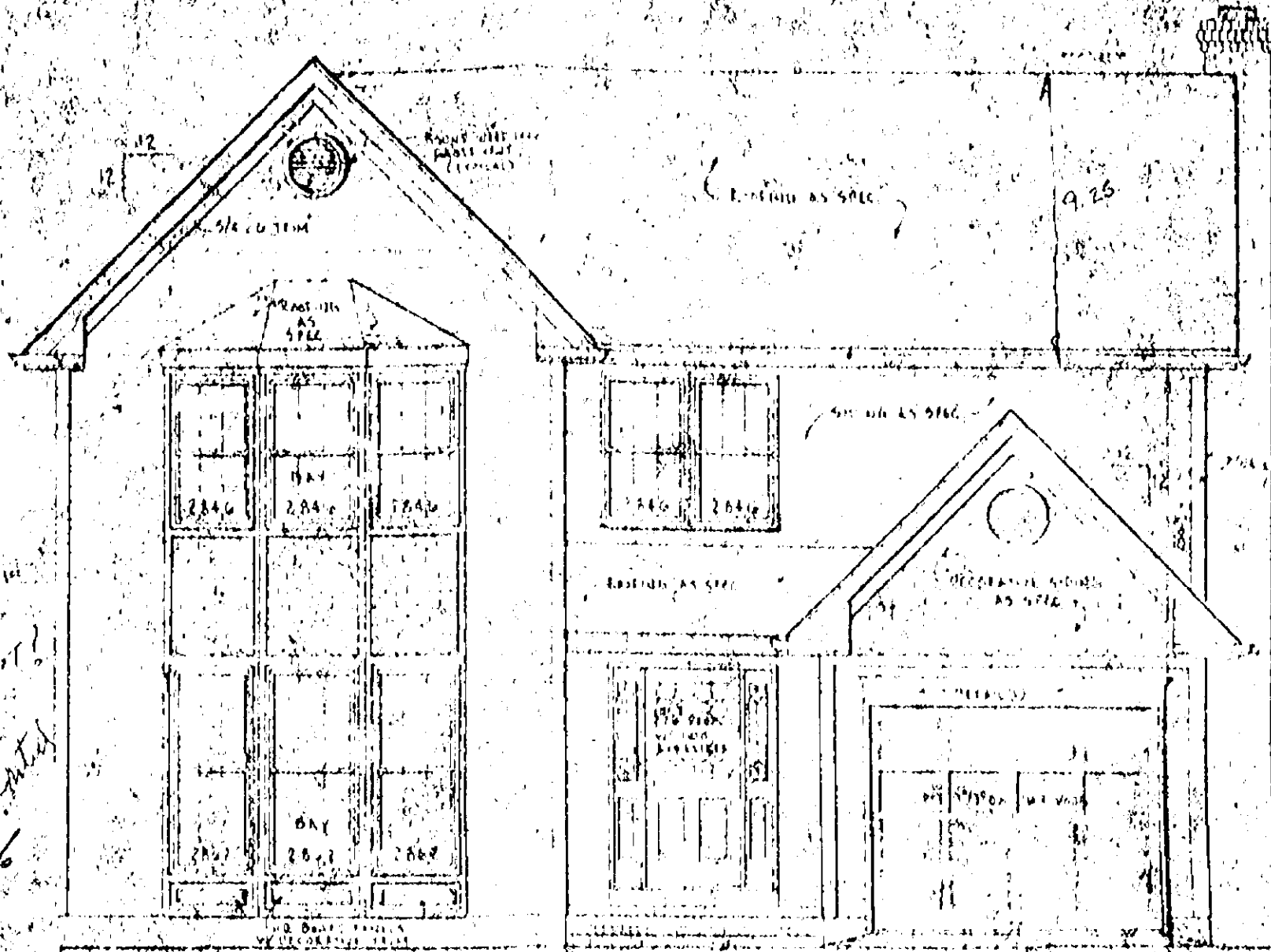


SUP 1903

IN ACCEPTING THIS PERMIT THE APPLICANT HEREBY AGREES TO SAVE THE CITY OF ALEXANDRIA FREE AND HARMLESS FROM ANY LIABILITY WHATSOEVER RESULTING FROM ANY WORK OR OPERATION OF ANY DESCRIPTION CONDUCTED UNDER AUTHORITY OF THIS PERMIT AND FORWARD COPIES OF ALL CORRESPONDENCE, REPORTS, REQUIRED SHOP DRAWINGS AND OTHER DATA RELATED TO THE CONSTRUCTION OF THIS PROJECT TO THIS OFFICE FOR INFORMATION, REVIEW AND/OR APPROVAL.

BUILDING AND MECHANICAL INSPECTIONS DEPARTMENT
ROUTING SLIP
 PROJECT: [Handwritten] 2509
 ADDRESS: [Handwritten]
 ARCHITECT: [Handwritten]
 CONSTR. TYPE: [Handwritten]
 ASSIGNED TO: [Handwritten]
 INFO. REQ. [Handwritten]
 REVIEW BY: [Handwritten] READY TO ISSUE
 ARCHITECT: [Handwritten]
 STRUCTURAL: [Handwritten]
 PLUMBING: [Handwritten]
 ELECTRICAL: [Handwritten]
 MECHANICAL: [Handwritten]
 SPECIALTY: [Handwritten]
 ZONING: [Handwritten]



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

*** SEPARATE PERMITS REQUIRED ***
 FOR THE FOLLOWING:
 SIDEWALKS, CURB CUTS, DRIVEWAY
 APPROXS, RETAINING WALLS, SIGNS,
 ELECTRICAL, PLUMBING, HEATING,
 VENTILATION AND AIR CONDITIONING,
 ELEVATORS, STORAGE TANKS AND
 SPECIAL EQUIPMENT.

PUBLIC SAFETY DEPARTMENT
 CODE ENFORCEMENT DIVISION
 FEB 28 1965
 RICHARD V. TSI
 ALEXANDRIA, VIRGINIA

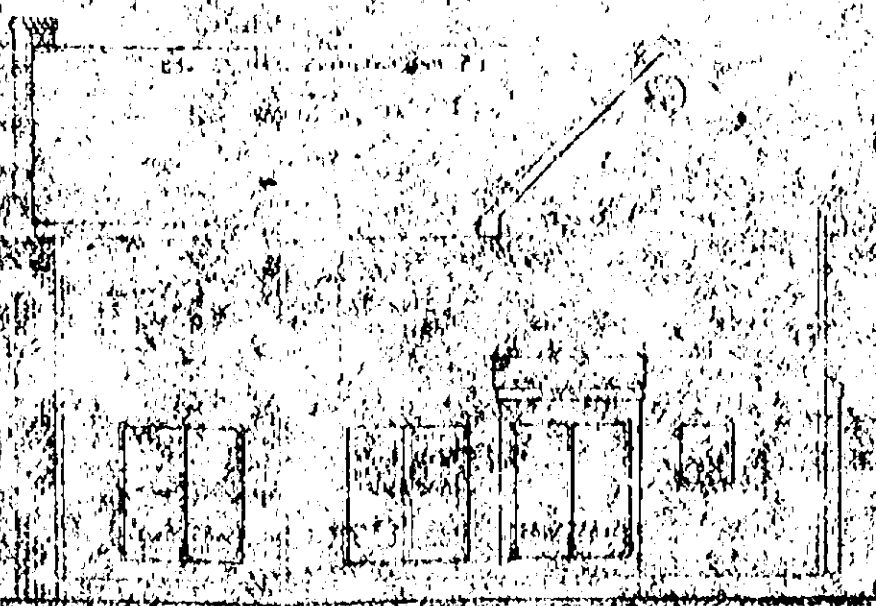
2509

APPROVED FOR INSTALLATION
 SUBJECT TO QUOTE CHARGES AS
 MAY BE NECESSARY TO MAKE IT
 CONFORM IN DETAIL TO THE
 CITY REGULATIONS 2/15/65
 [Signature]
 OFFICE OF THE CITY ARCHITECTURAL
 INSPECTOR, ALEXANDRIA, VIRGINIA

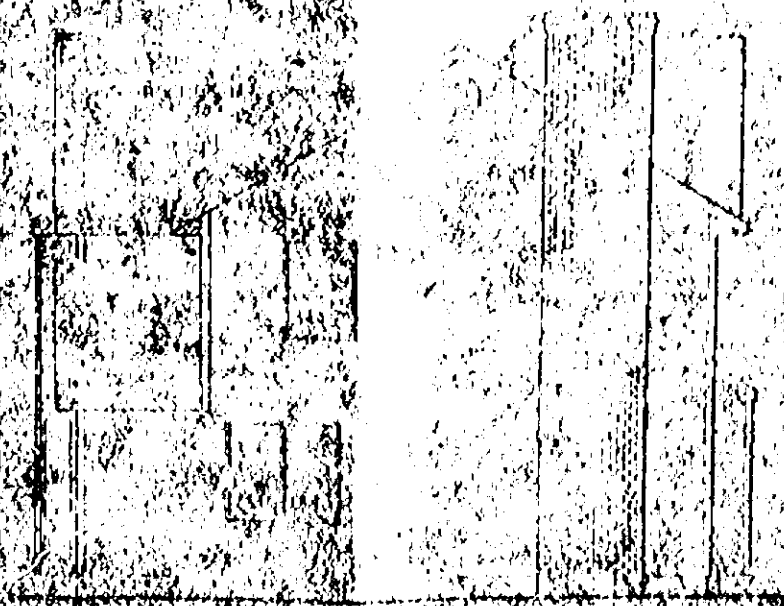
1229



LEFT SIDE ELEVATION



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

OFFICE COPY

CONSTRUCTION AUTHORIZED
 DEPARTMENT OF PUBLIC SAFETY
 CODE ENFORCEMENT DIVISION
 ALEXANDRIA, VA
 JAN 10 1965
 THESE DOCUMENTS APPLY TO COMPLY WITH
 ALL APPLICABLE CODES AND REGULATIONS

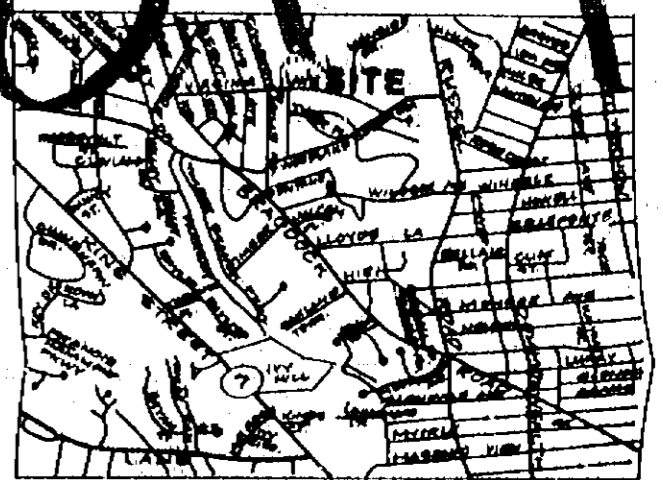
the SAXONY J 17-S
 HOMECRAFT CORPORATION
 1903

1903

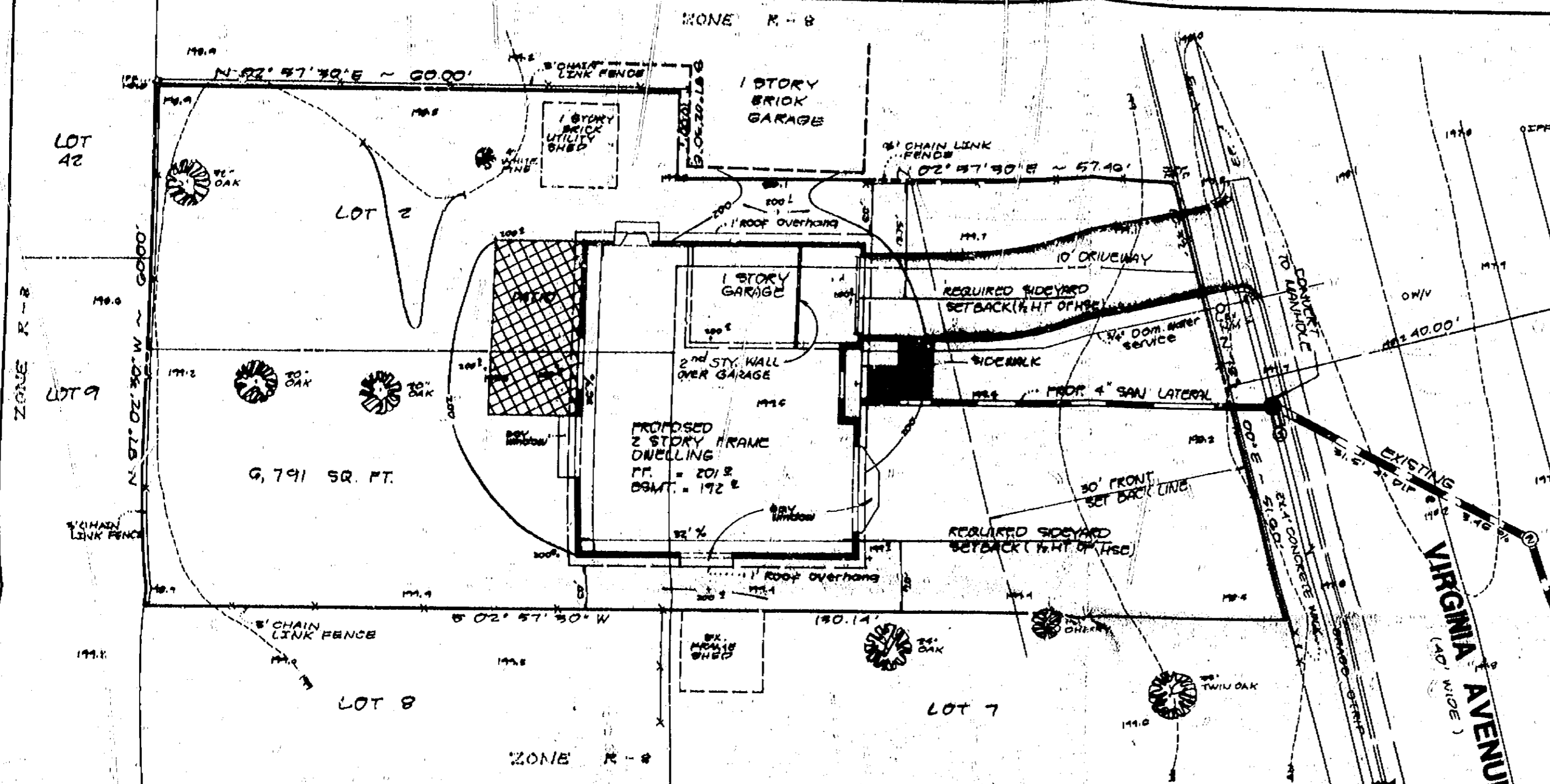
**PLOT PLAN
OF THE LANDS OF
VIRGINIA AMERICAN WATER COMPANY**

802 VIRGINIA AVENUE
JEFFERSON PARK SUBDIVISION
TAX MAP PARCEL 33.00-05-04
CITY OF ALEXANDRIA VIRGINIA
SCALE: 1" = 10' DATE: APRIL 11, 1986

**FILE
COPY**



VICINITY MAP
SCALE: 1" = 2,000'



**ZONING TABULATIONS (ZONED R-8)
SPECIAL USE PERMIT**

ITEM	REQUIRED	EXISTING	EXCEPTION
1) LOT AREA	8000 #	6,791 #	1,209 #
2) FRONTAGE @ BLDG LINE	65 FT	90 FT	15 FT

BOARD OF ZONING APPEAL

ITEM	REQUIRED	PROPOSED	VARIANCE
1) WEST SIDE YARD	* 15.75 FT	9.00 FT	7.75 FT
2) EAST SIDE YARD	* 9.00 FT	6.00 FT	3.00 FT

SEWER TABULATION

STRUCTURE #1 (CONVERT TO MANHOLE)
TOP 197.79
INV 4" OUT 195.87

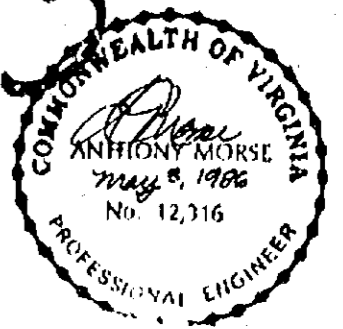
MH #2
TOP 197.05
INV 4" IN 194.79
INV 4" OUT 194.45

MH #3
TOP 196.49
INV 4" IN 193.55
INV 4" OUT 190.99

* BASED ON 1/2 HEIGHT OF PROPOSED HOUSE

**FILE
COPY**

1903



Holland Engineering
110 N ROYAL ST • ALEX., VA

Drawn By K.F.H.	Date 4-17-86	Revisions
Checked By T.G.	Date 4-29-86	
Title B/L/P/ Hard Copy		
Scale: 1" = 10'	Job No.: VA 86-1241	

w/ plats

602 VIRGINIA AVE.
residence on substandard lot

Application No. 1903

- 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

Assessment Map 33.00 Parcel Block 05 Lot 04 Zone R-8

Applicant

Proposed Use of Property Owner

Application Filed Advertiser in Newspaper Property Owners Notified

Public Hearing Before Planning ~~Commission~~ ^{Committee} June 3, '86 City Council Board of Zoning Appeals

REMARKS:

SEE 35MM/M

DRAWING



APPLICATION: SPECIAL USE PERMIT No. 1903

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 Virginia American Water Company

Premises Located #602 Virginia Avenue

Assessment Map 33.00 Block 5 Lot 4

Property Owner Virginia American Water Company 549-7080
NAME TELEPHONE NO.

