

714 N. OVERLOOK

Construct residence  
on substandard lot

Application No. 1818

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

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    Granted Subject to Conditions                      Granted in Part                      Denied                      Withdrawn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    Granted Subject to Conditions                      Granted in Part                      Denied                      Withdrawn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 *AK*

Assessment Map *1400*                      Parcel Block                      *2*                      Lot *22*                      Zone

Applicant

Proposed Use of Property                      Owner

Application Filed                      Advertised in Newspaper                      Property Owners Notified

Public Hearing Before Planning Committee *Sept. 3, '85* City Council                      Board of Zoning Appeals

REMARKS:



# APPLICATION: SPECIAL USE PERMIT No. 1818

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant ELIZABETH ANNE HARRISON

Premises Located 714 N. OVERLOOK DRIVE, ALEXANDRIA, VA. 22305 (VACANT LOT)

Assessment Map (14)(6) Block (02)(26) Lot (22)(31)  
836-4890 HOME  
487-4640 OFFICE

Property Owner ELIZABETH ANNE HARRISON (BY CONTRACT)  
NAME TELEPHONE NO.  
1217 WEST BRADDOCK ROAD, ALEXANDRIA, VIRGINIA 22302  
ADDRESS

Use Requested SINGLE-FAMILY PERSONAL 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 Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, 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.

*Elizabeth Anne Harrison*  
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT

SAME AS ABOVE

TELEPHONE NUMBER

SAME AS ABOVE

ADDRESS

[DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY]

S.U.P. Application Received 8-2-85 \$50. 8-2-85  
DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested \_\_\_\_\_

Date[s] of Planning Commission Hearing[s] \_\_\_\_\_

Date[s] of City Council Hearing[s] \_\_\_\_\_

Special Use Permit Advertised in Newspaper \_\_\_\_\_

Subject Property Placarded \_\_\_\_\_

### ACTIONS

Planning Commission 9/3/85 Recommend approval, 6-0

City Council PHM 9-14-85 - Approved the recommendation of the Planning Comm. and granted the SUP subject to compliance with all applicable Codes, Ordinances and staff recommendations.

### SPECIAL USE PERMIT

Special Use Permit No. 1818 was approved by City Council on 9/14/85

Permission is hereby granted to Elizabeth Anne Harrison

to use premises located at 714 North Overlook Drive

for the following purpose Construct a single family residence on a substandard lot

and under the following conditions (SEE ATTACHED)

October 16, 1985

Date

*Vol. Lawson*  
City Manager

DOCKET ITEM #25  
SPECIAL USE PERMIT #1818

PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 3, 1985  
7:30 P.M., LYCEUM BUILDING  
201 SOUTH WASHINGTON STREET

ISSUE:

714 NORTH OVERLOOK DRIVE

Request Special Use Permit to construct a single family residence on a substandard lot located at 714 North Overlook Drive; zoned R-8, Residential. Applicant: Elizabeth Anne Harrison.

STAFF RECOMMENDATION:

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

1. That the applicant work with the City Arborist to assure the retention of as many trees as possible. (P&CD)
2. That the applicant construct the style and type of dwelling as shown in the manufacturer's rendering with the exception of the necessary relocation of the kitchen and garage area from the right side of the dwelling to the rear of the dwelling. (P&CD)

PLANNING COMMISSION MEETING OF SEPTEMBER 3, 1985:

Mr. Mallet represented the application.

Mr. Poole, 712 North Overlook Drive, spoke concerning the request.

COMMISSION ACTION:

On a motion by Mr. Cockrell, seconded by Mr. Kamerow, 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. Word absent.

REASON:

The Planning Commission was in agreement with the staff analysis.

SUP #1818

CITY COUNCIL MEETING OF SEPTEMBER 14, 1985:

Approved the recommendation of the Planning Commission and granted the SUP subject to compliance with all applicable codes, ordinances and staff recommendations.

## DISCUSSION:

1. The subject property is one (1) lot of record having 60.0 feet of frontage on North Overlook Drive, a depth of 115.0 feet and a lot area of 6,900 square feet. The property is vacant.
2. The area surrounding the subject lot is zoned R-8, Residential and is developed by single family detached dwellings.
3. The applicant, contract purchaser of the subject lot, is requesting a special use permit to construct a single family detached dwelling on this lot which is substandard in lot area (8,000 square feet required, 6,900 square feet provided) and substandard in width at the front building line (65 feet required, 60 feet provided).
4. Section 7-6-44(a) of the City Code states:
  - (a) Use of substandard lots. Any lot in the R-20, R-12, R-8, R-5, R-2-5, or RA residence zones which lot was of record on December 28, 1931, but which has less area or width than the minimum required for use in the zone where it is situated may be occupied only by a single-family dwelling and its accessory buildings provided that:
    - (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;
    - (2) A special use permit is granted under the provisions of sections 7-6-191 to 7-6-195 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.
5. The applicant has submitted the attached plot plan and floor plan elevations of the proposed dwelling. The proposed dwelling will be a two (2) story structure with a garage and will contain approximately 1,900 square feet of living area. The proposed dwelling will be slightly shifted from the attached floor plan since the kitchen and garage would be attached to the back wall of the dwelling rather than the right side as shown.

SUP #1818

6. The location of the proposed dwelling as shown on the attached plot plan would not require any variances from the Board of Zoning Appeals.
7. The subject lot was created in 1941 and is identified as Lot 31, Block 26, Section 6, Beverley Hills. Similar to the surrounding area, the lot is heavily wooded.
8. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced within one (1) year of the date of the granting of a special use permit by City Council or the use permit shall become void.

**LAND USE AND MAJOR THOROUGHFARE PLAN:**

Low density residential land use is indicated for the subject property on the Proposed Land Use Plan Map of the Consolidated Master Plan.

North Overlook Drive is shown as a local residential street on the Major Thoroughfare Plan Map.

**ZONING HISTORY:**

The current Fifth Revised Zoning Map of 1963 indicates the subject property as R-8, Residential, which has remained since the adoption of the Third Revised Zoning Map of 1951.

**DEPARTMENTAL COMMENTS:**

Transportation & Environmental Services:

No comments.

**Code Enforcement:**

Fire: No objections.

Building: No objections.

Electrical: No objections.

Plumbing: Minimum facilities must comply with the Virginia Uniform Statewide Building Code/81

All plumbing fixtures and faucets must be of water saving design.

