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4-22-82

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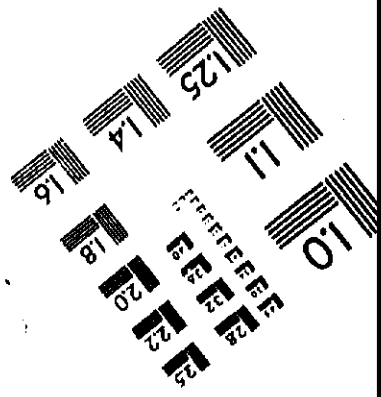
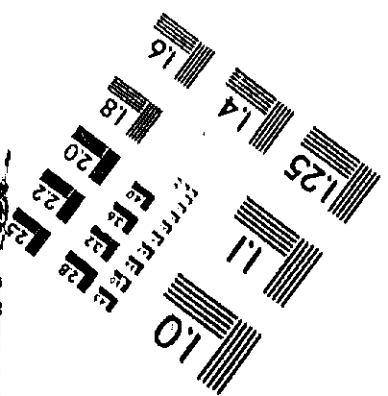
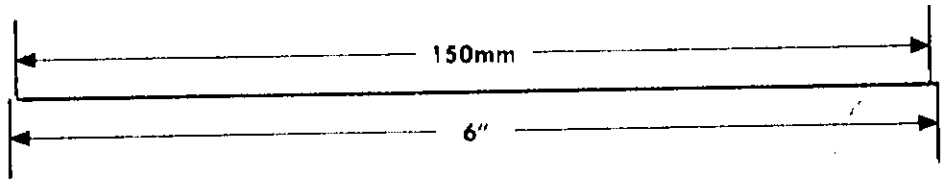
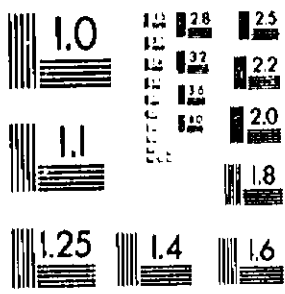
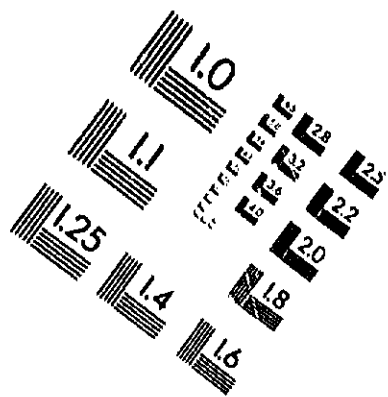
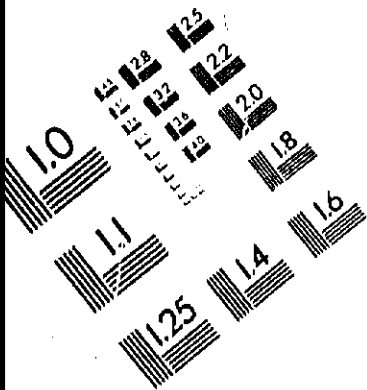
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# REMAC

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(301) 948-4550



2504 CLAY ST.

2320

substandard lot - construct residence

- Special Use Permg M
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

Action of City Council:	41190	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Recommendation of Planning Commission:		Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:		Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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	23.00	Parcel Block	10	Lot	26	Zone R8

Applicant: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_ Owner

Application Filed	Advertised in Newspaper	Property Owners Notified
Public Hearing Before Planning Commission	DEC. 5 '89 City Council	Board of Zoning Appeals

REMARKS: PLANS FOR PROPOSED DWELLING APPROVED BY ZONING 5-1-90 (ENCLOSED)

JAN 5 '90  
APRIL 11 '90



## SPECIAL USE PERMIT

Special Use Permit No. 2320 was approved by City Council on 4-11-90  
1/20/90  
Permission is hereby granted to Charles C. Britney  
to use premises located at 2504 Clay Street  
for the following purpose Construct a residence on a substandard lot.  
and under the following conditions (SEE ATTACHED)

7/3/90  
Date

[Signature]  
City Manager KRR



REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

Planning Commission

31. Consideration of the following Special Use Permit (#9, 1/20/90)

SUP #2320

To construct a residence on a substandard lot located at 2504 Clay Street; zoned R-8, Residential. Applicant: Charles C. Whitley, contract purchaser, by Henry A. Thomas, Attorney.