2223 Duke Street, Alexandria, VA 22314
ADDRESS

Use Requested Single Family Dwelling on Substandard Lot 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.

David Legg  549-7080
SIGNATURE OF APPLICANT ADDRESS TELEPHONE NUMBER

2223 Duke St., Alex., VA 22314
ADDRESS

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

S.U.P. Application Received 5-5-86 50.- 5-5-86
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 _____

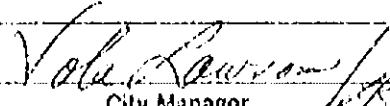
ACTIONS

Planning Commission 6-5-86 RECOMMEND APPROVAL 6-1

PH 6/14/86 Granted subject to compliance with all applicable Codes, City Council Ordinances and the following conditions:
 (1) That the building be situated on the lot to meet the front setback line at least one point; (2) That the sideyard setback from the adjoining properties on Taylor Avenue be that required within the R-8 zone regulations and that no variance be requested; (3) that the three mature trees in the rear portion of the property be retained.

SPECIAL USE PERMIT

Special Use Permit No. 1903 was approved by City Council on 6/14/86
 Permission is hereby granted to Virginia American Water Company
 to use premises located at 602 Virginia Avenue
 for the following purpose Construct a single family residence
 and under the following conditions (SEE ATTACHED)

July 1, 1986 
Date City Manager

a:sup1903

DOCKET ITEM #26
SPECIAL USE PERMIT #1903

PLANNING COMMISSION MEETING
TUESDAY, JUNE 3, 1986
7:30 P.M., COUNCIL CHAMBERS

ISSUE:

602 VIRGINIA AVENUE
Consideration of a request for Special Use Permit to construct a single family residence on a substandard lot located at 602 Virginia Avenue; zoned R-0, Residential. Applicant: Virginia American Water Company by David Legg.

PLANNING COMMISSION ACTION - MEETING OF JUNE 5, 1986:

Mr. Legg represented the application.

Mrs. Slegar, 2424 Taylor Avenue, opposed the request and submitted petition against the special use permit.

Mr. William Voss, opposed the request.

Mr. Steve Colangelo, President of North Ridge Citizens Association, not opposed to special use permit but concerned about style of house. He supported staff recommendation.

Mr. Richard Novak, 2500 Hayes Avenue, opposed the request.

COMMISSION ACTION:

On a motion by Mr. Cockrell, seconded by Mr. Hoben, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and amended staff condition #1 and added condition #2 as follows:

1. That the applicant or subsequent owners not request any variances on the east side of the property from the Board of Zoning Appeals. (Planning Commission)
2. That the three (3) mature trees on the rear portion of the property be retained. (Planning Commission)

The motion carried on a vote of 6 to 0 to 1. Mrs. Montgomery abstained.

REASON: The majority of the Commission agreed with the staff analysis.

SUP #1903

CITY COUNCIL ACTION - MEETING OF JUNE 14, 1986:

Granted, subject to compliance with all applicable codes, ordinances and the following conditions:

- (1) That the building be situated on the lot to meet the front setback line at least one point; (2) that the sideyard setback from the adjoining properties on Tuxlor Avenue be that required within the R-8 zone regulations and that no variance be requested; (3) that the three mature trees in the rear portion of the property be retained.

SUP #1903

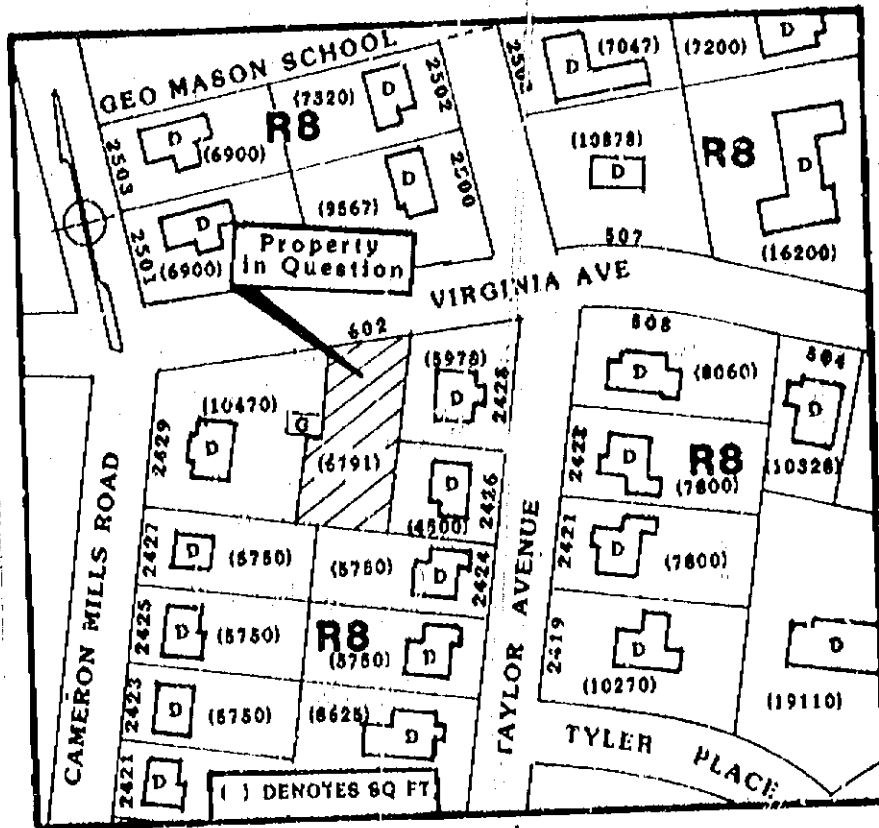
STAFF RECOMMENDATION:

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

1. That the applicant not request any variances from the Board of Zoning Appeals. (P&CD)

BUP #1903

The subject property and surrounding land uses are shown on the sketch below:



DISCUSSION:

1. The applicant, Virginia American Water Company, is requesting a special use permit to construct a single family detached dwelling on a substandard lot that is zoned R-8, residential.
2. The area surrounding the subject property is zoned R-8, residential and is developed by single family detached dwellings.
3. The subject property is substandard in frontage at the front building line (65 feet required, 51.60 feet provided) and substandard in total lot area (8,000 feet required, 6,791 square 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, 1951, but which has less area of 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. Until recently, the subject lot had contained a water tower owned and operated by the applicant, Virginia American Water Company. The tower was removed several months ago.
6. The applicant proposes to transfer this special use permit, if approved, to a builder who will construct a dwelling as shown on the attached plan.

SUP # 1903

7. The attached plans indicate that the proposed dwelling will be a two (2) story frame with garage. The dwelling measures approximately 36 feet by 33 feet and contains approximately 1,100 square feet of gross floor area. Access will be from Virginia Avenue by means of a curb cut and driveway.
8. The proposed dwelling will require sideyard variances from the BZA for its proposed location on the lot, to allow the proposed dwelling to be located to within six (6) feet of the east and west sideyard property lines.
9. 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 Long Range Land Use Plan Map of the 1974 Consolidated Master Plan. Virginia Avenue is shown as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The current Fifth Revised Zoning Map of 1964 indicates the subject property as R-8, residential, which has remained since adoption of the Third Revised Zoning Map of 1951.

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

- C-1 Sanitary sewer will have to be upgraded to meet City code. (10" main up to lot line.)
- C-2 Plan and profile to be approved and bond posted before release of SUP.

Public Safety - Code Enforcement Division:

Fire: No objections.
Building: No objections.
Electrical: No objections.
Plumbing: No objections.

SUP # 1903

STAFF ANALYSIS:

In examining the general area of this request, staff finds that almost all the lots are substandard in frontage at the building line and in lot area.

For this reason the staff believes that the development of this lot would not be inconsistent with the development of other R-8 zoned lots in the immediate area, and therefore has no objection to the special use permit, but staff feels that the applicant can construct a house on the subject lot in compliance with the yard regulations of the R-8, residential zone.

SPECIAL USE PERMIT # 1903

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.

N/A - No noise anticipated for residential use.

b. Odors. The methods to be used to control odors emanating from the use.
N/A

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.
Trash to be collected twice weekly by private collector.

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.
N/A

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.

Required parking provided on lot

f. Streets. The design capacity of all streets upon which the use shall have frontage.

Virginia Avenue is considered a local street or minor street with low traffic demand.

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

N/A

h. Hours. The proposed hours and days of operation of the use.

N/A

i. Loitering. The methods to control any loitering outside or near the proposed use.

N/A

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.

N/A

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.

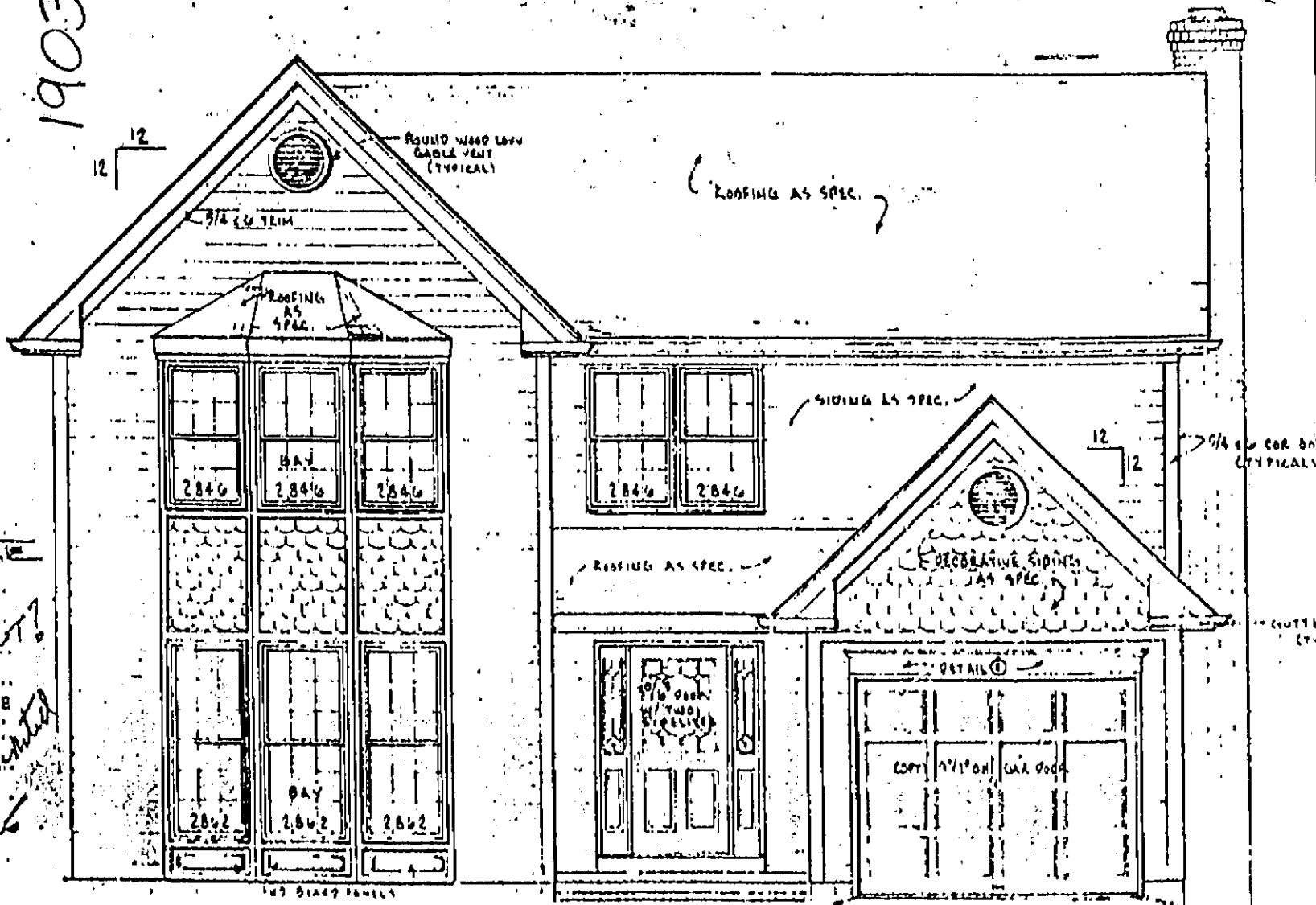
N/A

- (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.

Virginia-American Water Company is a wholly owned subsidiary of American
Water Works Company, Inc., 3908 Kennett Pike, Wilmington, Delaware 19807

1903

10



1903
 ISSUE
 P. 10
 1/2
 1/2

123 51449 FAMILY

1903

June 5, 1986

Alexandria Planning Commission
City Hall
Alexandria, Virginia

Dear Commissioners:

The purpose of this document is to express concern about a request for a special use permit to build a single-family dwelling on a lot located at 602 Virginia Avenue.

The proposed dwelling increases the density and general congestion in the neighborhood. The privacy of neighbors living in the homes adjoining the lot would be reduced. *

The front of the proposed house would face a busy portion of Virginia Avenue used by many of the children in the area because of the nearby grade school. Only one of the four existing houses with lots adjoining that block on Virginia Avenue front on Virginia Avenue. The proposed dwelling would greatly increase the congestion in that area.

If a special use permit is granted, privacy and environmental balance should be a factor in the design of the house and the landscaping. Also, the effect of the property value of the homes on the adjoining lots should be taken into consideration before a building can be constructed.

There are three mature oak trees on the lot which should not be destroyed. These oak trees provide character and environmental balance to the neighborhood. They serve as a shield against noise and the afternoon sun. These trees should be preserved.

