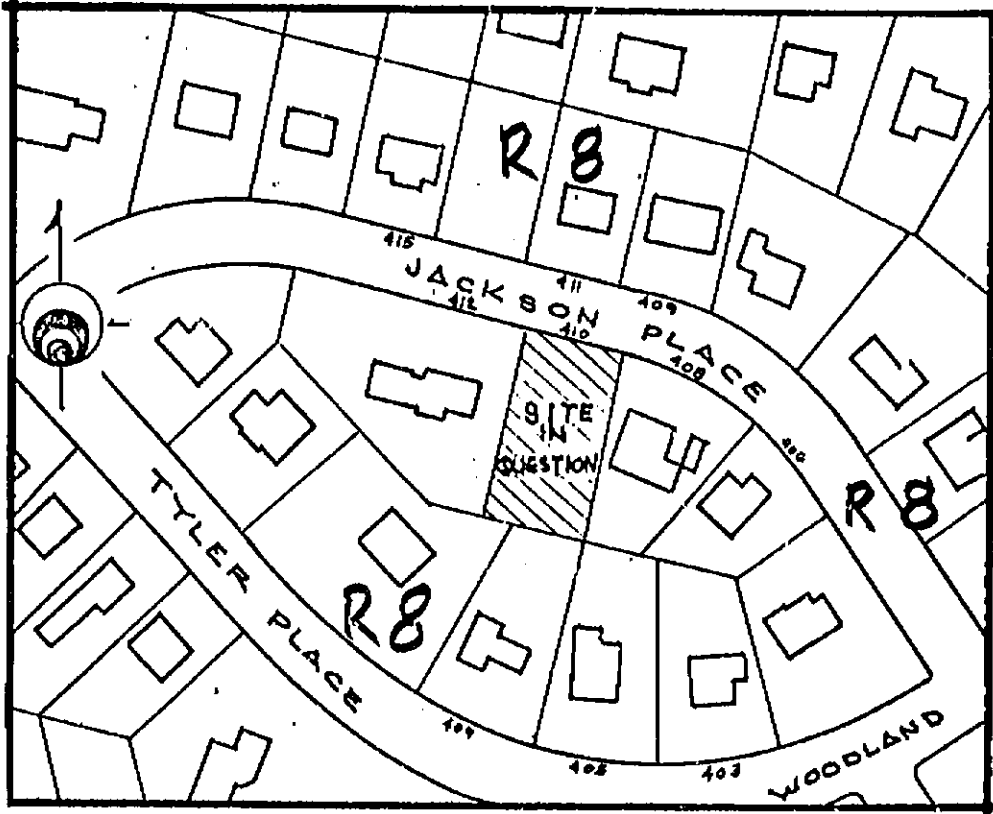
SUP #1230

Planning Commission Meeting  
February 6, 1979, Tuesday  
8:00 P.M., Council Chambers

APPLICANT: Christopher White  
 OWNER: Lois D. Sarle  
 LOCATION: 410 Jackson Place  
 ZONE: R-8, Residential  
 USE: Construct single-family detached dwelling on substandard lot.

FINDINGS

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



2. The subject property is one (1) existing lot of record having approximately 65.00 feet of frontage on Jackson Place, a depth of 116.67 feet and a lot area of approximately 7,584 square feet.
3. The applicant proposes to construct a two (2) story dwelling approximately 48 feet wide by 28 feet on the subject property. The lot is substandard in lot area by 416 square feet (8,000 square feet required, 7,584 square feet existing ).
4. The subject property has been zoned R-8, residential since 1951 when the Third Revised Zoning Map was adopted by City Council.
5. 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.
6. The applicant is contract purchaser of the property. The owner of the property purchased the lot December 1945 and does not have any interest whatsoever in any contiguous land.
7. Although the attached plot plan indicates that the sideyards of the proposed dwelling will exceed the minimum of 8'-0" required in the R-8 residential zone, the height of the proposed dwelling on this side may require that a variance from the 1:2 ratio be granted by the Board of Zoning Appeals.
8. The proposed Land Use Plan Map of the Adopted Consolidated Master Plan indicates the area in question to be low density residential uses.