SUP H1818

All hose connections and water supplied equipment must have approved backflow preventers installed.

All mechanical equipment must be energy efficient.

**Health Department:**

The Environmental Health Division of the Alexandria Health Department has no objection to the proposed use.

**Police Department:**

If this permit is approved, the Police Department recommends that the owner contact our Crime Prevention Section on 838-4520 for security recommendations prior to construction.

The applicant should contact the Zoning Office for the Physical Security Guidelines submitted by the Police Department.

**STAFF ANALYSIS:**

The majority of the area surrounding the subject property is developed by two (2) story brick and frame residences on lots that are the same size and shape as the subject lot. Staff feels that the subject lot should be developed by a single family residence as other similar lots in the area were developed in the 1940's.

SPECIAL USE PERMIT # 1818

INFORMATION AS REQUIRED UNDER SECTION 7-6-192

All applications for special use permits must include the following information, supplied in writing by the applicant for such special use permit:

- (1) A map showing the location of all properties (in whole or in part) within three hundred (300) feet of the boundaries of the property for which a special use permit is sought which:
- a. contain uses substantially similar to those for which an application for a special use permit is made, or
  - b. contain residential uses.
- (2) Plans of the applicant to control any potential impacts of the proposed use on the nearby community, including:
- a. Noise. The noise levels anticipated from all mechanical equipment and a statement as to whether such anticipated noise complies with the levels permitted by Title 11, Chapter 5 of the City Code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.  
HEAT-PUMP COMPRESSOR TO COMPLY WITH CITY CODE

- b. Odors. The methods to be used to control odors emanating from the use.  
NOT APPLICABLE

- c. Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.  
WEEKLY TRASH PICK-UP BY CITY

- d. Loading/unloading. The availability and adequacy of off-street loading facilities to serve the proposed use. The hours and frequency of off-street loading, if used or needed.  
NOT APPLICABLE

e. Parking. The location of parking either on-site or within three hundred (300) feet of the site, and the number of spaces available to serve the employees and patrons during hours of operation.  
 OFF-STREET GARAGE AND DRIVEWAY PARKING

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f. Streets. The design capacity of all streets upon which the use shall have frontage.  
 NOT-APPLICABLE

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g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.  
 SINGLE - FAMILY RESIDENCE

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h. Hours. The proposed hours and days of operation of the use.  
 NOT-APPLICABLE

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i. Loitering. The methods to control any loitering outside or near the proposed use.  
 NOT-APPLICABLE

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j. Hazardous materials. Identification, monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored, processed or generated on the property.  
 NOT APPLICABLE

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k. Organic compounds. Identification, monthly quantity and specific disposal method of any paint, ink or lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated on the property.  
 NOT APPLICABLE

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7

(3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of the interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

SAME AS APPLICANT

ELIZABETH A. HARRISON

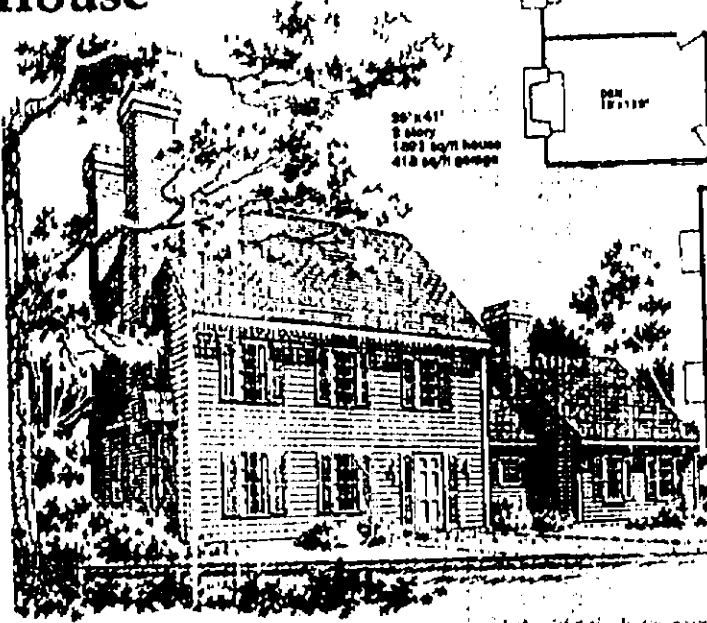
1217 W. BEANBROOK RD.

ALEX 22-307

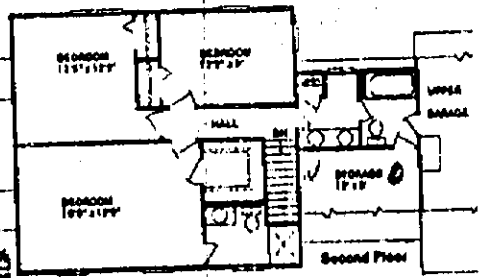
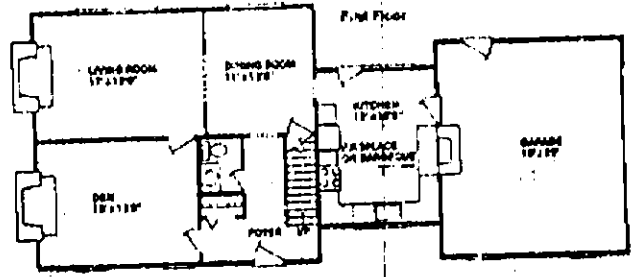
8