Since the lot is located on a high point in Alexandria, it had been the site selected for the water tower which was recently removed by the Virginia American Water Company. If any extra height is added to the lot as a result of construction, the owners of the adjoining lots would have drainage problems because of the run-off.

We greatly appreciate your consideration of our concerns.

Sincerely,

1- Mr. and Mrs. Kenneth Steger
2424 Taylor Avenue
Alexandria, Virginia

5- Mrs. William R. Childers
3439 Cameron Mills Rd.
Arlington

2- Mr & Mrs Harry C. McCullough
2426 Taylor Ave

3- Mrs. Mrs. John A. Harber Jr.
2428 Taylor Ave

④ Richard Novak
2500 Hayes St

*The lot backs onto four backyards.

11

PLANNING COMMISSION ACTION

Print
Pg. 1

LOCATION: 602 Virginia Ave. DOCKET ITEM # 26(1983)

PROPOSAL: S.O.P. Residence

PLANNING COMMISSION MEETING OF June 5, 1986

Represented the application: Mr. Coyle

Spoke in favor of the request: ---

Spoke opposing the request: *

Spoke concerning the request: ---

No one spoke in opposition: ---

COMMISSION ACTION: Mr.

On a motion by Coyle, seconded by Heber

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 to 1.

REASON: (OVER)
#1 and added condition #2 as follows:

The Majority of the Commission agreed with the staff analysis

* Mrs. Slegar, 2424 Taylor Ave - opposed - and submitted petition against S.O.P.

* William Rose - opposed.

Steve Colangelo - President of North Ridge Citizens Assoc. - not opposed to S.O.P. but concerned about style of house - He supported staff recommendation

2201act.1kr

* Richard Kovak, 2500 Hays Ave - opposed

~~to read as follows:~~

(1) "That the applicant or subsequent owners not request any variances ~~for~~ on the east side of the property from the Board of Zoning Appeals (p.e.)"

~~and added condition # 2 to read:~~

(2) "That the three (3) mature trees on the rear portion of the property be retained (p.e.)"

DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT.

DATE: 5-12-86 # 1903
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 JUNE 3, '86 Subdivision Committee

APPLICANT: VIRGINIA AMERICAN WATER Co. by DAVID LEGG Phone: 549-7080

LOCATION: 602 VIRGINIA AVE. Zone: R-8

USE PROPOSED: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by MAY 22

DEPARTMENT REPORT

- C-1 Sanitary sewer will have to be upgraded to meet City code. (10" main up to lot line).
- C-2 Plan and profile to be approved and bond posted before release of S.U.P.

ENCLOSURES

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

D. Ploch
SIGNATURE

5/16/86

DATE

PLEASE RETURN ANY PLANS
NOT NEEDED FOR YOUR FILES.

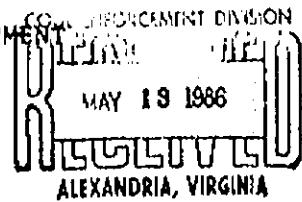
DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT

DATE: 5-12-86

1903

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 JUNE 3, '86 Subdivision Committee

APPLICANT: VIRGINIA AMERICAN WATER Co. by DAVID LEGG Phone: 549-7080

LOCATION: 602 VIRGINIA AVE. Zone: R-8

USE PROPOSED: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by MAY 22

DEPARTMENT REPORT

BUILDING COMMENTS

No objections

FIRE COMMENTS

No objections

ELECTRICAL COMMENTS

No objections

PLUMBING COMMENTS

No objections

ENCLOSURES

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

Clive K. Herzog
Michael A. Connor, Sr.

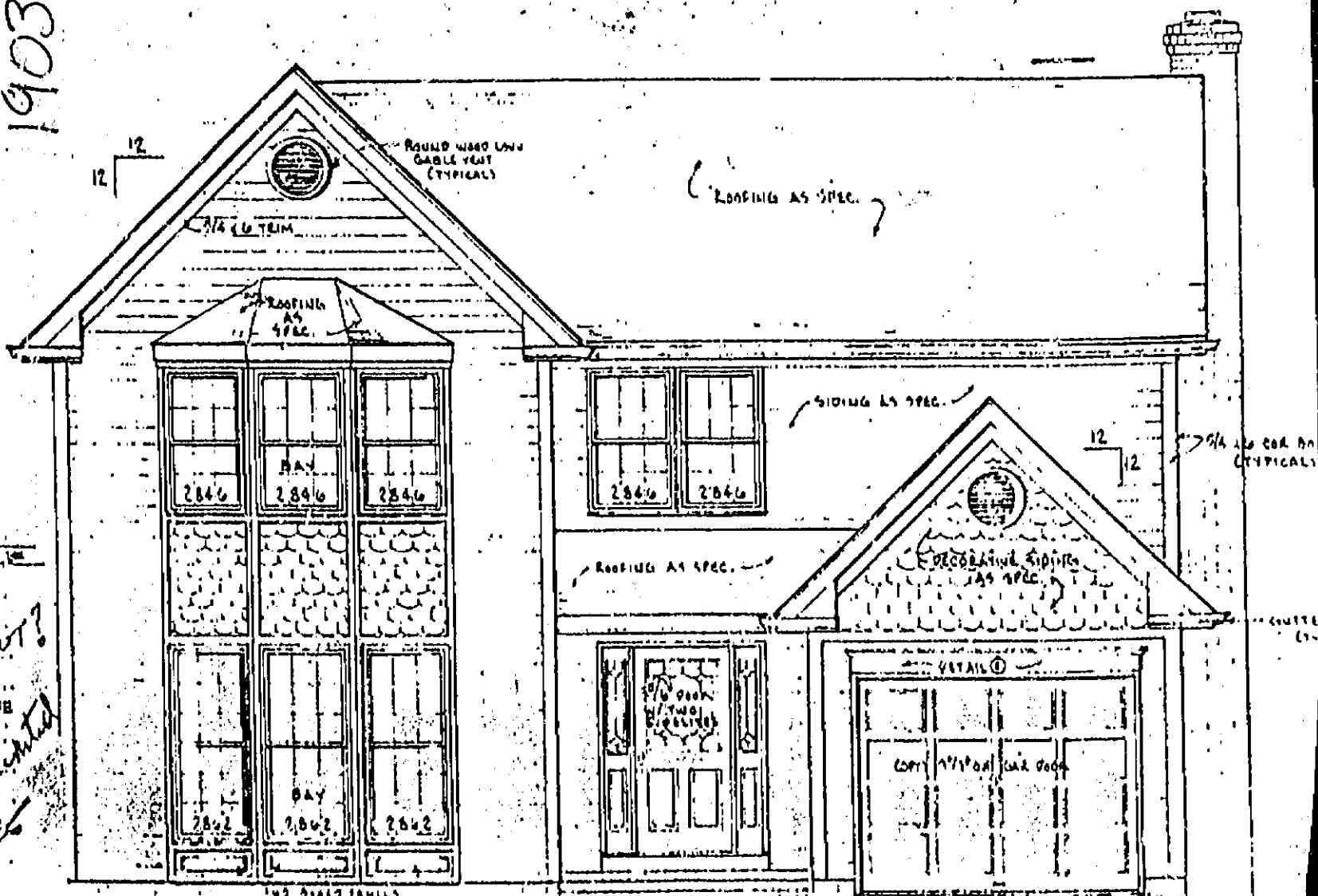
SIGNATURE

May 19, 1986

DATE

PLEASE RETURN ANY PLANS
NOT NEEDED FOR YOUR FILES.

1903



12

ROUND WOOD LATH
GABLE VENT
(TYPICAL)

ROOFING AS SPEC.

3/4\"/>

ROOFING
AS
SPEC.

SIDING AS SPEC.

12

3/4\"/>

ROOFING AS SPEC.

DECORATIVE SIDING
AS SPEC.

DETAIL 1

ISSUE
P. 100
P. 101
P. 102
P. 103
P. 104
P. 105
P. 106
P. 107
P. 108
P. 109
P. 110
P. 111
P. 112
P. 113
P. 114
P. 115
P. 116
P. 117
P. 118
P. 119
P. 120
P. 121
P. 122
P. 123
P. 124
P. 125
P. 126
P. 127
P. 128
P. 129
P. 130
P. 131
P. 132
P. 133
P. 134
P. 135
P. 136
P. 137
P. 138
P. 139
P. 140
P. 141
P. 142
P. 143
P. 144
P. 145
P. 146
P. 147
P. 148
P. 149
P. 150
P. 151
P. 152
P. 153
P. 154
P. 155
P. 156
P. 157
P. 158
P. 159
P. 160
P. 161
P. 162
P. 163
P. 164
P. 165
P. 166
P. 167
P. 168
P. 169
P. 170
P. 171
P. 172
P. 173
P. 174
P. 175
P. 176
P. 177
P. 178
P. 179
P. 180
P. 181
P. 182
P. 183
P. 184
P. 185
P. 186
P. 187
P. 188
P. 189
P. 190
P. 191
P. 192
P. 193
P. 194
P. 195
P. 196
P. 197
P. 198
P. 199
P. 200

TWO STORY FAMILY

HOLLAND ENGINEERING
Consulting Civil Engineer
110 NORTH ROYAL STREET
P.O. Box 1178
ALEXANDRIA, VIRGINIA 22313-1178
(703) 548-2188

1903

URBAN DEVELOPMENTS
SITE PLANNING-SURVEYS
SEWERAGE-HIGHWAYS
DESIGN-SPECIFICATIONS-REPORTS

IN REPLY REFER TO:
VA 5-124-1

May 21, 1986

NOTICE OF PUBLIC HEARING

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
Tuesday, June 3, 1986
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL
Saturday, June 14, 1986
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

DESCRIPTION OF REQUEST: The Applicant proposes to construct a single-family dwelling on a sub-standard lot.

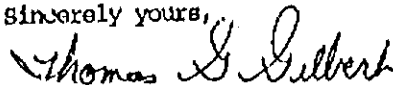
PROPERTY ADDRESS: 602 Virginia Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 33.00-05-04

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 feel free to call at 548-2188.

Sincerely yours,



Thomas G. Gilbert
Holland Engineering

Rec'd
5-21-86

DATE: May 21, 1986

- B.Z.A. VARIANCE
- SPECIAL USE PERMIT
- SUBDIVISION
- VACATION
- ENCROACHMENT
- B.A.R.
- REZONING
- SITE PLANS
- OTHER (Plot Plan)

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

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 May 21, 1986 on the following issue:
(Date)

(DESCRIBE ITEM AS CHECKED ABOVE):

ADDRESS 602 Virginia Avenue, Alexandria, VA

REQUEST: To construct a single-family dwelling on a sub-standard lot.