#### COMMENTS OF OTHER CITY DEPARTMENTS

##### Transportation & Environmental Services:

R-1 Three trees shown on plan should be preserved if possible (one tree plotted incorrectly ).

##### Fire:

No objections.

##### Building & Mechanical Inspections:

No objections.

#### STAFF ANALYSIS

The area surrounding the property in question is developed by single-family detached homes similar in size and style to the applicant's proposal. The staff points out the subject lot is generally the same size and shape as lots in the area, most of which were developed in the 1940's. The staff feels that this lot and the proposed dwelling will be in keeping with the character of surrounding properties and therefore offers no objection to the request.

STAFF RECOMMENDATION

Recommend approval subject to all applicable codes and ordinances and the following condition:

1. That the applicant preserve the three (3) trees shown on the plan if at all possible. ( T & HS) (P & CD)

PLANNING COMMISSION MEETING OF FEBRUARY 6, 1979

Samuel Moore represented the application.

Bill Babcock, 407 Tyler Place, spoke in opposition.

Ms. Salsbury, 408 Jackson Place, spoke in opposition, with concern over drainage.

Ms. Edna Tremaine, 405 Woodland Terrace, spoke in opposition.

Mr. Tremaine, 405 Woodland Terrace, spoke in opposition, with concern over drainage.

COMMISSION ACTION:

On a motion of Mr. Kamerow, seconded by Mr. Rosenthal, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

The motion carried on a vote of 6 to 0. Mr. Braswell absent.

Reason:

The Planning Commission was in agreement with the Staff Analysis.

CITY COUNCIL MEETING 2/24/79

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations. 5 to 2 (Beidler and Calhoun "No")

Book 925 Page 490

BOOK 925 PAGE 490

17 116

THIS DEED, made this 1st day of November, 1978, by and between LOIS D. SARLE, unmarried, grantor, party of the first part, and WILLIAM CLAUDE RUSS, grantee, party of the second part:

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part doth grant and convey unto the party of the second part, in fee simple and with General Warranty of title, all of that certain lot or parcel of land situate and being in the City of Alexandria, Virginia, and particularly described as follows:

All of Lot Eleven (11), in Block Four (4), Part One (1), Section One (1), JEFFERSON PARK, formerly in Arlington County, Virginia, but by the extension of corporate limits now in the City of Alexandria, Virginia, as the same appears duly dedicated, platted and recorded among the land records of Arlington County, Virginia, in Deed Book 211, page 431.

For derivation of title see Deed Book 119, page 255, and Deed Book 222, page 112, of the land records of the City of Alexandria, Virginia.

SUBJECT, HOWEVER, to restrictions, conditions, easements and rights of way duly of record.

The grantor covenants that she has the right to convey the aforesaid property unto the grantee; that she has done no act to encumber said land; that the grantee shall have quiet possession thereof, and that the grantor will execute all further assurances of the land as may be requisite.

WITNESS the following signature and seal:

Lois D. Sarle (SEAL)  
Lois D. Sarle

STATE OF MICHIGAN

COUNTY OF WAYNE, to wit:

I, ROBERT DUPREY, a Notary Public in and for the State and County aforesaid, whose commission as such expires SEPT. 24<sup>TH</sup>, 1980, do hereby certify that Lois D. Sarle, whose name appears signed to the above writing, bearing date on the 1st day of November, 1978, has personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand and seal this 10<sup>TH</sup> day of November, 1978.