1818

# The Snow Hill House



28' x 41'  
 2 story  
 1,007 sq ft house  
 412 sq ft garage



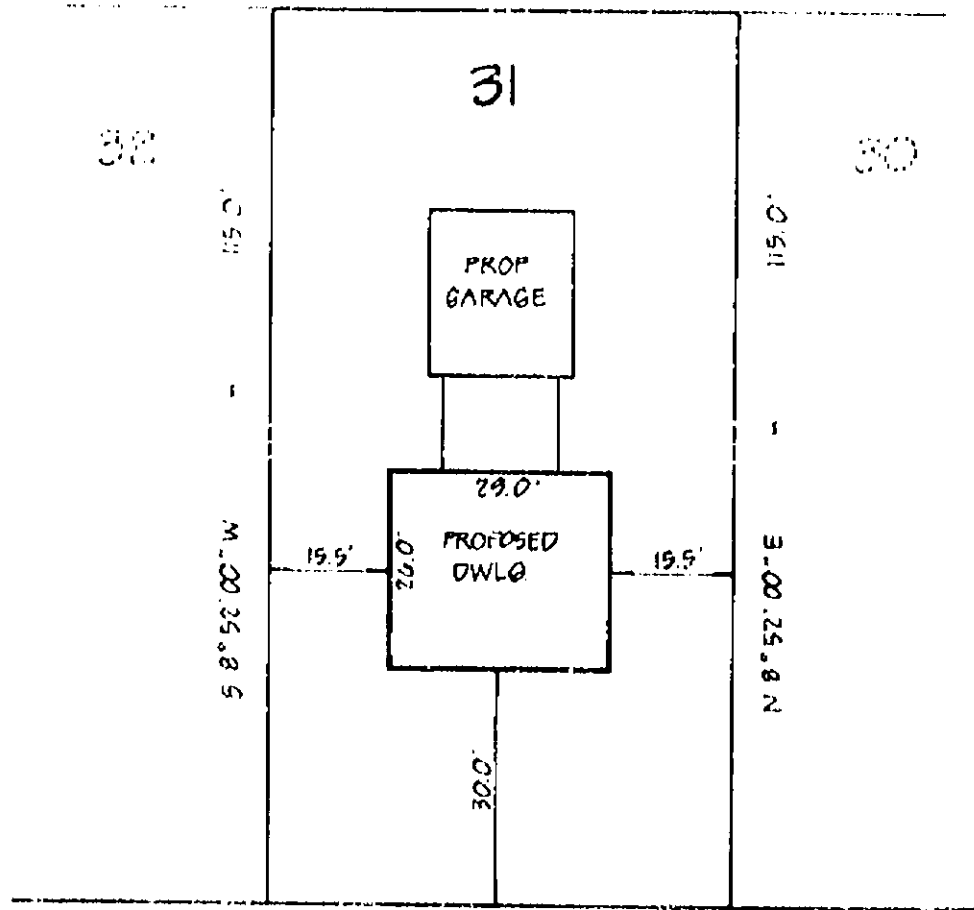
This home begins with a gracious entrance hall off of which is a cozy den with its inviting fireplace. The living room, which stretches across the rear of this colonial home, also radiates warmth from a second fire place.

SUP 1818

NOTES: TAX MAP: 14 00-02-22  
ZONING: K-8

BLK. 20, SECT. 6

N 81° 08' 00" W - 60.0'



N 81° 08' 00" E - 60.0'  
**NORTH OVERLOOK DRIVE**  
50' R/W

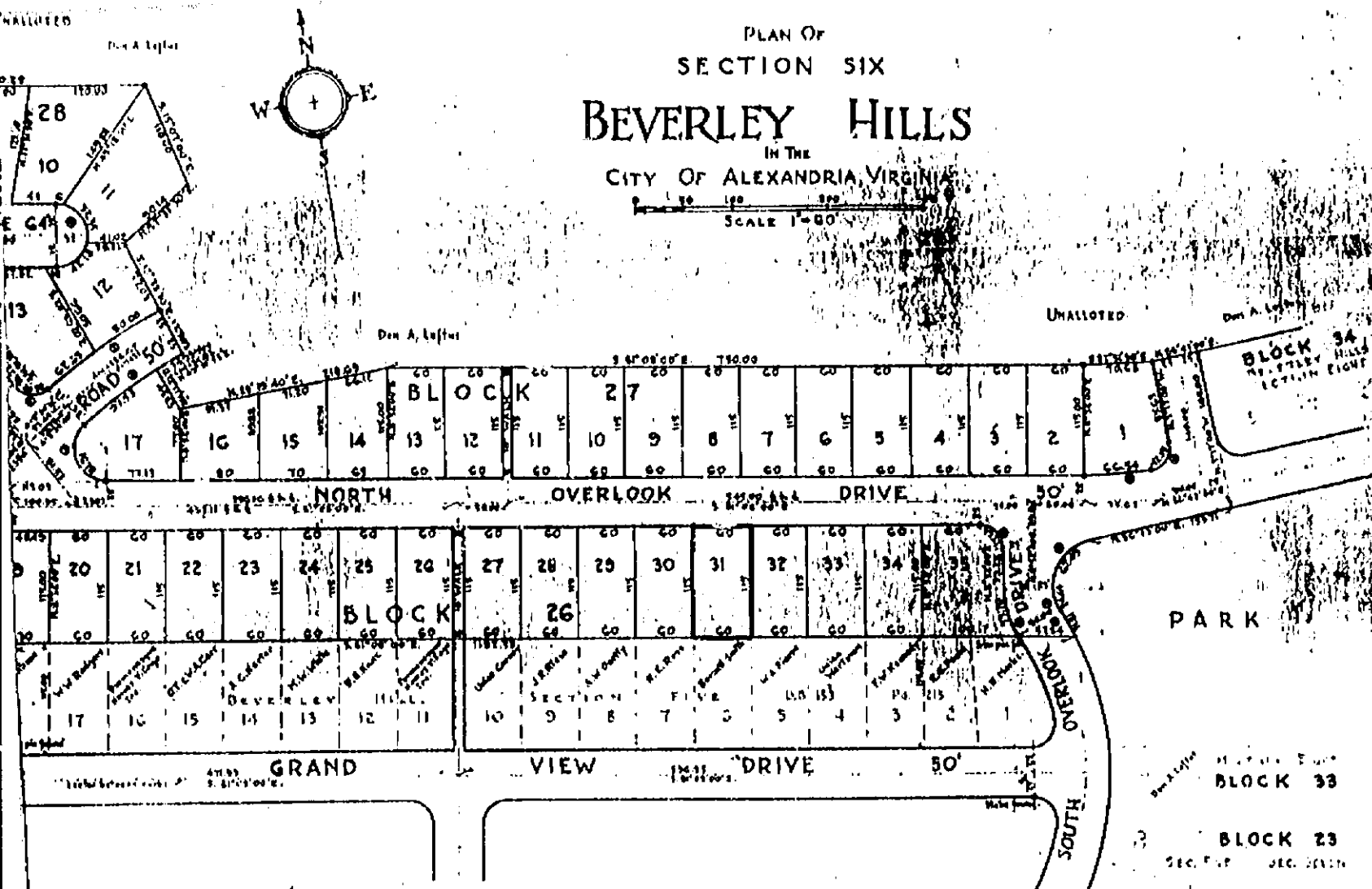
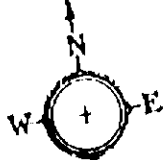
**PLAT**