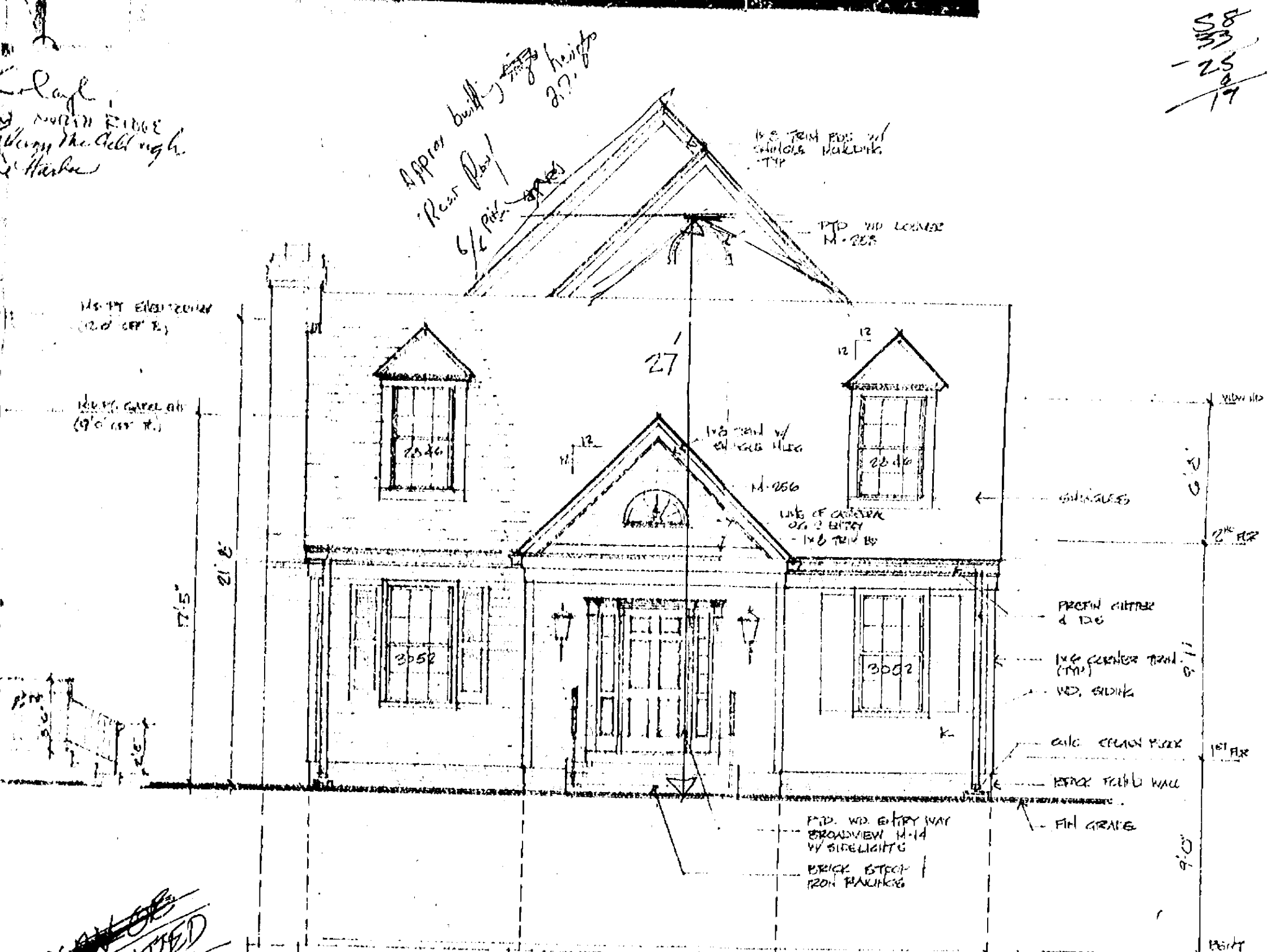
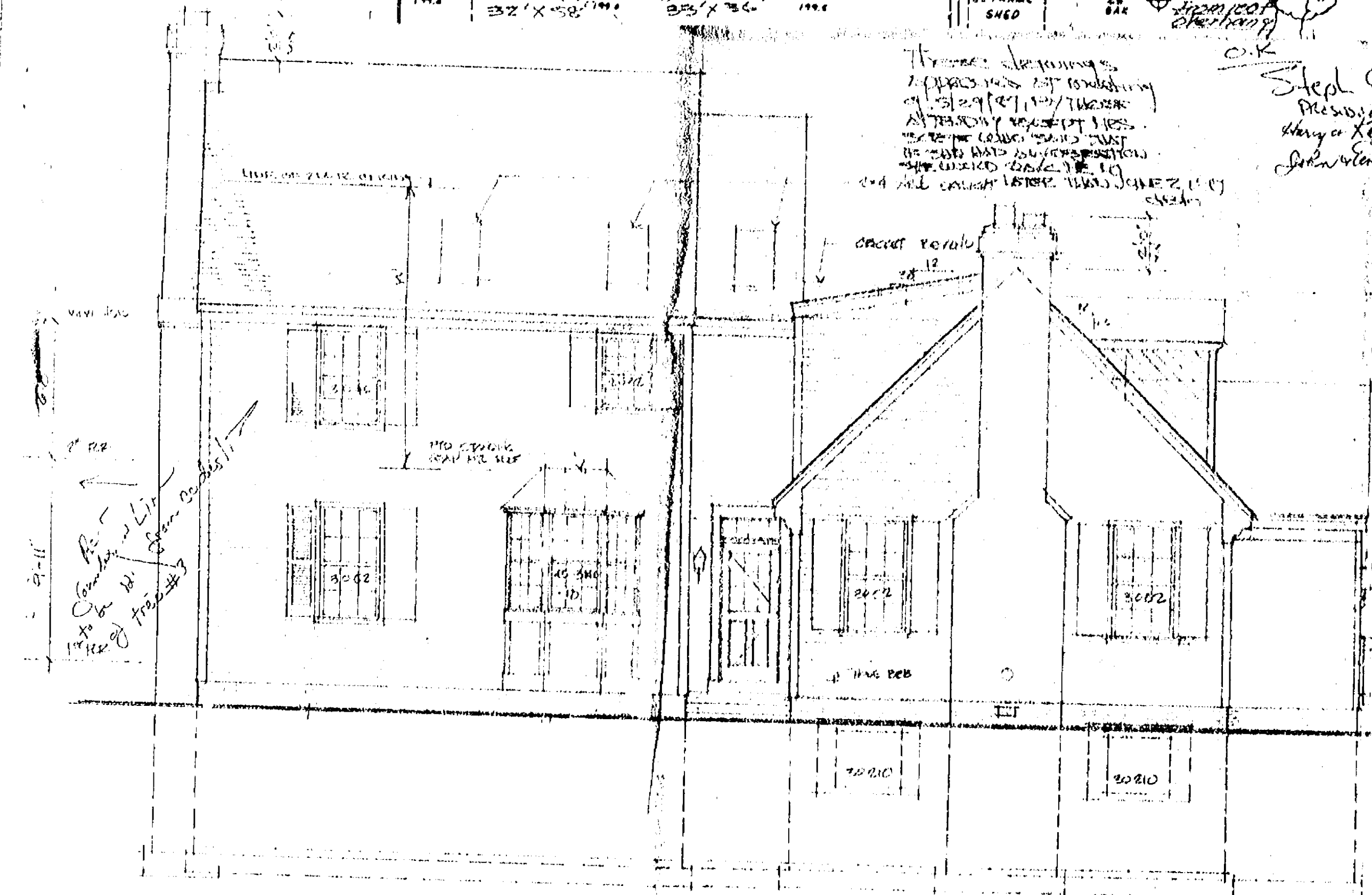
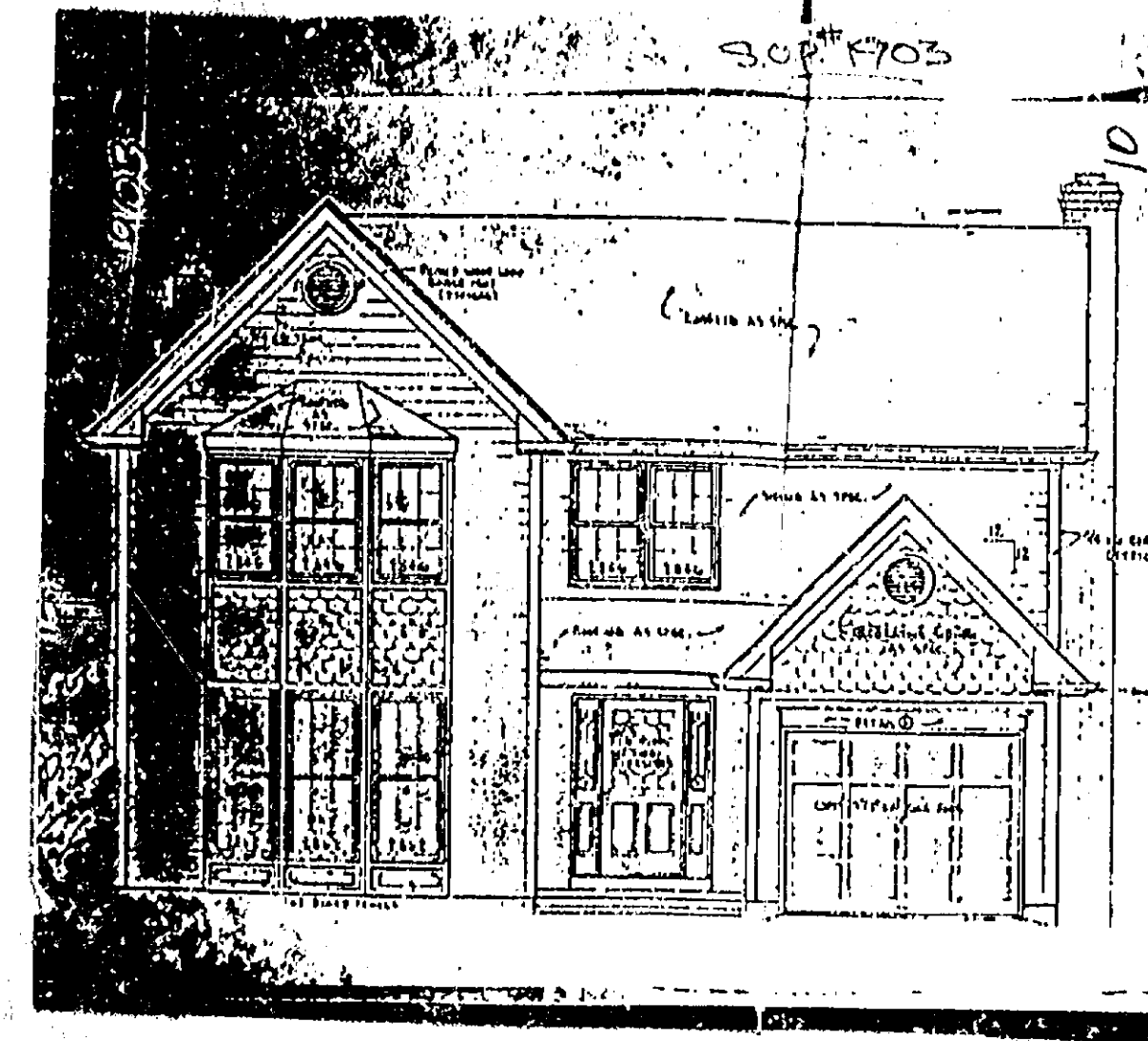
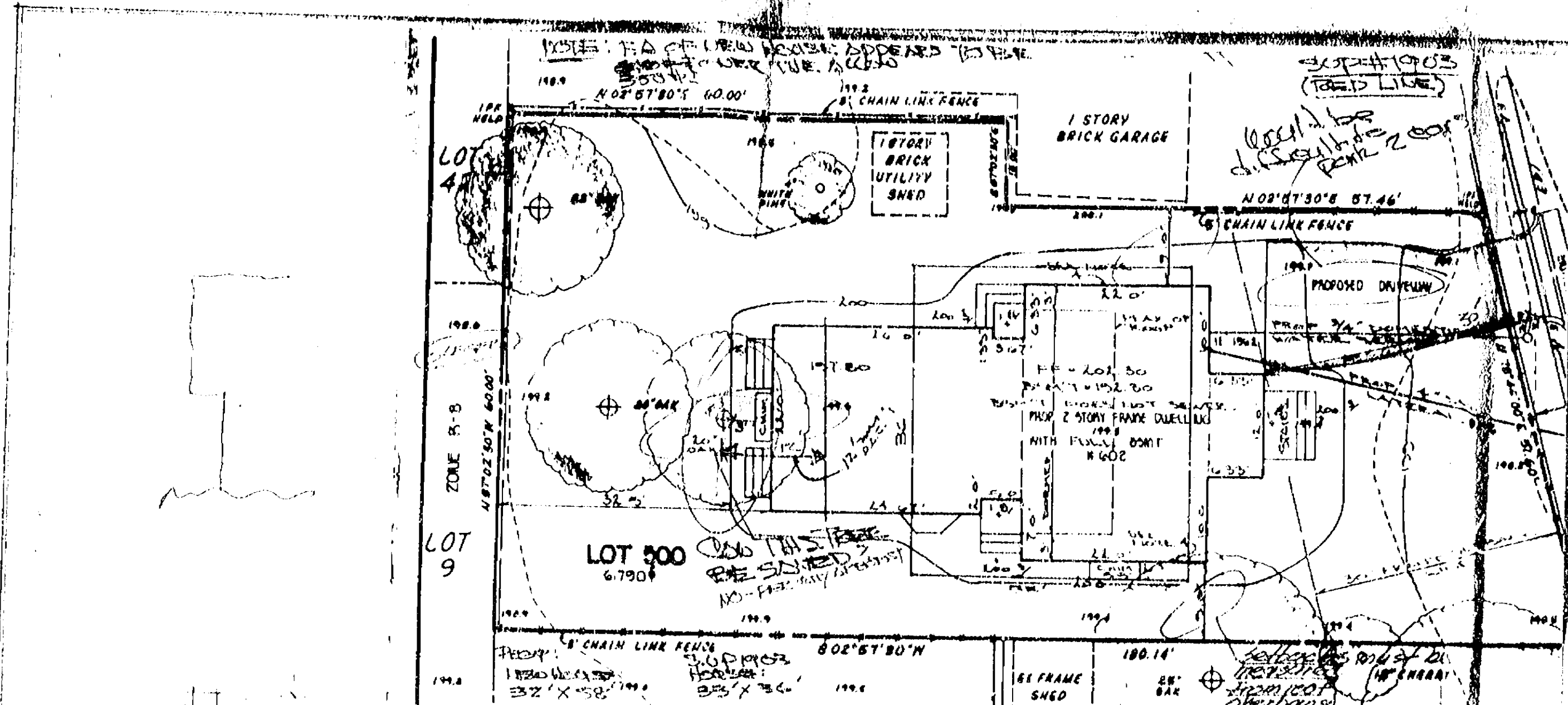
NOTE: ALSO ATTACH TO THIS FORM
A COPY OF THE NOTICE SENT

 Carolyn A. Ball
 (Typed Name)
 Carolyn A. Ball
 (Signature)

 540-2188
 (Telephone)

NEW FILE BEGINS SUP 1903

391 Ficus Georges Blvd • Upper Merion, VA 22072 • (703) 216-0110 • Fax (703) 249-4658 • Baltimore (301) 792-3760



~~NO FA COMP SUBMITTED~~

FAR DISPARAGE = .35%
 $6791 \times .35 = 2377 \text{ \# of shovels FA}$
 $2728 \text{ \# of shovels FA}$
351 \# OVER FA
 LEAD FA COMP

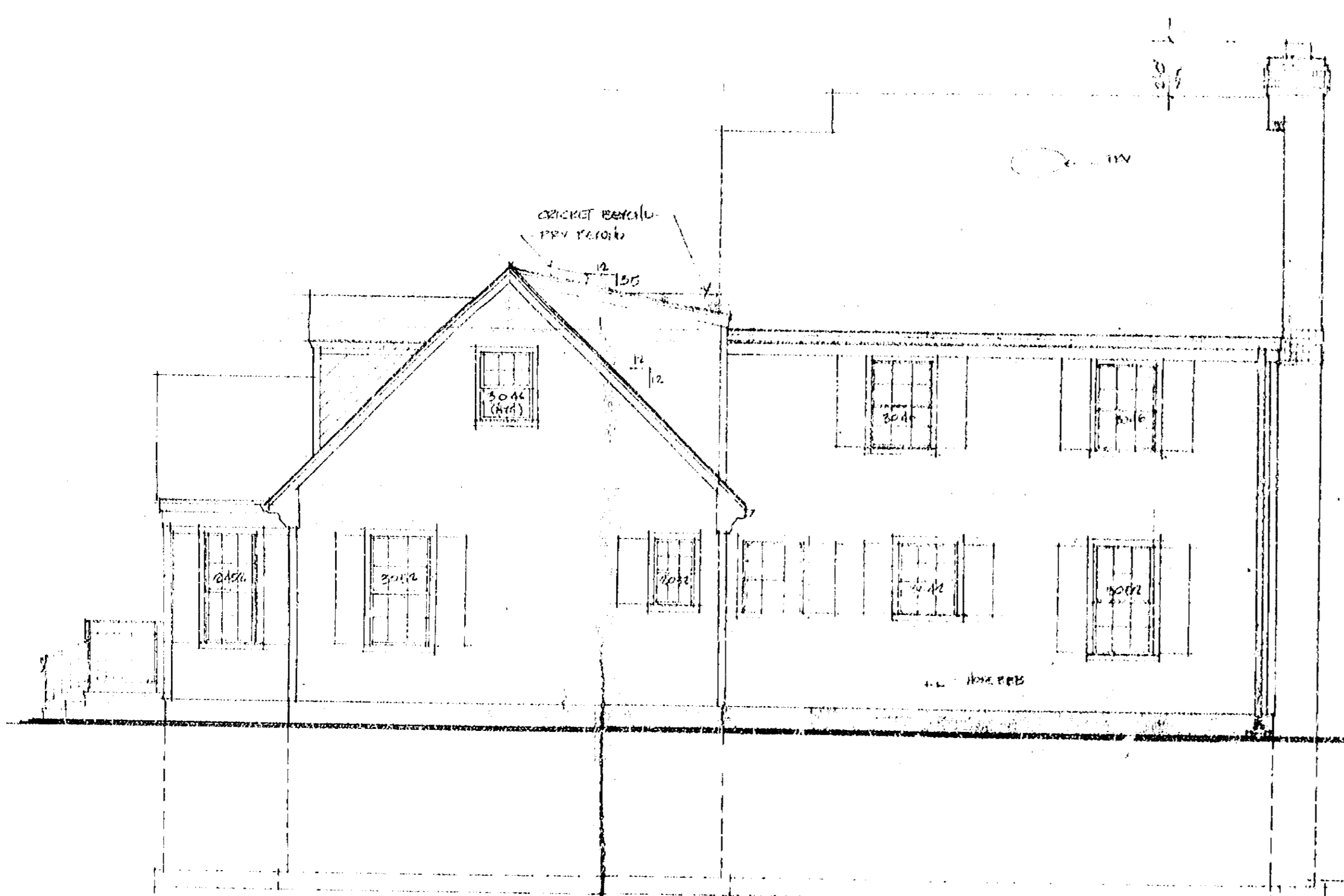
- BUILDING HEIGHT IS OVER 35' BY 35' 1/2"
- BUILDING HAS 10000 LB LOAD
- BUILDING IS 5' FROM TREE TO BE SAVED (MUST BE 12' AWAY)
- CODE CHANGE WAS REVERSED
- BUILDING HAS 2728 \# OF SHOVELS FA (SUP BUILDING HAS 2728 \# OF SHOVELS FA)
- BUILDING MEASURES 32' X 38' (SUP BUILDING MEASURES 33' X 38')
- BUILDING IS 32' HIGH MEASURED TO TOP OF ROOF
- 20' CODE TERM CLERK DUE PER CITY DEPARTMENT