Robert Duprey  
Notary Public as aforesaid

ROBERT F. DUPREY  
Notary Public, Wayne County, Mich.  
My Comm. Expires Sept. 24, 1980

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at the Clerk's office of the Circuit Court City of Alexandria this deed was received and the fees imposed by Sec. 88.04.1 in the amount of \$23.50 have been paid with the Annexed certificate admitted to record on 12-16-78 10:53 AM

Robert F. Duprey  
Clerk

13579 CITY OF ALEXANDRIA  
OFFICE OF THE CLERK OF THE CIRCUIT COURT

RECEIPT NUMBER		818 78-4020-001898 #		000.135.79
DATE & TIME OF RECORDATION		818 78-4020-001898 #	7-15-93	000.133.16
INSTRUMENT NUMBER		818 78-4020-001898 #		000.133.16
CONSIDERATION		818 78-4020-001898 #		023.500.00
VALUE OF INTEREST SOLO (M-31)		818 78-4020-001898 #		023.500.00
CASH RECEIVED		818 78-4020-001898 #		000.081.50
		818 78-4020-001898 ●	ST TX	000.025.25
STATE TAX	039	818 78-4020-001898 ●	CY TX	000.011.75
CITY TAX	214	818 78-4020-001898 ●	TR FE	000.001.00
TRANSFER FEE	212	818 78-4020-001898 ●	CK FE	000.010.00
CLERK'S FEE	301	818 78-4020-001898 ●	120	000.011.75
STATE TAX (M-34)	038	818 78-4020-001898 ●	220A	000.011.75
LOCAL TAX (M-34)	220	818 78-4020-001898 #		000.000.00
LOCAL TAX (M-34)	223	818 78-4020-001898 TL		000.081.50
MSC	315			

FROM: \_\_\_\_\_  
TO: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

RECEIVED PAYMENT  
FREDERICK F. JACKSON, CLERK

BY: 361 \_\_\_\_\_

OFFICIAL RECEIPT FOR  
RECORDATION OF INSTRUMENT



*City of Alexandria, Virginia*



All-America City

December 26, 1978

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the following request:

Alexandria Planning Commission  
Monday, January 8, 1979  
7:30 P.M., City Hall  
Council Chambers  
Alexandria, Virginia

Alexandria City Council  
Saturday, January 13, 1979  
9:30 A.M., City Hall  
Council Chambers  
Alexandria, Virginia

- #1230 - Request permit to construct single-family residence on a lot that is substandard in lot area by approximately 400 square feet located at 410 Jackson Place and zoned R-8, Residential; Applicant: Christopher J. White.

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.

*M. D. K.*

Mark D. Kavanaugh, Planner  
Zoning & Subdivision Administration

MDK:1kr

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

#1230

Owner:

Lois D. Searle  
‡ Paul Glynn  
8000 Ft. Hunt Rd  
Alex

B. & J. Standley  
403 Woodland Terr., Alex

J. & M. Oldfield  
401 Woodland Terr., Alex

Applicant:

Christopher J. White  
1408 Ruffner Rd.  
Alex

H. or H. Hibbs  
‡ H. Wharton, Inc.  
107 N. Fairfax St., Alex

Northridge Citizens Assoc  
James Borches, Pres  
3408 Old Dominion Blvd., Alex

C. Slaisbury  
408 Jackson Pl., Alex

R. or S. Matthews  
412 Jackson Pl., A1-x

H. or A. Taylor  
401 Jackson Pl., Alex

J. or L. Kling  
415 Tyler Pl., Alex

Beverly B. Beidler  
403 Jackson Pl., Alex

B. W. Toepfer  
405 Jackson Pl, Alex  
T. or M. Cranwell  
407 Jackson Pl., Alex

T. G. Clifford, etux  
409 Jackson Pl., Alex

H. Roberts, etux  
411 Jackson Pl, Alex

A. R. Stirni, etux  
415 Jackson Pl., Alex

R. M. Williams, etux  
417 Jackson Pl., Alex

S. & C. Vosper  
419 Jackson Pl., Alex

F. H. Gue  
505 Tyler Pl., Alex

M. Wharton  
413 Tyler Pl., Alex

Albert B. Long  
409 Tyler Pl., Alex

W. or S. Babock  
407 Tyler Pl., Alex

R. Tremain, etux  
405 Woodland Terr, Alex

SCHEDULE A

1. Effective Date: December 5, 1978 at 8:00 A.M. Commitment No: 3789-1
2. Policy or Policies to be Issued:
- |  | Amount       |
|--|--------------|
| (a) <input checked="" type="checkbox"/> ALTA Owner's Policy    | \$ 23,500.00 |
| Proposed Insured: William C. Russ and Betty W. Russ, his wife. |              |
| (b) <input type="checkbox"/> ALTA Loan Policy                  | \$           |
| Proposed Insured:  |              |
| (c) <input type="checkbox"/>                                   | \$           |
3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in: Lois D. Sarle, divorced, under Deed from Charles F. Sarle and Lois D. Sarle, his wife, as joint tenants, dated 12-1-45, recorded 12-3-45, in Deed Book 222 at page 112, among the land records of the City of Alexandria, Virginia.
4. The land referred to in this commitment is

Lot numbered Eleven (11), in Block numbered Four (4), Part One (1), Section One (1), of the subdivision known as "JEFFERSON PARK", as the same is recorded in Deed Book 211, page 431 among the land records of Arlington County, Virginia.

Settlement to be held at the Approved Attorney Law Firm of:

CRICKENBERGER AND MOORE  
5205 Leesburg Pike, Suite 210  
Bailey's Crossroads, Virginia 22041

**SCHEDULE B - Section 1  
Requirements**

No. 3789-T

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Deed from Lois D. Sarle, and spouse if any, vesting fee simple title in William C. Russ and Betty W. Russ, his wife.

Item (c) Payment of delinquent taxes for the first half of 1978 plus any penalty and interest which may accrue.

**SCHEDULE B - Section 2**  
**Exceptions**

No. 3789-T

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
3. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
5. Taxes up to and including the year of 1977 have been paid. Payment of delinquent taxes for the first half of 1978 plus any penalty and interest which may accrue. Taxes for the second half of 1978 are a lien, due and payable, but not yet posted as paid.
6. Restrictive Covenants recorded in Deed Book 251 as page 277; also recorded in Deed Book 119, at page 255.
7. Easements for the installation and maintenance of utilities and drainage facilities as set forth in No. 5 of the Restrictive Covenants.
8. Twenty-five (25) foot Building Restriction Line as shown on Deed of Dedication plat recorded in Deed Book 211 at page 431.

dik

Exceptions numbered NONE are hereby omitted.

**First American Title  
Insurance Company**

Tax Information Sheet

Case No.: 3789-1

~~XXXXXX~~ City of Alexandria

CURRENT TAXES

Lot 11, Block 4, Section 1, Subdivision JEFFERSON PARK

Street Address: 1505 Kingsbury

Present Owners: Sarle, Lois D.

Tax Parcel: 033-00-07-03, District: \_\_\_\_\_

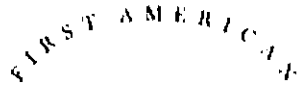
Assessment:

Land \$17,400.00, Improvements none, Total \$17,400.00

Year	County	Town	Paid
1st Half 19 <u>78</u>	\$133.98		Not Paid
2nd Half 19 <u>78</u>	133.98		Not Posted
Total 19 <u>78</u>	\$267.96		Not Posted
Delinquencies	See Below		

Notes: Payment of delinquent taxes for the first half of 1978 plus any  
penalty and interest which may accrue.

(PLEASE CALL TAX OFFICE TO VERIFY EXACT AMOUNT OF DELINQUENT TAXES)



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

*First American Title Insurance Company*

FIRST AMERICAN TITLE INSURANCE COMPANY, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent indorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

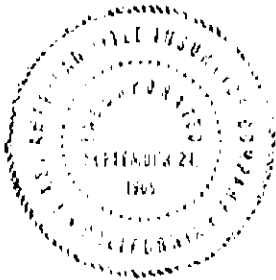
**SUBJECT TO REQUIREMENTS UNDER  
"CONSUMER CREDIT PROTECTION",  
"TRUTH IN LENDING", REAL ESTATE  
SETTLEMENT PROCEDURES ACT OF 1974  
OR SIMILAR LAWS AND REGULATIONS**