SHOWING PROPOSED HOUSE LOCATION ON  
LOT 31, BLK. 20, SECT. 6  
**BEVERLEY HILLS**  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20'      JULY 25, 1985

10

PLAN OF  
SECTION SIX  
**BEVERLEY HILLS**  
IN THE  
CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=60'



**SURVEYOR'S CERTIFICATE**

I hereby certify that I have carefully surveyed the property delineated by this plan and that it is correct to the best of my knowledge and belief; that it is a subdivision of part of the land covered by James F. Williams and Joseph C. Williams to Don A. Loftus by deed dated February 11, 1940 and recorded in the land records of the City of Alexandria, State of Virginia, Deed Book No. 459; and that lines marked thereon, and bearings marked thereon, have been placed as indicated. Distances are given in feet and decimals. Bearings are given from an assumed meridian to indicate angles only.  
March 9, 1941  
P. C. Jones

**OWNER'S DEDICATION**

I, Don A. LOFTUS, owner of the property shown and described herein, hereby adopt this plan of subdivision, establish the minimum building restriction lines; and dedicate the streets, roads, drives, walks and parts to public use.  
Witness: *Myself*  
Dated: *March 3, 1941*

1818

# DEPARTMENT REPORT

SUBDIVISION    VACATION    SPECIAL USE PERMIT    ENCROACHMENT

#1818

DATE: 8-6-85

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO:  Transportation & Environmental Services

Code Enforcement

Health Department

Police Department

T.E.S.  
RECEIVED  
AUG-7 1985  
ADMIN. DIVISION  
PLANNING DEPT.

The following request has been submitted for public hearing before the

Planning Commission SEPT. 3    Subdivision Committee

APPLICANT: ELIZABETH ANNE HARRISON

Phone: 836-4890 (h)  
487-4640 (w)

LOCATION: 714 N. OVERLOOK DR.

Zone: R-8

USE PROPOSED: CONSTRUCT SINGLE FAMILY RESIDENCE  
ON SUBSTANDARD LOT

Please return this report with your comments by AUG. 20

## DEPARTMENT REPORT

NO COMMENTS

### ENCLOSURES

- Floor Plan
- Elevations
- Plat (2)
- Letter
- Sec. 7-6-192
- Application Form
- Other

D/Cooper  
SIGNATURE

8/15/85  
DATE

PLEASE RETURN ANY PLANS  
NEEDED FOR YOUR FILES.

# DEPARTMENT REPORT

SUBDIVISION    VACATION    SPECIAL USE PERMIT    ENCROACHMENT

#1818

DATE: 8-6-85

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

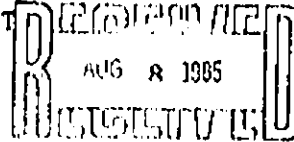
TO:  Transportation & Environmental Services

Code Enforcement

Health Department

Police Department

PUBLIC SAFETY DEPARTMENT  
CODE ENFORCEMENT DIVISION



ROANOKE, VIRGINIA

The following request has been submitted for public hearing before the

Planning Commission SEPT. 3    Subdivision Committee

APPLICANT: ELIZABETH ANNE HARRISON   Phone: 836-4890 (h)  
487-4640 (w)

LOCATION: 714 N. OVERLOOK DR.   Zone: R-8

USE PROPOSED: CONSTRUCT SINGLE FAMILY RESIDENCE  
ON SUBSTANDARD LOT

Please return this report with your comments by AUG. 20

## DEPARTMENT REPORT

### FIRE COMMENTS:

NO OBJECTIONS

### BUILDING COMMENTS:

NO OBJECTIONS

### ELECTRIC COMMENTS:

NO OBJECTIONS

### PLUMBING COMMENTS:

MINIMUM FACILITIES MUST COMPLY WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE/81.  
ALL PLUMBING FIXTURES AND FAUCETS MUST BE OF WATER SAVING DESIGN.  
ALL HOSE CONNECTIONS AND WATER SUPPLIED EQUIPMENT MUST HAVE APPROVED BACKFLOW PREVENTERS  
INSTALLED.  
ALL MECHANICAL EQUIPMENT MUST BE ENERGY EFFICIENT.

### ENCLOSURES

- Floor Plan
- Elevations
- Plat (2)
- Letter
- Sec. 7-6-192
- Application Form
- Other

PLEASE RETURN ANY PLANS  
NOT NEEDED FOR YOUR FILES.

*Clive K. Herz*  
*Michael A. Connor, Sr.*

SIGNATURE

AUGUST 14, 1985

DATE

# DEPARTMENT REPORT

0.111.00  
8/2

SUBDIVISION     VACATION     SPECIAL USE PERMIT     ENCROACHMENT

#1818

DATE: 8-6-85

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO:  Transportation & Environmental Services

Code Enforcement

Health Department

Police Department

The following request has been submitted for public hearing before the

Planning Commission SEPT. 3     Subdivision Committee \_\_\_\_\_

APPLICANT: ELIZABETH ANNE HARRISON    Phone: 836-4890 (h)  
487-4640 (w)

LOCATION: 714 N. OVERLOOK DR.    Zone: R-8

USE PROPOSED: CONSTRUCT SINGLE FAMILY RESIDENCE  
ON SUBSTANDARD LOT

Please return this report with your comments by AUG. 20

## DEPARTMENT REPORT

The Environmental Health Division of the Alexandria Health Department has no objection to the proposed use.

Robert W. Gardner  
Robert W. Gardner, Sanitarian

### ENCLOSURES

- Floor Plan
- Elevations
- Plans (2)
- Letter
- Sec. 7-6-192
- Application Form
- Other

R. P. ...  
SIGNATURE

August 9, 1985

DATE

PLEASE RETURN ANY PLANS  
NOT NEEDED FOR YOUR FILES.

RECEIVED  
AUG 7 1965  
ALEX. HEALTH DEPT.