POTOMAC VALLEY HOMES
 100 S COLLINGS ST, SUITE 200
 ALEXANDRIA, VIRGINIA 22304
 ROB WHITE: 566-0526

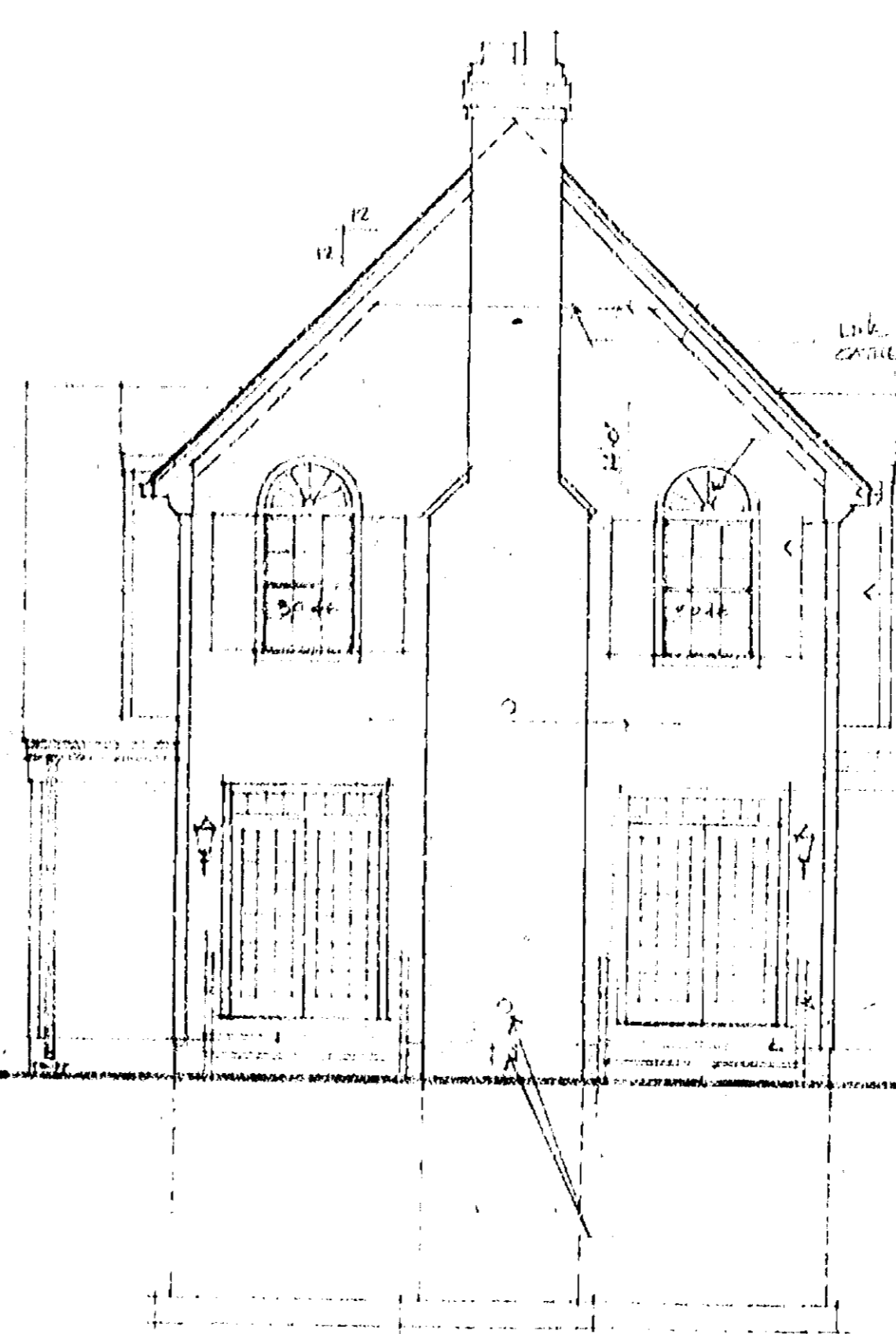
ELEVATIONS

PRIVATE RESIDENCE
 602 VIRGINIA AVENUE
 ALEXANDRIA, VIRGINIA

REVISIONS
 10 MARCH 07



RIGHT SIDE ELEVATION
1/4" = 1'0"



REAR ELEVATION
1/4" = 1'0"

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

A-5
6"

ELEVATIONS

PRIVATE RESIDENCE
3402 VIRGINIA AVENUE
ALEXANDRIA, VIRGINIA

DRAWING
10/14/80 BY

10/14/80 BY

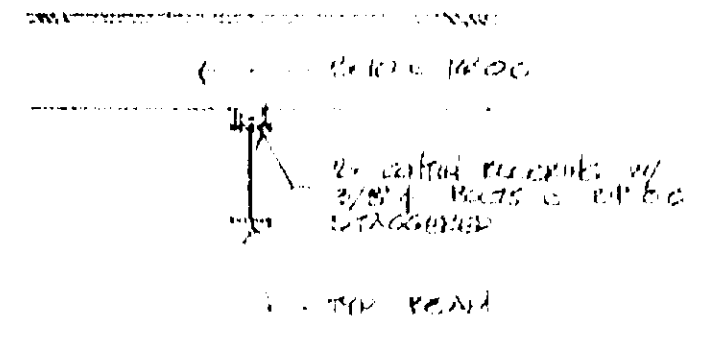
602 VIRGINIA AVE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUDS, FACE OF MASONRY, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, RULES & REGULATIONS.
3. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE & WORKING SYSTEMS.
4. DO NOT SCALE DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY PROBLEMS IN SUCCESSFULLY COMPLETING THE WORK AS INTENDED BY THESE DRAWINGS.

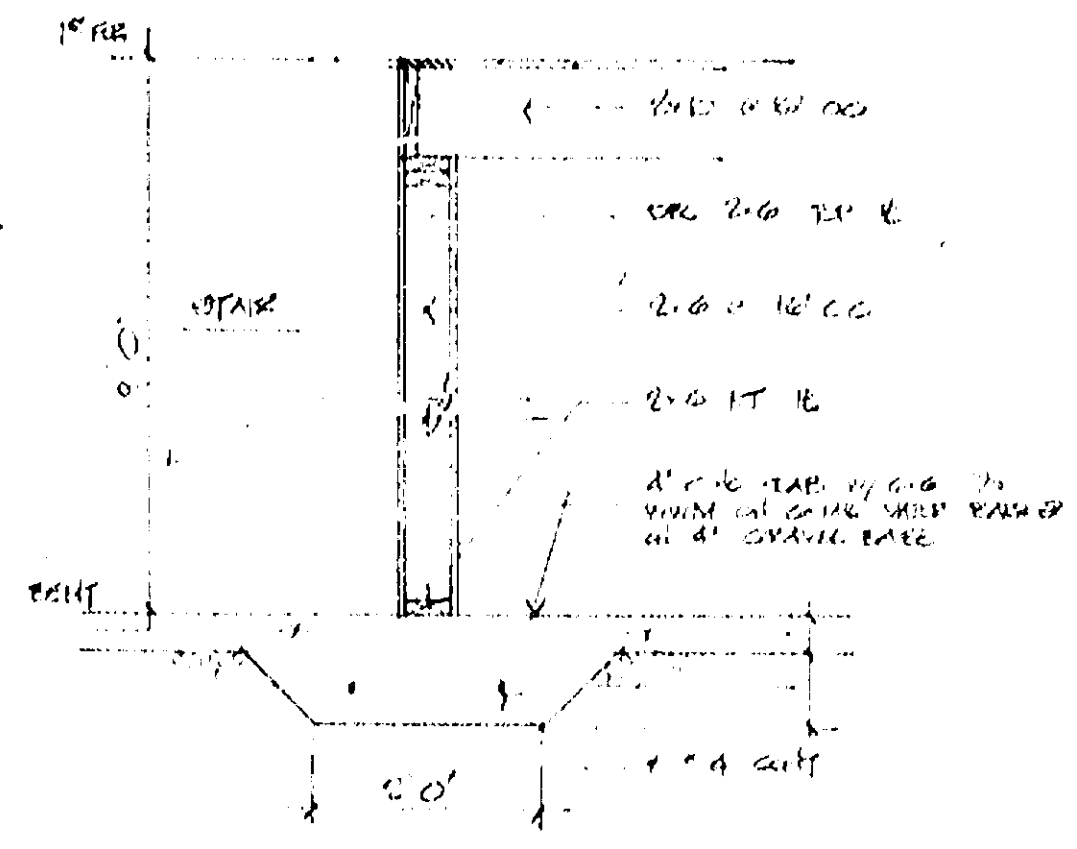
STRUCTURAL NOTES:

1. DESIGN LIVE LOADS - ROOF : 30 PSF
1ST FL. : 40 PSF
2ND FL. : 30 PSF
2. SOIL BEARING: SOIL BEARING VALUE ASSUMED AT 2500 PSF.
3. FOOTINGS: ALL FOOTINGS SHALL EXTEND 1'-0" INTO UNDISTURBED SOIL, WHERE SUBJECT TO FROST ACTION, FOOTINGS SHALL EXTEND AT LEAST 2'-0" BELOW FINISHED GRADE.
4. CONCRETE: ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS. HANDLING, PLACEMENT, ETC. SHALL BE IN ACCORDANCE W/ACT 518.21 SPECIFICATIONS.
5. REINFORCEMENT STEEL: ALL REIN. STEEL SHALL BE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60.
6. STRUCTURAL STEEL: STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS FOR BUILDINGS AND, UNLESS NOTED OTHERWISE, SHALL BE ASTM A-36.
7. WOOD: ALL WOOD JOISTS AND STRUCTURAL MEMBERS SHALL BE SOUTHERN PINE (K1, 2) OR DOUGLAS FIR AND SHALL HAVE A MINIMUM STRESS GRADE OF $F_b = 1200$ PSI; $E = 1,600,000$ PSI.
8. SLAB ON GRADE: ALL SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK REINFORCED WITH 6" X 6" W1.4 X W1.4 (10/10) W/M (N 6 MIL VAPOR BARRIER AND 4" OF CRUSHED STONE).
9. CORNER REINFORCEMENT: ALL CORNER REINFORCEMENT SHALL BE A METHOD APPROVED BY FAIRFAX COUNTY (1" X 4" L.F. INTO FRAMING @ 15" @ 15" PLYWOOD CORNERING; METAL STRAP REIN. INSTALLED PER MFR. RECOMMENDATIONS).
10. DOUBLE JOISTS UNDER ALL PARALLEL NON-BEARING PARTITIONS.
11. MASONRY: PROVIDE 3 COURSES OF SOLID BRICK OR ONE COURSE OF 100% SOLID CONCRETE BLOCK CONT. BY 8" WIDTH UNDER ALL WOOD JOISTS BEARING ON MASONRY WALLS. UNLESS NOTED OTHERWISE, WHERE STEEL BEAMS & LINTELS ARE PERPENDICULAR TO AND BEAR ON MASONRY WALLS, PROVIDE 3 COURSES OF 100% SOLID BRICK OR TWO COURSES OF 100% SOLID CONCRETE BLOCK 8" MIN. WIDTH BY 2'-8" MIN. LENGTH UNDER BEARING.