*First American Title Insurance Company*

BY *J. J. [Signature]* PRESIDENT

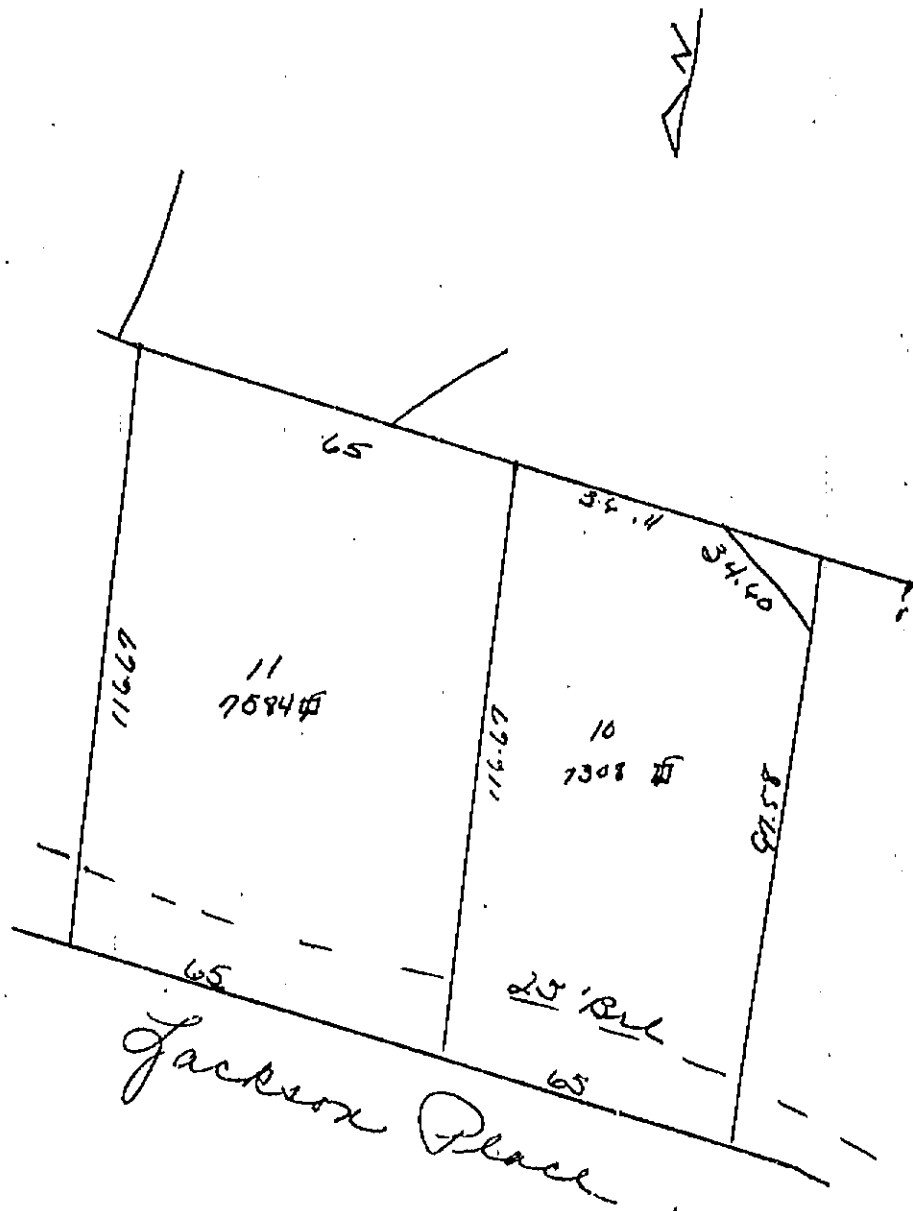
ATTEST *John [Signature]* SECRETARY

BY *[Signature]* COUNTERSIGNED



*Lot 11, [7], Part 1, O. Jefferson Park*

*1st plat 211/431*



Lot 11, [7], Part 1, 0, Jefferson Park

1st plat 211/431

RESTRICTIONS

JEFFERSON PARK SUBDIVISION  
CITY OF ALEXANDRIA, VA.