# DEPARTMENT REPORT

SUBDIVISION    VACATION    SPECIAL USE PERMIT    ENCROACHMENT

#1818

DATE: 8-6-85

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO:  Transportation & Environmental Services

Code Enforcement

Health Department

Police Department

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APPLICANT: ELIZABETH ANNE HARRISON   Phone: 836-4890 (h)  
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LOCATION: 714 N. OVERLOOK DR.   Zone: R-8

USE PROPOSED: CONSTRUCT SINGLE FAMILY RESIDENCE  
ON SUBSTANDARD LOT

Please return this report with your comments by AUG. 20

## DEPARTMENT REPORT

If this permit is approved, the Police Dept. recommends that the owner contact our Crime Prevention Section on 838-4520 for security recommendations prior to construction.

Attached are some basic recommendations.

### ENCLOSURES

- Floor Plan
- Elevations
- Plats (2)
- Letter
- Sec. 7-6-192
- Application Form
- Other

Charles T. Stadel (K.S.)  
SIGNATURE

8/8/85  
DATE

PLEASE RETURN ANY PLANS  
NOT NEEDED FOR YOUR FILES.

PHYSICAL SECURITY GUIDELINES - ONE AND TWO FAMILY DWELLINGS

The Alexandria Police Department offers the attached physical security guidelines for consideration during the planning and construction stages of one and two family dwellings.

While there is no such thing as a "crime proof" structure, criminal opportunity can be reduced by increasing physical security. Incorporating physical security during planning and construction may reduce cost of later retrofitting. Not all of the following suggestions are required by building code, however, architects, developers, builders and owners are urged to consider the advantages of crime prevention through environmental design.

In some cases additional suggestions may be appropriate or further explanation necessary. Should there be questions concerning these guidelines or you desire a premises security survey, please call the Alexandria Police Department, Crime Assistance Unit at 838-4520.

## FIREARM SECURITY GUIDELINES - ONE AND TWO FAMILY DWELLINGS

### Door Construction

All hinged exterior doors should be solid core wood or metal with a minimum thickness of 1 1/4 inches. Metal doors should be reinforced at the lock block to accept appropriate security hardware. A hollow core door should never be used as an exterior door. Doors leading into the dwelling from an attached garage should be considered as exterior.

### Hinges

Exterior door hinges should be mounted with the hinge pins on the interior of the dwelling or have non-removable hinge pins. Each exterior door should have a minimum of three hinges.

### Door Frame

The space between the door buck and the door frame should have a solid wood filler or insert located from 12 inches above to 12 inches below the strike plate area and also in the area of each hinge.

### Strike Plate

Screws securing the strike plate should pass through the strike plate, door frame, solid wood filler and enter the door buck a minimum of 1/2 inch. Basement doors or doors with a concrete or block wall behind the door frame should use a strike plate with two metal rods on the back which fit into holes drilled into the wall.

### Lock Hardware

Deadbolt locks, meeting specifications below, should be installed on all hinged exterior doors. If there is glass within 40 inches of the lock, such as door lights or sidelights, a double cylinder deadbolt (key operated inside and outside) may be installed or the glass area may be covered on the inside with polycarbonate glazing material. If a double cylinder deadbolt is used, a key

should be kept nearby when the dwelling is occupied to facilitate an emergency exit.

Deadbolt locks should have:

1. A solid tapered exterior trim ring.
2. Minimum bolt length of 1-inch when extended.
3. At least two 1/4-inch diameter case hardened steel mounting bolts that thread directly into the lock body.
4. A pin tumbler mechanism which incorporates a minimum of 5 pins.

#### Pairs-of-Doors

On the edge of the inactive door, facing the active door, metal flip-type flush bolts with a minimum extended projection of 5/8-inch should be installed at the top and bottom. Strike plates for these bolts should be secured appropriately to the door header and the door sill. A full length astragal should be installed on the inactive door.

#### Sliding Doors

The fixed panel should be installed on the exterior with the movable panel on the interior. Metal shims or a strip of wood should be secured in the upper track to prevent lifting of the movable panel from its track. Each movable panel should be equipped with one of the following security devices in addition to the standard hardware provided by the manufacturer.

1. A pin type lock which interlocks the movable panel to the fixed panel or to the upper or lower track.
2. A metal bar mounted horizontally to block the panel from lateral movement. The bar should have a pin type device to hold it in its bracket while in the secured position to prevent the bar from

being lifted with a wedge or other tool.

Pinning with a bolt. Drill a hole through the frame of the movable panel and into the frame of the fixed panel and insert a bolt. A second method of pinning is to drill a vertical hole through the bottom track, into the door sill, and insert a bolt of sufficient height to block movement of the panel.

#### Overhead Garage Doors

Should be secured by any one, or a combination of the following:

1. Remote control electric digital type door opener without an exterior key switch. The power source should be controlled by an interior switch.
2. A surface mounted locking bar that secures the door to the track should be pinned by drilling a hole in the end of the extended bar and inserting a padlock, bent nail, or similar device to prevent retraction.
3. A heavy duty hasp, center mounted to secure the upper section of the door to the header.
4. Seals in the doors should be reinforced on the inside to prevent them from being knocked out.

#### Door Sidelight

Use polycarbonate glazing material in place of glass or as an interior covering, and adequately secure. Provide a double 2" x 4" between the door frame and the sidelight frame (or use metal) to reinforce both sides of the door frame to prevent the anchoring of the strike and hinges.

## Windows

The One and Two Family Dwelling Building Code requires that one exterior door or window must be provided as an emergency egress point in each sleeping room.

This exit cannot be secured by a device which requires a key or tool for deactivation.

### Double Hung Window

In addition to the usual clamshell latch, the window should be pinned with 8d or 10d nails in a 3/16-inch hole through both upper corners of the lower inside sash and into the lower corners of the upper sash. If a window is very accessible, substitute key operated bolt type locks in place of pins at same locations.

### Sliding Glass Window

Sliding glass door recommendations apply. Special track type locks are also available.

### Casement Window

Use a keyed latch or remove crank handle.

### Jalousie/ Louver Window

There is usually no practical method to effectively secure this type window. Therefore, their use is discouraged.

### Projecting Greenhouse Window

Unit should be constructed of metal that resists bending or prying. It should have panels small enough to prohibit entry, or bars attached to the interior. Mounting hardware should not be easily removed. If slotted screws are used on the exterior, deface the heads after installation.

## MISCELLANEOUS RECOMMENDATIONS

### Door Viewer

Install a 190 degree optical viewer in the front door.