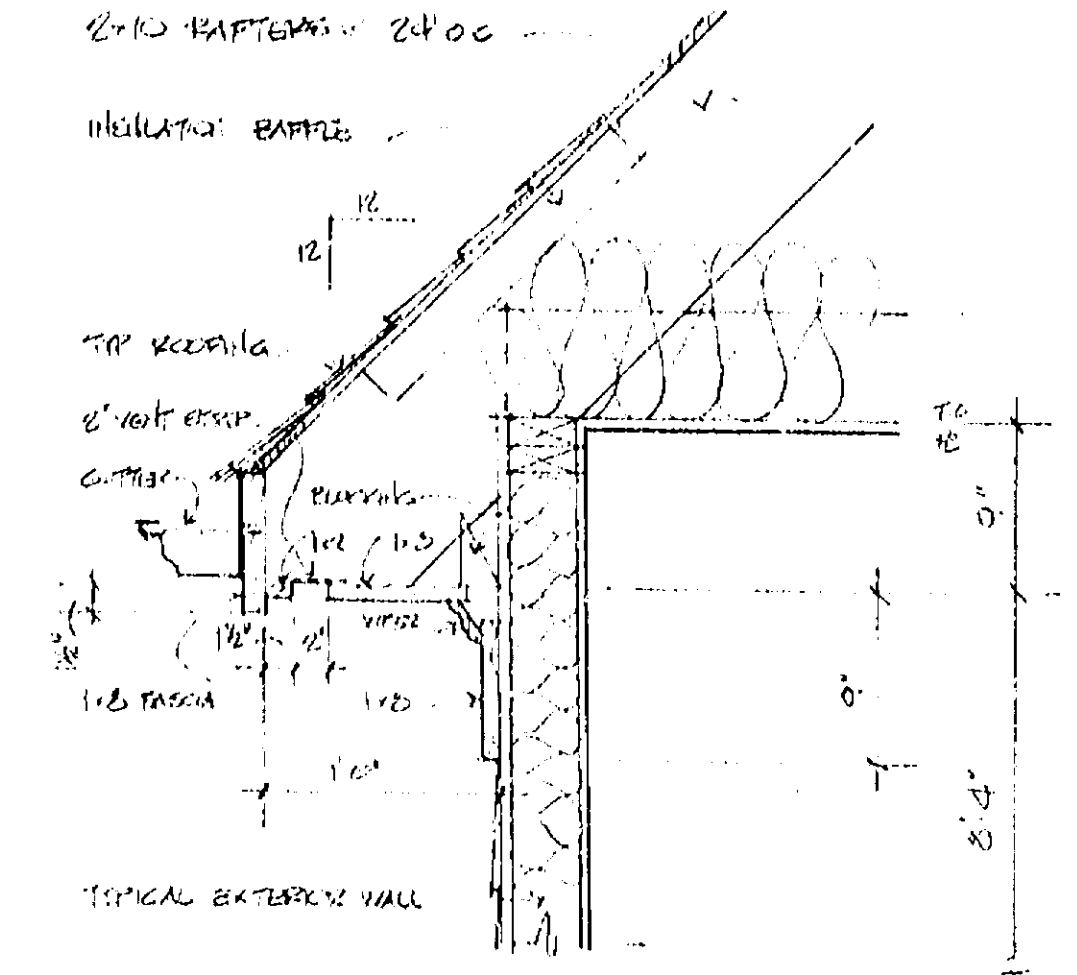


TYPICAL BEAM DETAIL

NOTE: TOP OF JOIST - FINISH GRADE



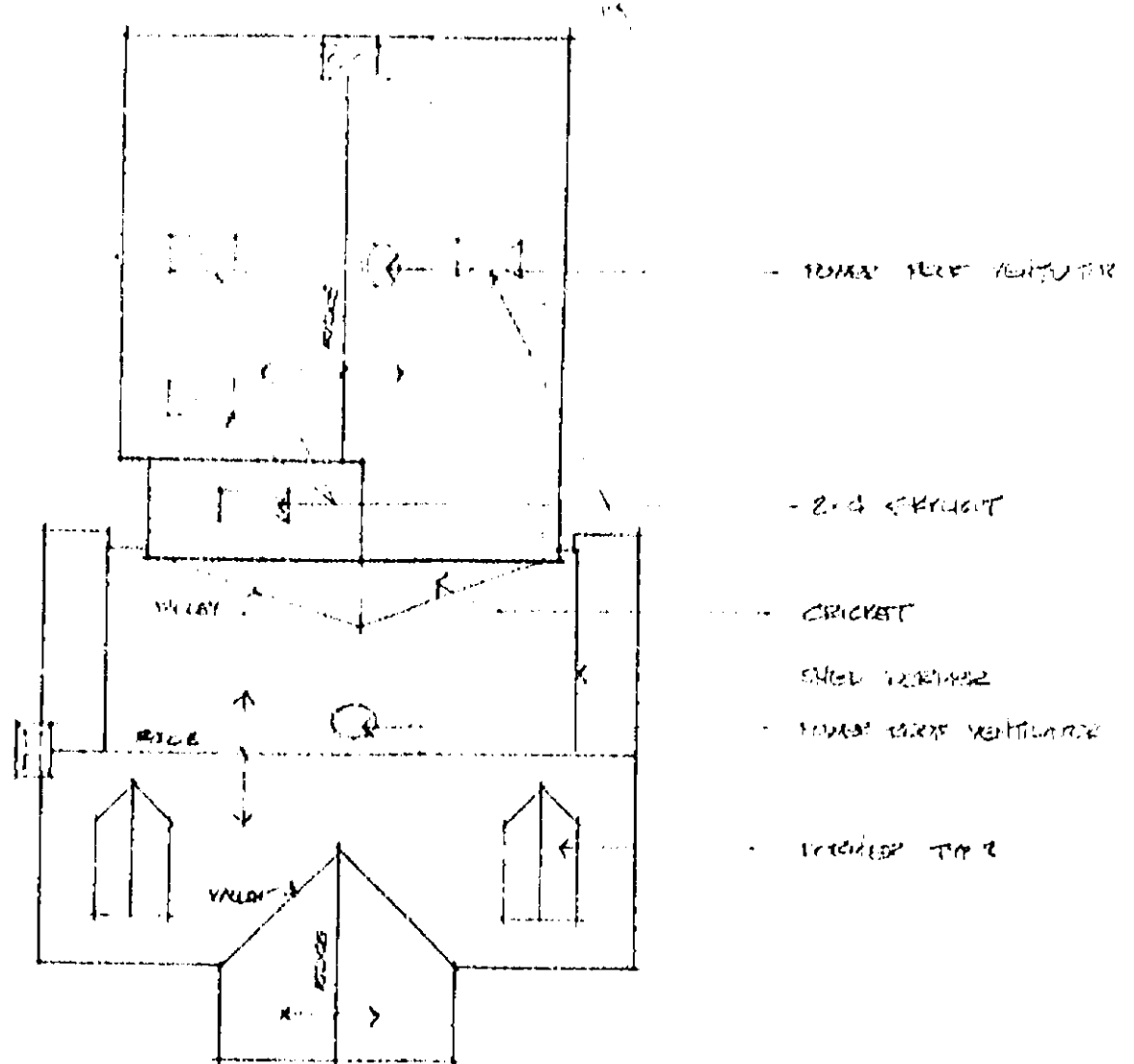
THICKENED SLAB



CORNICHE DETAIL

AREA	DESCRIPTION
10' x 10'	1-2 2x10 @ 1/4
10' x 10'	1-2 2x10 @ 1/2
10' x 10'	1-2 2x10 @ 3/4
10' x 10'	1-2 2x10 @ 1
10' x 10'	1-2 2x10 @ 1 1/4
10' x 10'	1-2 2x10 @ 1 1/2

AREA CALCULATED BY AREA TABLE
 TOTAL AREA = 1000.00
 TOTAL AREA = 1000.00
 TOTAL AREA = 1000.00



ROOF PLAN

A-1

POTOMAC VALLEY HOMES
 100 SOUTH COLLINGS ST., SUITE 201
 ALEXANDRIA, VIRGINIA

NOTES
 ROOF PLAN

PRIVATE RESIDENCE
 602 VIRGINIA AVE
 ALEXANDRIA, VIRGINIA

REVISIONS
 TO DRAWING
 15 MAR 21

15 FEB 21

602 VIRGINIA AVE - ADDITIONAL INFO.

Application No. 1903

- Special Use Permit **M**
- 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

Assessment Map Parcel Block Lot Zone

Applicant

Proposed Use of Property Owner

Application Filed Advertised in Newspaper Property Owners Notified

Public Hearing Before Planning Committee City Council Board of Zoning Appeals

REMARKS:

SEE

35 m/m

DRAWING

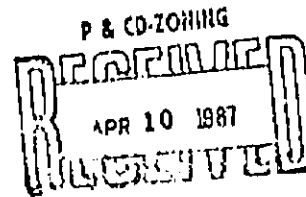
Potomac Valley Homes, Inc.

108 SOUTH COLUMBUS STREET, SUITE 201
ALEXANDRIA, VIRGINIA 22314
(703) 838-2526

April 9, 1987

Mr. Stephen M. Colangelo
President
North Ridge Civic Association
1199 North Fairfax Street
Alexandria, VA 22314

Re: 602 Virginia Avenue



Dear Steve,

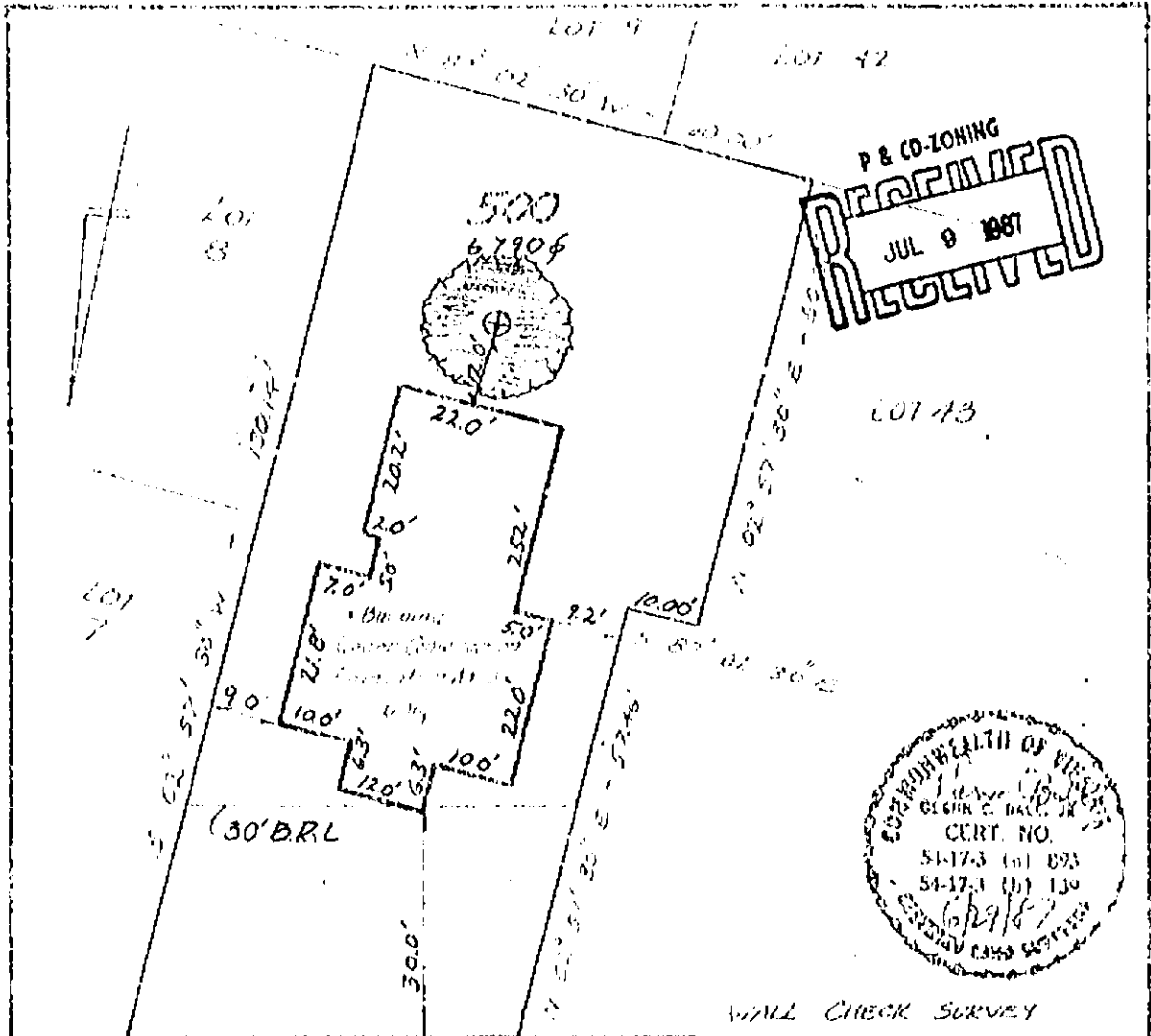
This letter will confirm our telephone conversation of April 8, 1987. We are pleased to have changed the format of the house to be built at this address to reflect the concerns of the Civic Association. We are pleased with your cooperation and feeling that the house as we now intend it will meet the desires of the Association.

Please feel free to contact me any time as we move forward with construction.

Cordially,

Robert L. White
Vice President

cc: Charlie Moore
City of Alexandria
Zoning Office



P & CO-ZONING
R
 JUL 9 1987

HEALTH OF VIRGINIA
 CLERK C. DALL JR.
 CERT. NO.
 54-173 (1) 093
 54-173 (1) 130
 6/29/87

WALL CHECK SURVEY
 LOT 500
 602 VIRGINIA AVENUE
 40' R/W

JEFFERSON PARK
 SUBDIVISION

Note: No title shown furnished

CITY OF ALEXANDRIA, VIRGINIA
 DATE: JUNE 25 1987 SCALE: 1"=20'

DOVE & ASSOCIATES ENGINEERING • PLANNING • SURVEYING
 3877 CHAMBRIDGE ROAD 3038 HAWNEE DRIVE
 FAIRFAX VIRGINIA 22030 WINCHESTER, VIRGINIA 22601
 (703) 385-7414 (703) 667-1103

JOB NO. F-00020

MEETING - 5/29/87 -

(S.O.P. 1983)

Henry & Kathleen McCallough
2426 Taylor Ave., Alexandria, Va. 22302
John & Elizabeth Hartley, Jr.
2428 Taylor Avenue, Alexandria, Va. 22302

Lucille Stage
2424 Taylor Avenue Alexandria Va 22302

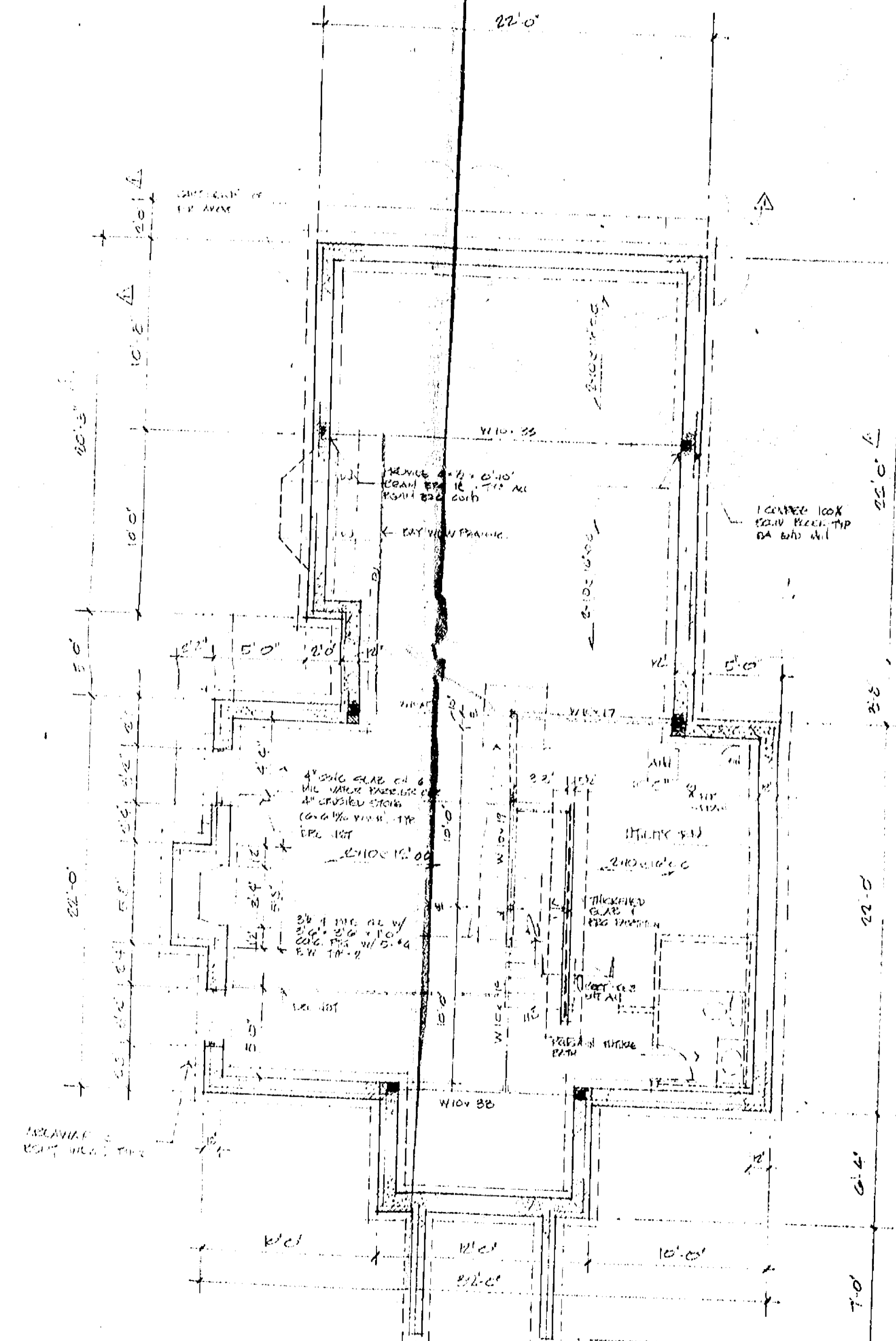
STEVE COANGELO

2435 DAVIS AVE ALEX 22302

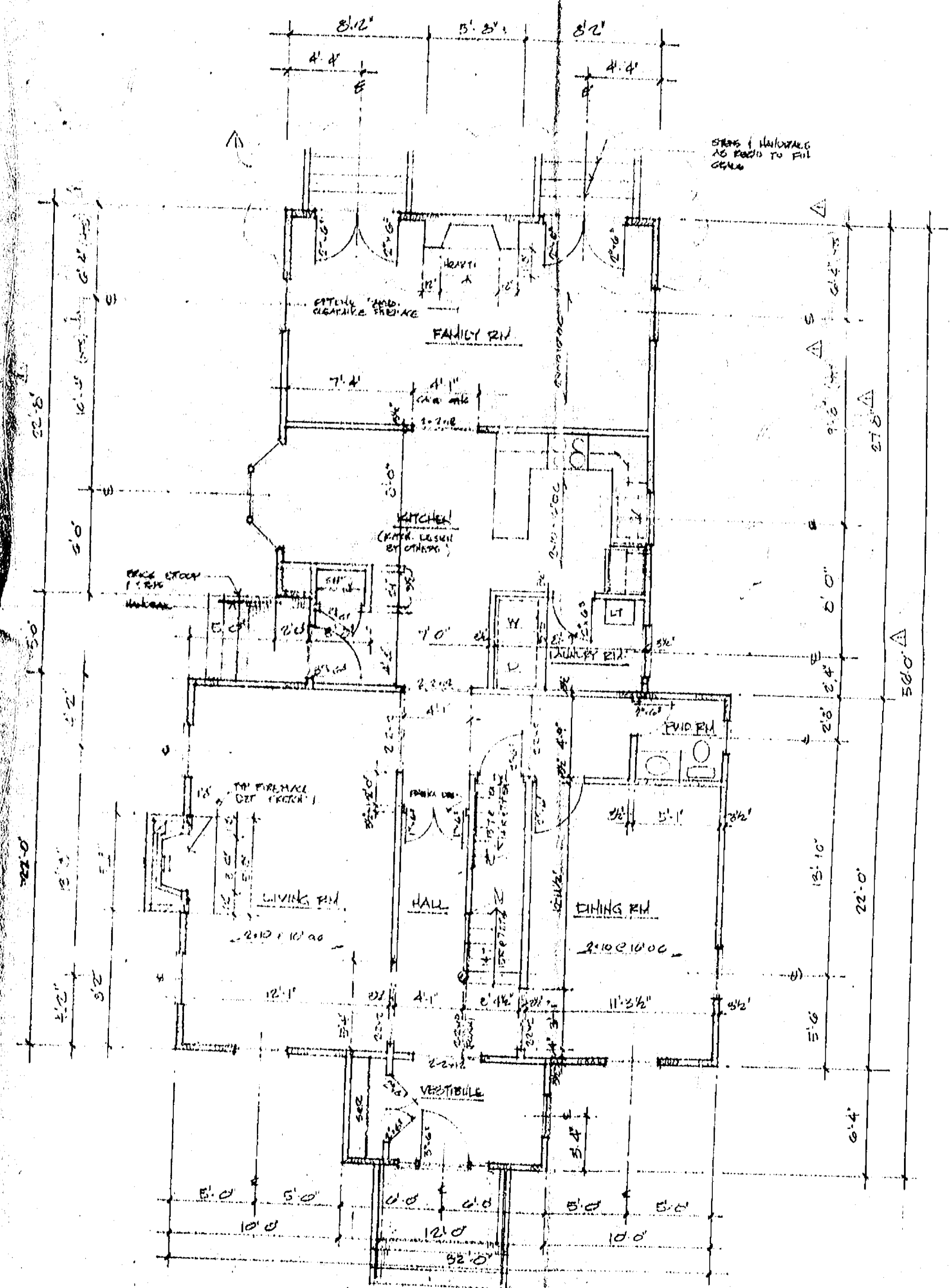
Rob White Potomac Valley (Home) Inc
100 S. Columbus St # 201
Alexandria, Va 22314