ARLINGTON COUNTY, VA.

DATED: 12/1/34

ACKNOWLEDGED:

RECORDED: 12/12/34

DEED BOOK <sup>119</sup> ~~119~~, at page <sup>255</sup> ~~255~~, among the land records of the City of Alexandria, Virginia

This conveyance is subject to the following conditions and restrictions, which shall be considered and construed as covenants running with the title, to-wit:

1. That not more than one dwelling shall be erected on each lot and no attached or semi-attached dwellings shall be erected thereon; and no part of any dwellings or structures, appurtenant thereto shall be erected or maintained on said lots nearer the front lines thereof than the building restriction lines, as shown on the Plat of this subdivision, nor within five (5) feet of the side lines thereof, nor within ten (10) feet of the nearest adjacent dwelling.
  2. That no houses shall be erected or used upon these lots for other than residence purposes, except garages, sheds or other outbuildings for use in connection with such residences; and that no trade, business, manufacture or sales, or business of any kind, shall be carried on or permitted upon said premises.
  3. That no houses shall be erected on said lots at a cost less than \$5,000.00 each.
- That said property or any interest therein shall not be sold, transferred, leased, rented, or conveyed to any person not of the Caucasian race.

RESTRICTIONS

JEFFERSON PARK SUBDIVISION  
CITY OF ALEXANDRIA, VA.

ARLINGTON COUNTY, VA.

DATE: 10/11/26  
AGENCY: [REDACTED]  
RECORDED: 11/17/26

[REDACTED]  
[REDACTED]  
[REDACTED]

DEED BOOK <sup>251</sup> at page <sup>577</sup>, among the land records of the City of Alexandria, Virginia

This conveyance is subject to the following conditions and restrictions, which shall be considered and construed as covenants running with the title, to-wit:

1. That not more than one dwelling shall be erected on each lot and no attached or semi-attached dwellings shall be erected thereon; and no part of any dwellings or structures, appurtenant thereto shall be erected or maintained on said lots nearer the front lines thereof than the building restriction lines, as shown on the Plat of this subdivision, nor within five (5) feet of the side lines thereof, nor within ten (10) feet of the nearest adjacent dwelling.
2. That no houses shall be erected or used upon these lots for other than residence purposes, except garages, shed or other outbuildings for use in connection with such residences; and that no trade, business, manufacture or sales, or nuisance of any kind, shall be carried on or permitted upon said premises.
3. That no houses shall be erected on said lots at a cost less than \$5,000.00 each.
4. That said property or any interest therein shall not be sold, transferred, leased, rented, or conveyed to any person not of the Caucasian race.
5. That sewerage connections, water connections, electrical and telephone connections shall be made on said lots under the supervision and in accordance with the direction of the Security Land Company, Inc., its successors or assigns, and the routes determined by said Security Land Company, Inc., for water and sewerage pipes, electrical and telephone wires, conduits and poles, shall constitute a perpetual right of way for these and all other public utilities.

## COMMITMENT

### Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate of interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this Commitment.

SUBDIVISION

DATE December 7, 1978

ENCROACHMENT

VACATION

ENCLOSURES:

SPECIAL USE PERMIT #1230

- SUBDIVISION PLAT
- FLOOR PLAN
- LETTER OF INTENT
- ELEVATIONS

## Department Report



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 January 2, 1979

Applicant: Christopher J. White Telephone: 548-2038

Location: 410 Jackson Place Zone: R-8

Use Requested: Construction of single-family dwelling on lot that is substandard in lot area.

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 December 20, 1978

### DEPARTMENTAL REPORT

R.1. Three trees shown on plan should be preserved <sup>IF POSSIBLE,</sup> (one tree plotted incorrectly)

(NOTE: Street name and Lot number on plat appear to be incorrect. Please verify.)

December 14, 1978

*Dayton L. Cook*  
Dayton L. Cook, P.E.