#### Address Marker

The Alexandria City Code requires numbers to be conspicuously displayed on the structure, facing the primary street. Numbers must be at least three-inch high arabic numerals contrasting in color to the structure on which they are mounted and located within five feet from the entrance. In complexes where structures cannot be seen from the street, indicator signs must be used.

#### Lighting

Entrance door should be illuminated to a minimum level of 1-1/2 lumens of average maintained light, usually obtained with a 60 watt or 100 watt bulb. Photoelectric cells or timers may be incorporated.

In complexes, area illumination may be maintained at an acceptable level if luminaires are placed a maximum distance of four times the height of the pole. Use of three to six foot poles greatly limits the effectiveness of the luminaires.

Mercury vapor or sodium vapor luminaires mounted on ten to fourteen foot poles can provide acceptable light levels at reduced electrical and maintenance cost as compared to incandescent luminaires.

#### Shrubbery

Landscaping should be done with foliage that will not create hiding places, conceal doors and windows, or interfere with outside lighting.

#### Fencing

Solid fencing provides concealment for would-be criminals. A more open design of fencing adds visibility to possible entry points. Such fencing design can be accomplished through wrought iron fencing or a low wood or masonry base with decorative grillwork on top. Gates should be mounted with heavy duty hardware.

#### Skylight

Should be installed in a tamper resistant housing to prevent easy removal.

Openings

Crawl space, attic or roof hatch openings should be secured with a thru bolted high security hasp and a five pin tumbler padlock with heel and toe locking.

Mail Slot

Install with an interior protective hood and in accordance with U.S. Postal Regulations.

Alarms

Pre-wiring can reduce the installation cost of a burglar/fire alarm system and should be considered for all new dwellings.

Smoke Detectors

Advice on the selection and placement of smoke detectors, as well as advice on home fire prevention, can be obtained from the Office of the Fire Marshal, phone 838-4650.

Construction Keying

During construction, a keying system incorporating one of the following should be used.

1. A construction cylinder that will be removed upon occupancy by the owner or occupant, or new cylinders installed and all keys given to the owner or occupant.
2. A cylinder system that admits construction keys during construction, but upon occupancy the owner's key will reset the pin system denying use of the construction keys. Lock cylinders that utilize a removable insert are not recommended.
3. The original cylinders used during construction rekeyed and all new keys given to the owner or occupant.

Sub Deck

When a deck is constructed, lower floor windows should not be under the deck, as the deck can offer concealment. If a window is under a deck, interior bars should be installed.

Exterior Electric Outlet

An interior switch should be installed so power to the outlet can be turned off, thus denying use by unauthorized persons.

1818

August 5, 1985

NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

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 requests:

Alexandria Planning Commission  
Tuesday, September 3, 1985  
7:30 P.M., The Lyceum  
201 S. Washington ST.  
Alexandria, Virginia

Alexandria City Council  
Saturday, September 14, 1985  
9:30 A.M., City Hall  
Council Chambers  
Alexandria, Virginia

DESCRIPTION OF REQUEST: Application for approval of a special use permit for a single-family personal residence to be located at 714 N. Overlook Dr., Alexandria, Virginia 22305.

APPLICANT: Elizabeth Anne Harrison

PROPERTY ADDRESS: 714 N. Overlook Dr., Alexandria Virginia  
22305

TAX MAP REFERENCE: 14-02-22

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 this request, please feel free to call me at 836-4890 (weekdays after 6:00 P.M.).

Sincerely,

*Elizabeth Anne Harrison*

DOCKET ITEM 25 1818

PLANNING COMMISSION MEETING OF Sept 3, '85

Represented the application : Mr. Mallet

Spoke in favor of the request: \_\_\_\_\_

Spoke opposing the request : \_\_\_\_\_

Spoke concerning the request : Mr. Poole, 712 N. Overlook Dr.

~~No one spoke in opposition~~ : \_\_\_\_\_

COMMISSION ACTION:

ON A MOTION BY Cockrell, SECONDED BY Kamerow.

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. Wood absent.

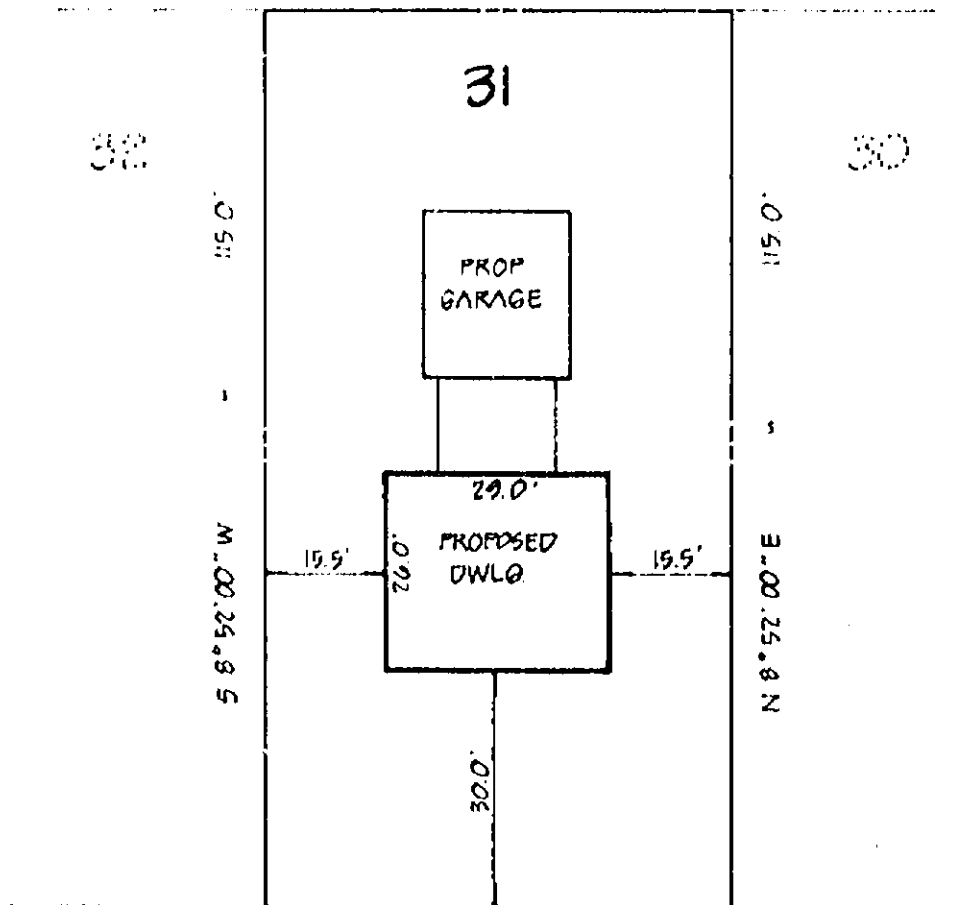
REASON:

c P C u - Re & SA  
\_\_\_\_\_  
\_\_\_\_\_

NOTES: TAX MAP 14 00 02 22  
 ZONING R-8

BLK. 26, SECT. 6

N 81° 08' 00" W 60.0'