Those present agreed that the attached plans represent their approval of the house to be built. Mrs. Stage did not approve the plans but said that if she had any objection she would call me before June 3, 1987

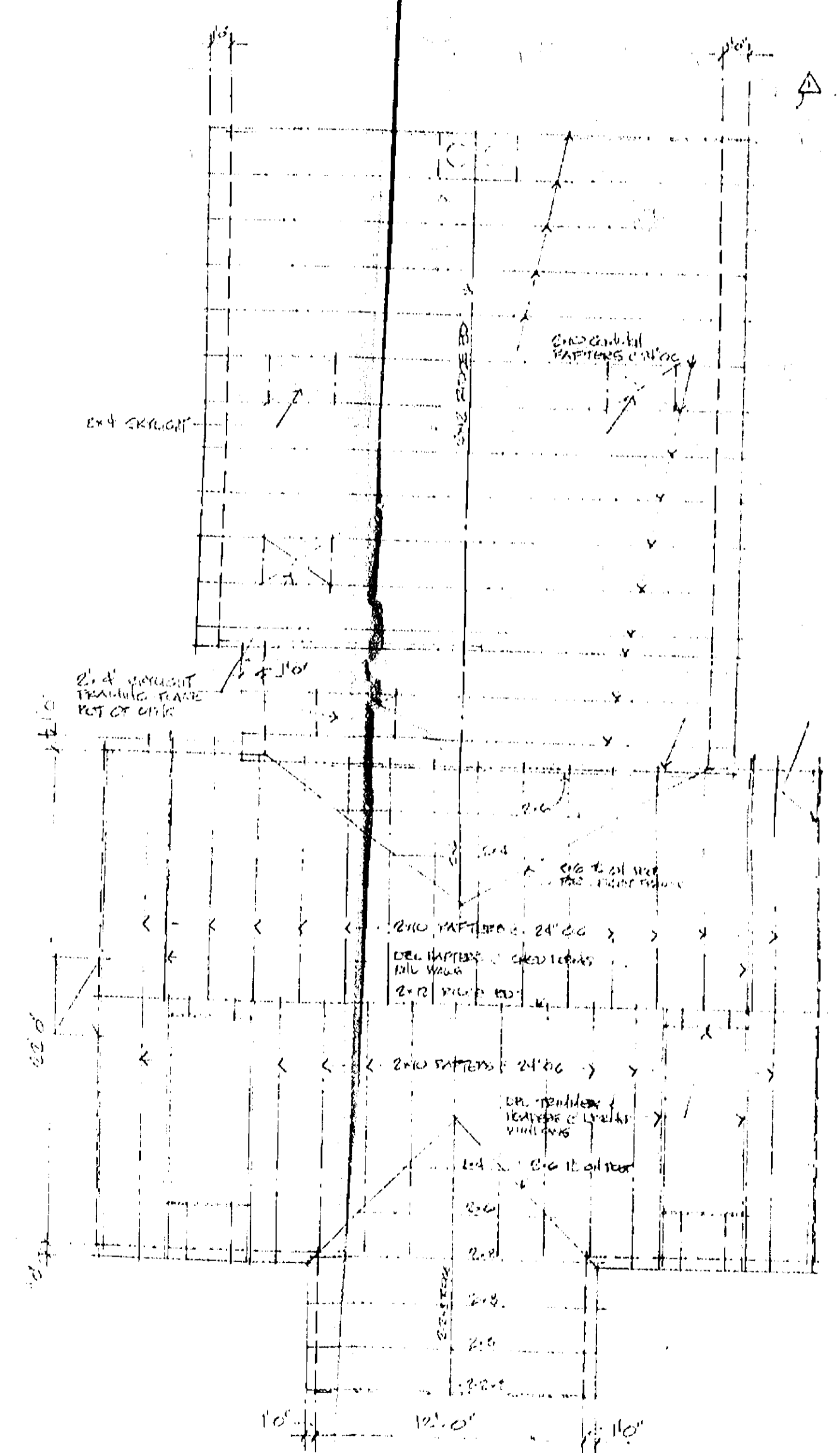
BASEMENT FLOOR PLAN
1/4" = 1'-0"



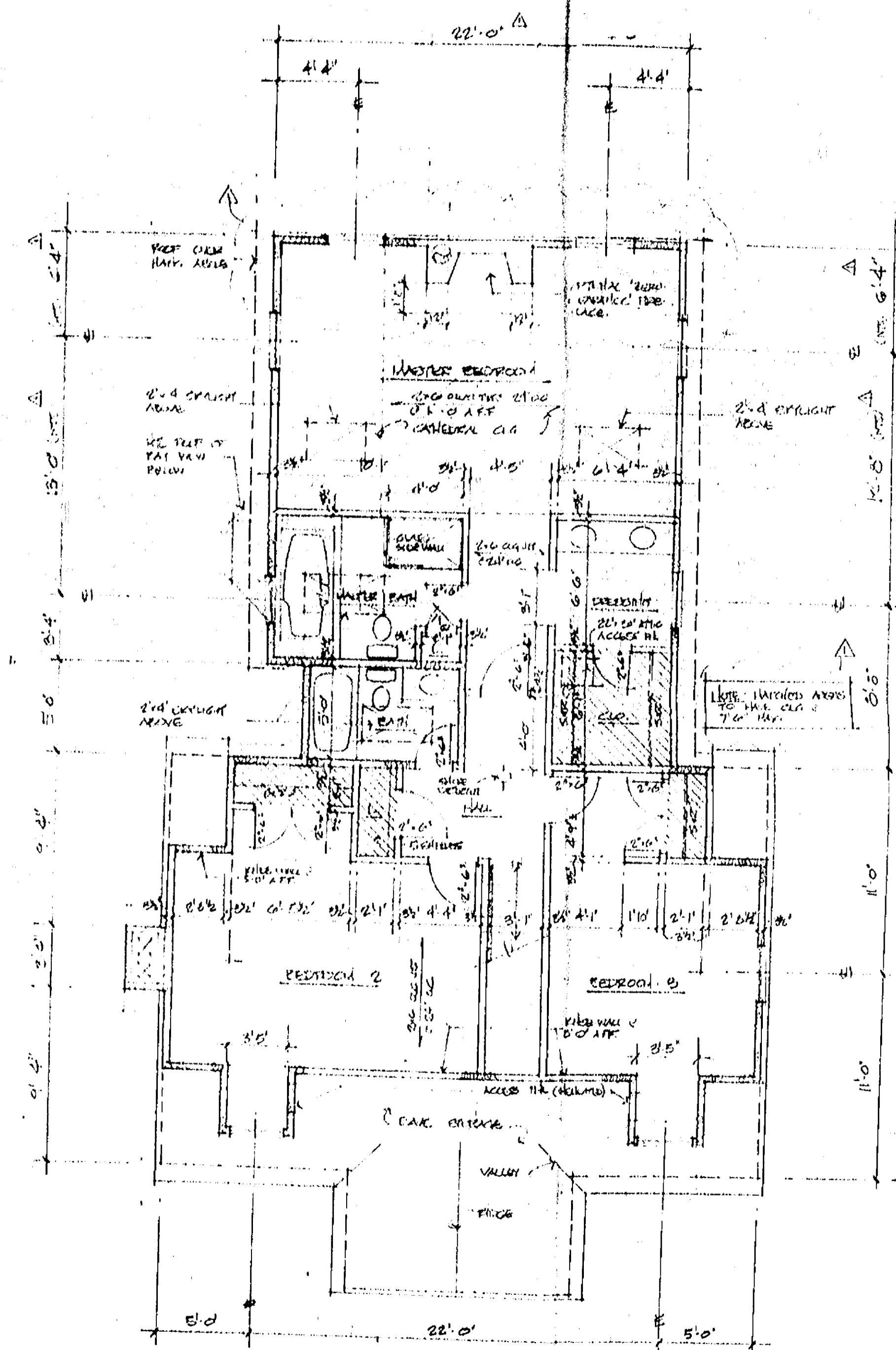
FIRST FLOOR PLAN
1/4" = 1'-0"



PRIVATE RESIDENCE:
 6002 VIRGINIA AVE.
 ALEXANDRIA, VIRGINIA
 10 MAR 57
 11 MAR 57
 POTOMAC VALLEY HOMES
 100 SOUTH ALEXANDRIA ST., SUITE 204
 ALEXANDRIA, VIRGINIA
 A2
 OF 6

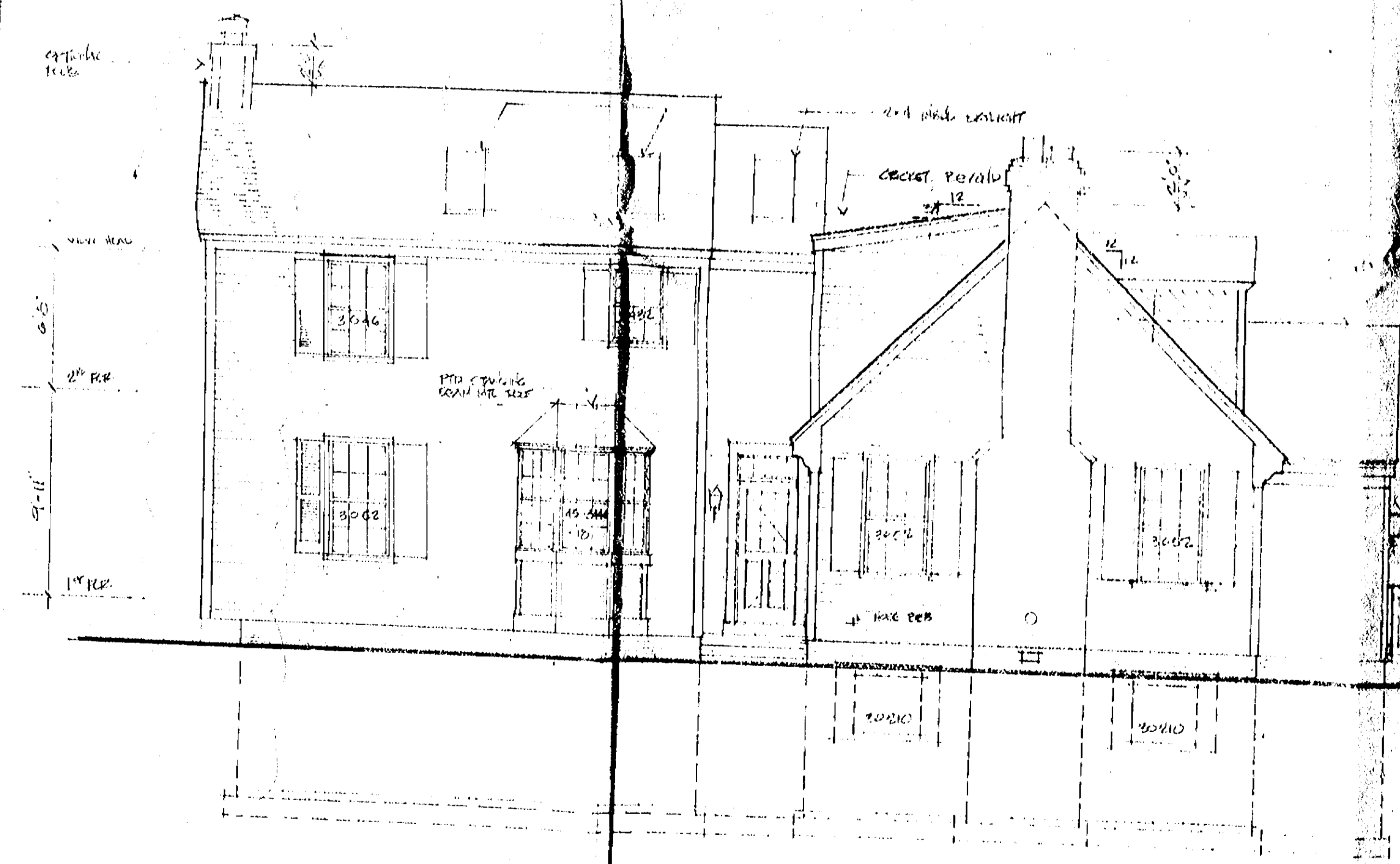


ROOF FRAMING PLAN
1/4" = 1'-0"