SUBDIVISION

DATE December 7, 1978

ENCROACHMENT

VACATION

ENCLOSURES:

SPECIAL USE PERMIT #1230

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## 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



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### DEPARTMENTAL REPORT

No objections.

December 11, 1978.

R. E. Kirby, Chief Fire Marshal

SUBDIVISION

DATE December 7, 1978

ENCROACHMENT

VACATION

ENCLOSURES:

SPECIAL USE PERMIT #1230

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**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

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January 2, 1979

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Location: 410 Jackson Place Zone: R-8

Use Requested: Construction of single-family dwelling on lot that  
is substandard in lot area.

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the Department of Planning and Community Development by December 20, 1978

**DEPARTMENTAL REPORT**

*No Objections*

*12-11-78*

*Uwe K. Hing for POC*

SUBDIVISION

DATE December 7, 1978

ENCROACHMENT

VACATION

**ENCLOSURES:**

SPECIAL USE PERMIT #1230

- SUBDIVISION PLAT
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**Department Report**

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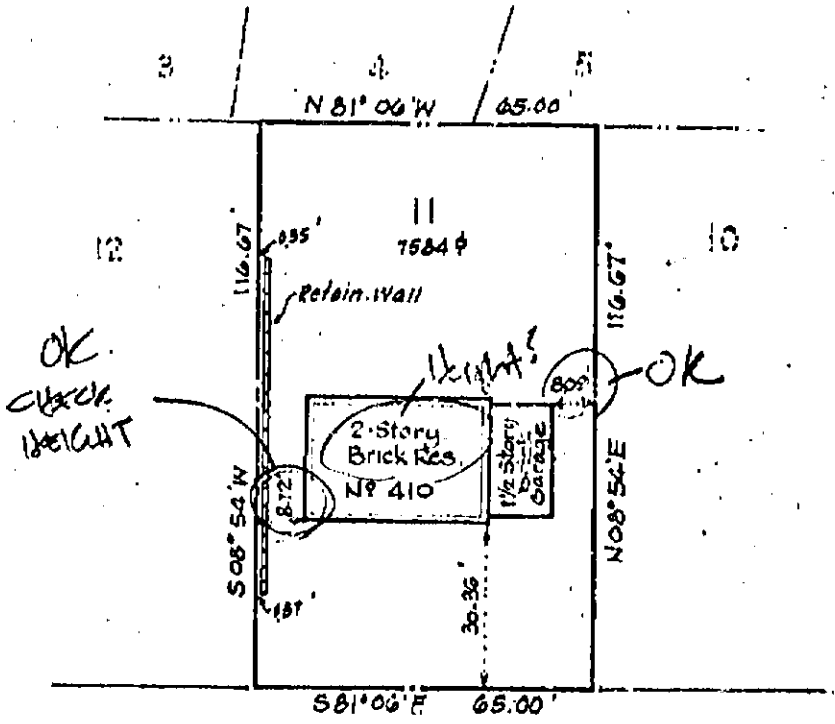
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**DEPARTMENTAL REPORT**

CIRCUIT  
SUP 1230

# HOUSE LOCATION SURVEY

LOT 11, BLOCK 4, SEC 1  
JEFFERSON PARK SUBD.  
ALEXANDRIA VIRGINIA



OK  
check  
HEIGHT

OK

JACKSON PLACE  
40' R/W

10445

**APPROVAL RECOMMENDED**  
Complies with zoning requirements

10/3/74  
DATE

*[Signature]*  
DIRECTOR OF PLANNING

ADDRESS MAP NO. 3300-07-03

<b>CERTIFIED CORRECT</b> <i>[Signature]</i> CERTIFIED LAND SURVEYOR 1970	<b>EDWARD S. HOLLAND</b> Professional Civil Engineer Certified Land Surveyor ALEXANDRIA, VA.	DATE	FIELD BOOK	PAGE	SCALE 1" = 30'
		7-12-70 8-24-70	788 783	18 22	DRAWN BY WS CK'D BY BLOCK NO. JOB NO. VA 65