S 81° 08' 00" E 60.0'

**NORTH OVERLOOK DRIVE**

50' R/W

**PLAT**

SHOWING PROPOSED HOUSE LOCATION ON  
 LOT 31, BLK. 26, SECT. 6

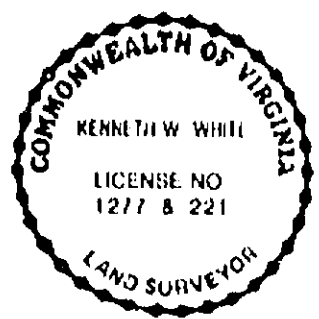
**BEVERLEY HILLS  
 CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'

JULY 25, 1985

PLAT SUBJECT TO INSTRUCTIONS  
 OF RECORD

TITLE REPORT NOT FURNISHED.



CASE NAME  
 MALLETT, HARRISON

I HEREBY CERTIFY THAT THE POSITIONS  
 OF ALL THE EXISTING IMPROVEMENTS HAVE  
 BEEN CAREFULLY ESTABLISHED BY A TRAN-  
 SIT TAPE SURVEY AND UNLESS OTHERWISE  
 SHOWN, THERE ARE NO VISIBL ENCROACH-  
 MENTS.

*Kenneth W. White*  
 KENNETH W. WHITE

ALEXANDRIA SURVEYS, INC.  
 3105 COLVIN STREET  
 ALEXANDRIA VIRGINIA 22314

SUP 1818

DATE: AUGUST 2, 1985

- ( ) B.Z.A. VARIANCE
- (X) SPECIAL USE PERMIT
- ( ) SUBDIVISION
- ( ) VACATION
- ( ) ENCROACHMENT
- ( ) B.A.R.
- ( ) REZONING
- ( ) OTHER

TO: PLANNING & COMMUNITY DEVELOPMENT  
ZONING ADMINISTRATOR  
CITY OF ALEXANDRIA, VA

Section 7-6-301, Article P, Subsection (e), of the Code of the City of Alexandria, Virginia, 1981 as amended, states:

The applicant shall supply the names and certify that notice has been sent to those to whom notice is required to be sent and shall furnish such certification of notice and a listing of the persons to whom notice has been sent to the zoning administrator at least five (5) days prior to the first hearing. The applicant shall use the records and maps maintained by the city's office of real estate assessments and reliance upon such records shall constitute sufficient compliance with the requirements of this article.

The undersigned hereby certifies that the property owner notice, as required pursuant to Section 7-6-301, Article P, Chapter 6 of the Code of the City of Alexandria, Virginia, 1981 as amended, was sent to the attached list of property owners on AUGUST 5, 1985 on the following issue:

(Date)

-----  
 - (DESCRIBE ITEM AS CHECKED ABOVE): -  
 - ADDRESS: [REDACTED] 714 N. OVERLOOK DR. -  
 - ALEXANDRIA, VA. -  
 - REQUEST: PERMISSION TO CONSTRUCT A SINGLE-FAMILY PERSONAL -  
 - RESIDENCE ON A VACANT LOT CONTAINNING 6,900 SQUARE -  
 - FEET OF LAND IN AN R-8 RESIDENTIAL ZONE... -  
 -----

ELIZABETH ANNE HARRISON

Print Name

*Elizabeth Anne Harrison*  
Signature

836-4890 (HOME) 487-4640 (OFFICE)  
Telephone

SUP 1818

PROPERTY OWNERS LIST

<u>Owner's Name &amp; Address</u>	<u>Map</u>	<u>Block</u>	<u>Lot</u>
ROBERT G. OR MARIANA L. MORAN 715 NORTH OVERLOOK DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	10
EMMETT M. OR BETTY COXSON 922 NORTH OVERLOOK DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	11
			(**713 N. OVERLOOK DR.)
LYNN D. OR BARBARA M. POOLE 712 NORTH OVERLOOK DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	21
FRANCIS T. OR BLANCHE M. DONOVAN c/o SAVINGS BANK OF BALTIMORE P.O. BOX 896 BALTIMORE, MARYLAND 21203	14	2	23
			(**716 N. OVERLOOK DR.)
THOMAS J. OR MARY M. O'BRIEN 709 GRAND VIEW DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	48
DONALD L. OR ALEEN D. BARNES 711 GRAND VIEW DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	47
KENT H. HUGES 713 GRAND VIEW DRIVE ALEXANDRIA, VIRGINIA 22305	14	2	46

SAMPLE NOTICE

date:

NOTICE OF PUBLIC HEARING

You are hereby notified of the following public hearing to be held by the Alexandria Board of Zoning Appeals on the following request:

Board of Zoning Appeals  
Thursday,  
4:00 P.M., City Hall  
Council Chambers  
Alexandria, Virginia

DESCRIPTION OF REQUEST:

PROPERTY ADDRESS:

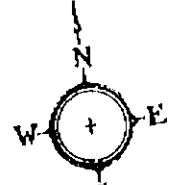
TAX MAP REFERENCE:

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

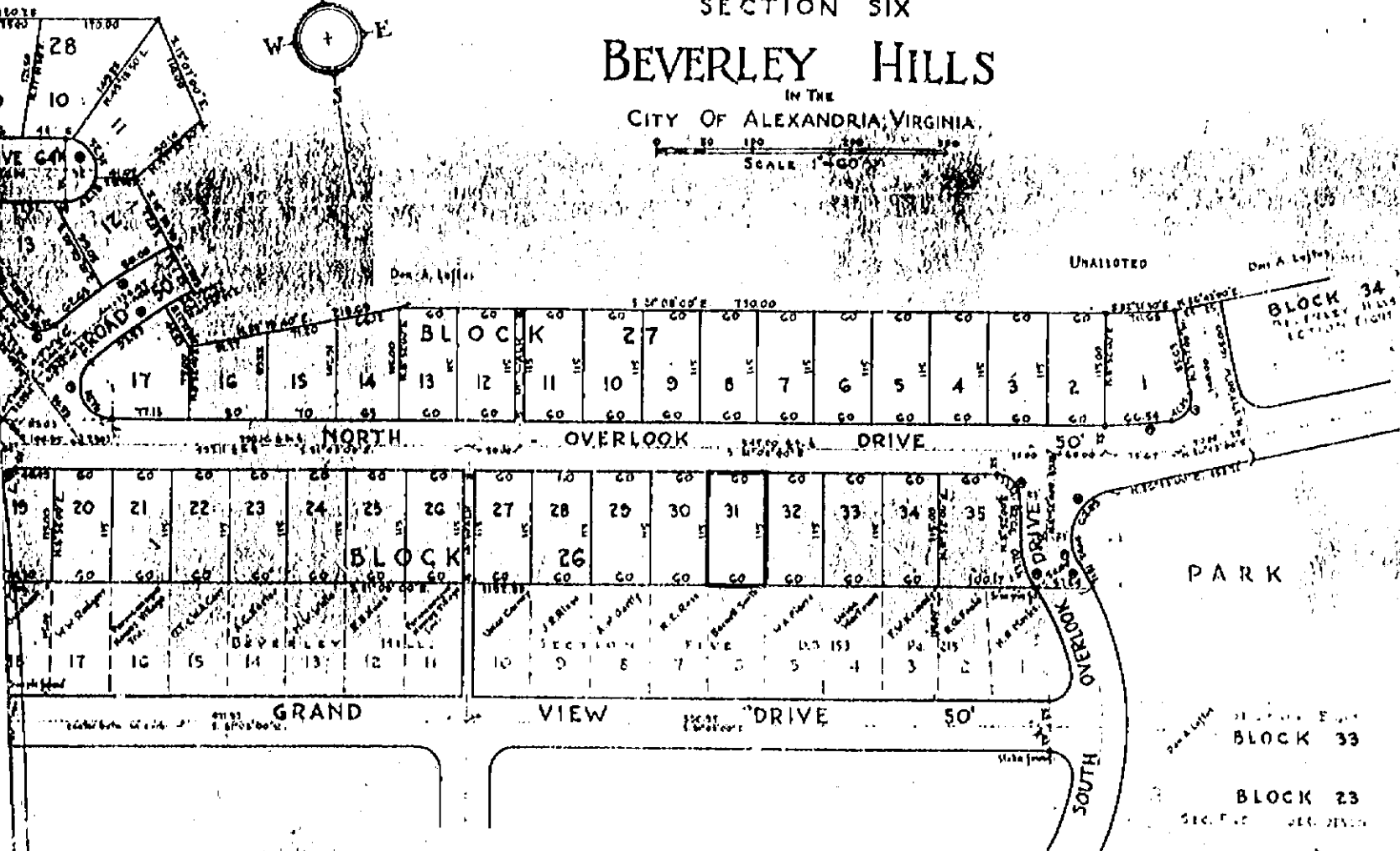
If you have any questions regarding the request, please feel free to call at

Sincerely yours,

UNALLOTTED  
Don A. Lottus



PLAN OF  
SECTION SIX  
**BEVERLEY HILLS**  
IN THE  
CITY OF ALEXANDRIA, VIRGINIA.  
SCALE 1"=60'±



UNALLOTTED  
Don A. Lottus  
BLOCK 34  
SEC. 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PARK  
BLOCK 33  
BLOCK 23  
SEC. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct to the best of my knowledge and belief; that this subdivision of part of the land conveyed by John F. Williams and Julia C. Williams to Don A. Lottus by deed dated Feb. 11, 1935 and recorded in the land records of the City of Alexandria, State of Virginia, Deed Book No. 495; and that these marked lines, and been put marked thus, a, have been placed as indicated. Distances are given in feet and decimals, bearings are given from an assumed meridian to indicate angles only.  
March 3, 1941

P. A. Jones  
Surveyor

**OWNER'S DEDICATION**

I, Don A. Lottus, owner of the property shown and described herein, hereby adopt this plan of subdivisions establish the minimum building restriction lines; and dedicate the streets, roads, drives, walks and paths to public use.  
Witness my hand and seal this 3rd day of March, 1941.

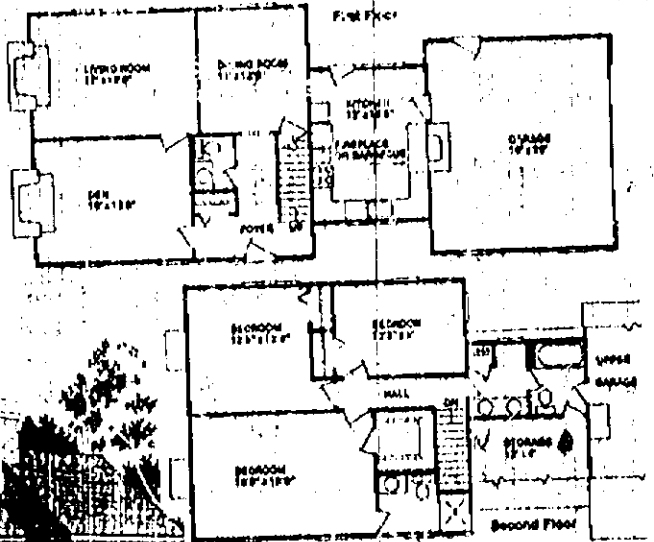
1818

1818

# The Snow Hill House



20' x 41'  
2 story  
1002 sq/ft house  
418 sq/ft porch



This home begins with a gracious entrance hall off of which is a cozy den with its inviting fireplace. The living room, which stretches across the rear of this colonial home, also radiates warmth from a second fire place.

HARRISON IS COMPANY OWNER

JAY CHARLEY LEWIS

16 CHESTERFIELD DR

GARFIELD PARK

NEW CASTLE, DE

19720

(302) 654-6575