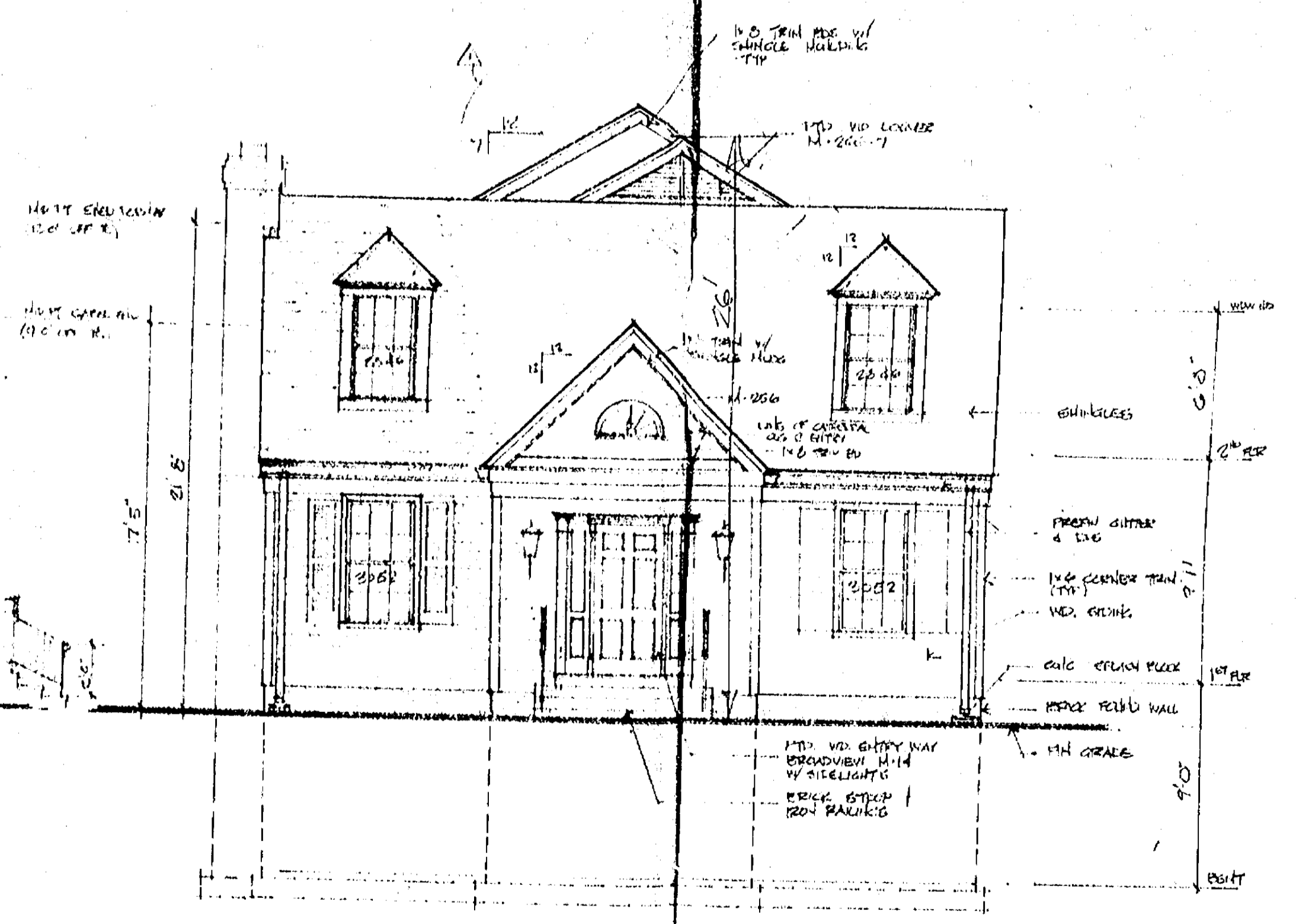


SECOND FLOOR PLAN
1/4" = 1'-0"

A3
POTOMAC VALLEY HOMES 100 S. COLLETTES CRT., SUITE 201 ARLINGTON, VIRGINIA
SECOND FLOOR PLAN ROOF FRAMING PLAN
PRIVATE RESIDENCE 6072 VIRGINIA AVENUE ARLINGTON, VIRGINIA
DESIGNED 10 March 57 4 March 57



LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

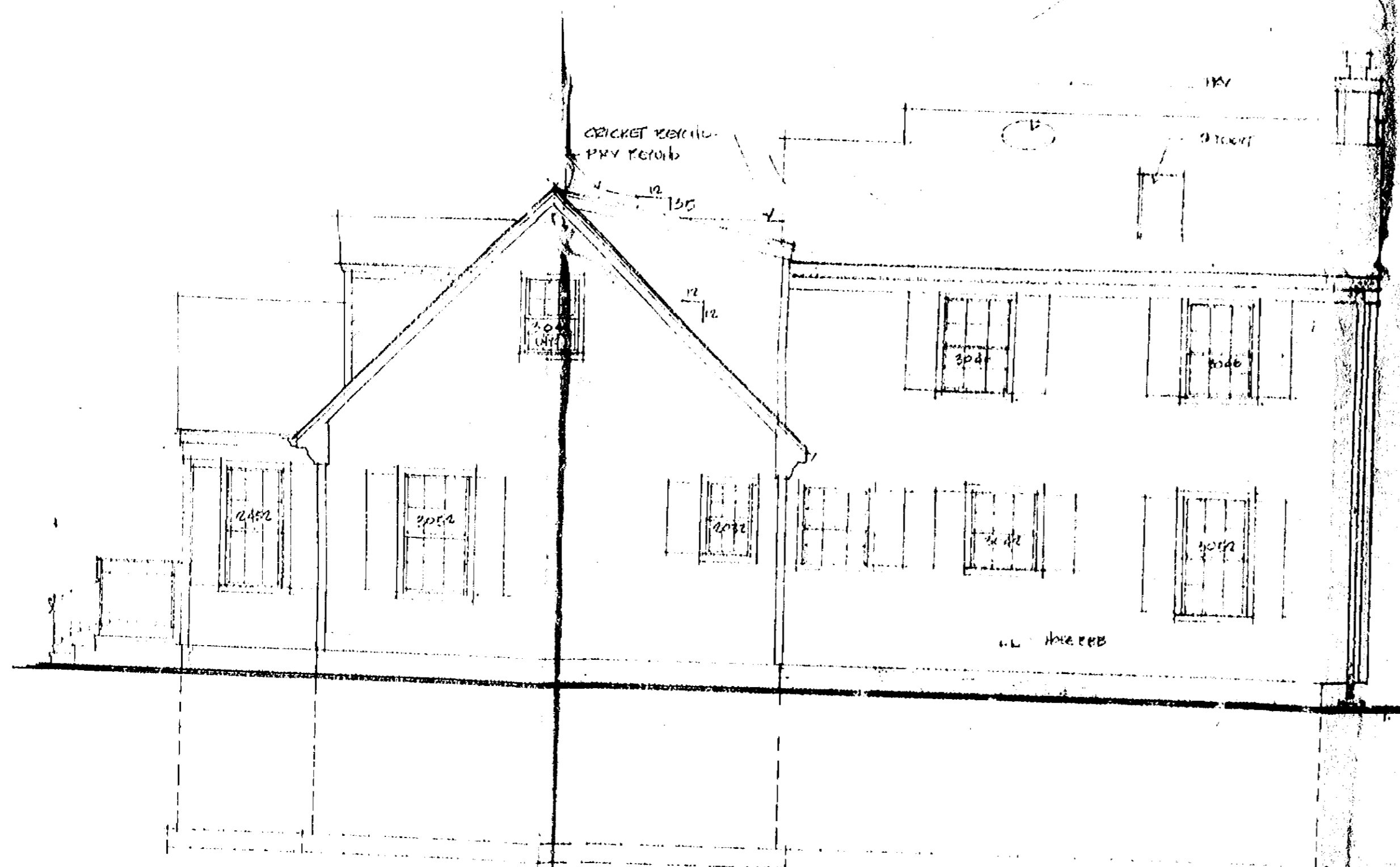
A-4
PTOMAC VALLEY HOMES
100 S. COLUMBIA ST., SUITE 201
ALEXANDRIA, VIRGINIA 22304

ELEVATIONS

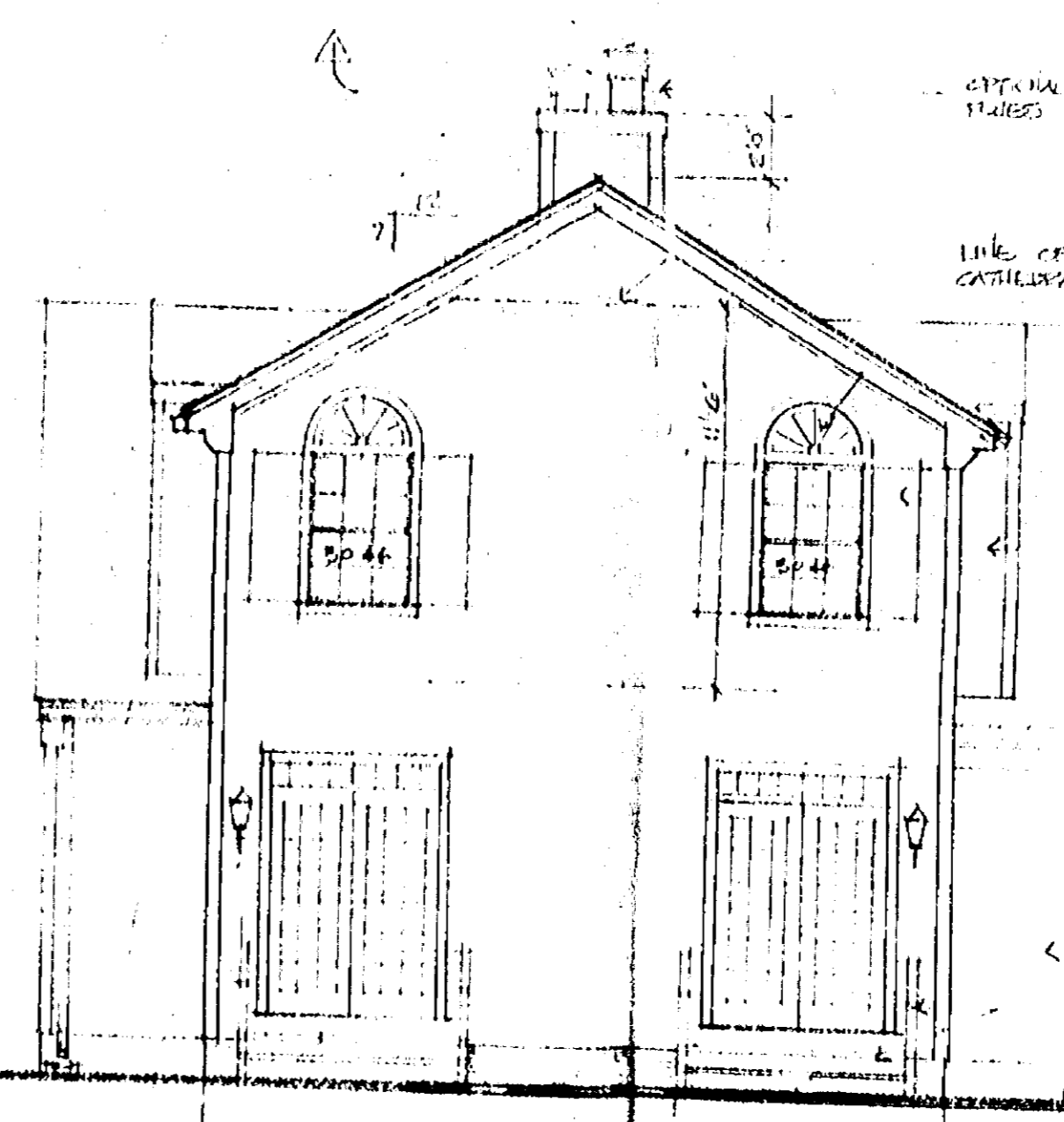
PRIVATE RESIDENCES
602 VIRGINIA AVENUE
ALEXANDRIA, VIRGINIA

REVISIONS
10 MARCH 87
24 NOV 87

20 88 207

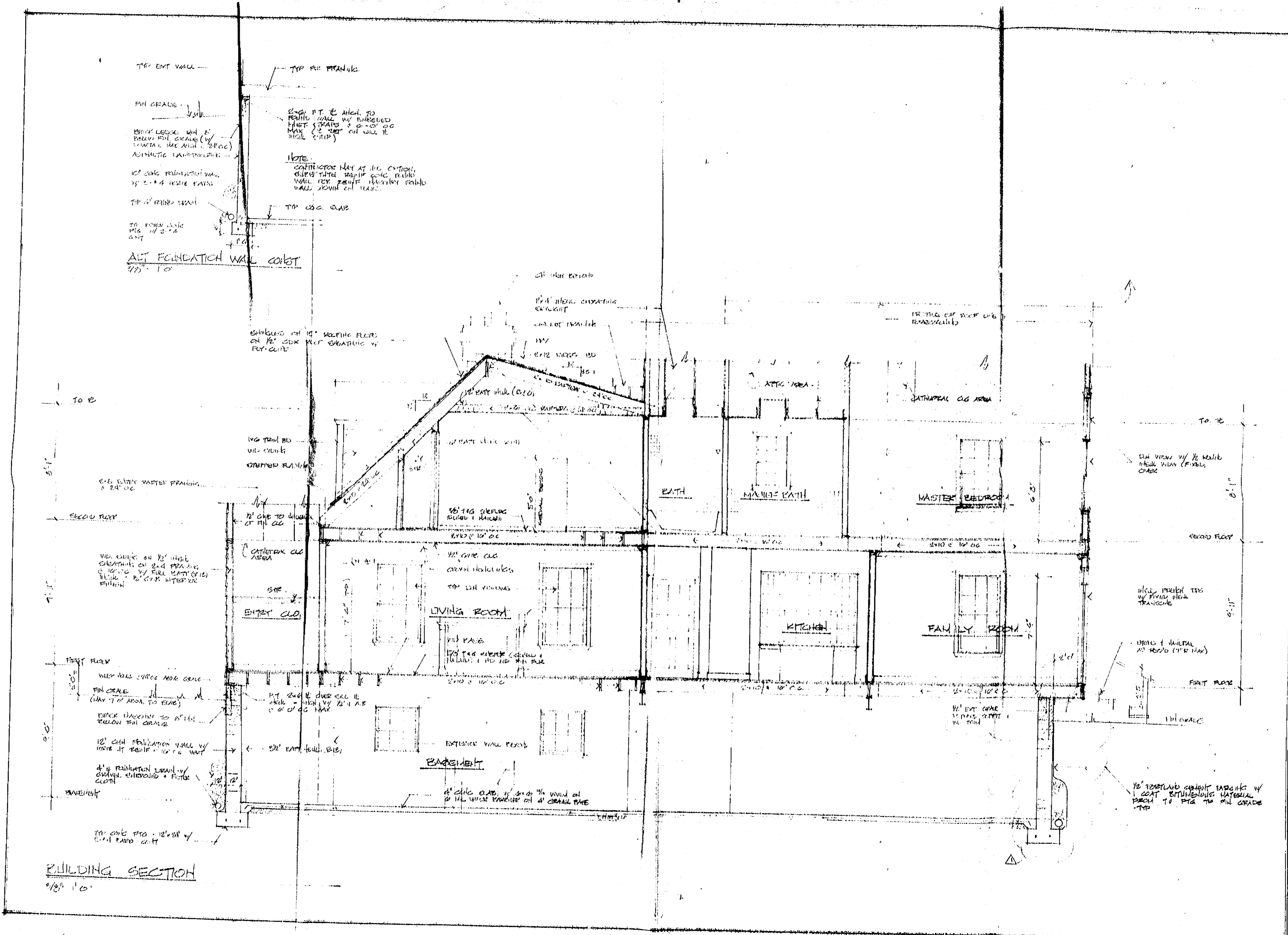


RIGHT SIDE ELEVATION
1/4" = 10'



REAR ELEVATION
1/4" = 10'

A-5 OF 6
POTOMAC VALLEY HOMES 108 S. COLLINGS ST., SUITE 201 ALEXANDRIA, VIRGINIA
ELEVATIONS
PRIVATE RESIDENCE 6002 VIRGINIA AVENUE ALEXANDRIA, VIRGINIA
DESIGNED BY A. S. HARRIS
NO. 100 87



TYP EXT WALL
 FIN GRADE
 BRICK LEDGE W/ 2\"/>

NOTE:
 CONTRACTOR MAY AT HIS OPTION,
 SUBSTITUTE 12\"/>

ALT FOUNDATION WALL CORST
 4/8\"/>

BUILDING SECTION
 4/8\"/>

POTOMAC VALLEY HOMES 103 SOUTH COLLEGE ST. - SUITE 201 ALEXANDRIA, VIRGINIA	
BUILDING SECTION	A 10 OF 10
PRIVATE RESIDENCE 602 VIRGINIA AVENUE ALEXANDRIA, VIRGINIA	
REVISIONS 10 MARCH 87 A. B. HARRIS	
10 FEB 87	