COMMISSION ACTION: Recommend Approval 6-0

→ City Council granted the Special Use Permit, subject to compliance with all applicable codes, ordinances, and staff recommendations and as amended by the letter dated March 30, 1990 from Duncan Blair, Attorney for the applicant, together with the conditions recommended by the North Ridge Citizens' Association in its letter dated March 30, 1990 as follows: The developer will be required to follow a plan, approved by the City Arborist, to protect the trees on the lot that will include at least the following: (1) Prune trees that are located next to the excavation area; (2) install a construction fence around trees to prevent any equipment from compacting soil above the roots; and (3) any substantial roots encountered during excavation shall be hand sawed.

Council Action: \_\_\_\_\_

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

SPECIAL USE PERMITS (continued)

7. SUP #1686-A  
To continue the operation of the existing automobile sales and leasing business located at 725 North Henry Street; zoned I-1, Industrial. Applicant: Herby's Leasing Inc., by William C. Thomas, Jr., Attorney.

COMMISSION ACTION: Recommend Approval 6-0

Granted the Special Use Permit, subject to compliance with all applicable codes, ordinances and staff recommendations.

Council Action: \_\_\_\_\_

8. SUP #2167-A  
A Review of the Special Use Permit for the existing gasoline service station located at 2312 Mount Vernon Avenue; zoned C-2, Commercial. Applicant: Rahat Mahmood.

COMMISSION ACTION: Recommend Approval 6-0

Granted the Special Use Permit, subject to compliance with all applicable codes, ordinances and staff and Planning Commission recommendations.

Council Action: \_\_\_\_\_

9. SUP #2320  
To construct a residence on a substandard lot located at 2504 Clay Street; zoned R-8, Residential. Applicant: Charles C. Whitley, contract purchaser, by Henry A. Thomas, Attorney.

COMMISSION ACTION: Recommend Approval 6-0

1-20-90--> Council deferred this item indefinitely with the request that the developer get together with the Planning Staff and the neighborhood to see if he can come up with something that is a little smaller and a little more appropriate for the neighborhood.

Council Action: \_\_\_\_\_

New Business #1: At 12:50 p.m., Council moved to convene an Executive Session at this time for the purpose of discussing the acquisition of certain real property, in particular, the Gateway Property at the foot of King Street for a public purpose pursuant to Section 2.1-344(2) of the Virginia Code and the purpose of receiving a briefing from the City Attorney and discussing two pieces of litigation, one involving the Stone Tract which is litigation about to be filed next week, and the second, involving the ongoing litigation involving the Potomac Greens parcel.

\*\*\*\*\*

DUCKET ITEM # 11  
SPECIAL USE PERMIT #2320

PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 2, 1990  
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a request for Special Use Permit  
to construct a residence on a substandard lot.

APPLICANT: Charles C. Whitley, contract purchaser  
by Henry A. Thomas, Attorney

LOCATION: 2504 Clay Street

ZONE: R-8, Residential

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PLANNING COMMISSION MEETING OF DECEMBER 5, 1989:

No one presented the application.  
No one spoke in opposition to the request.

COMMISSION ACTION:  
On a motion by Mr. Hurd, seconded by Mr. Hoban, the Planning  
Commission voted to recommend deferral of the request to the  
January 1990 hearing, as requested by the applicant. The motion  
carried on a vote of 7 to 0.

PLANNING COMMISSION MEETING OF JANUARY 2, 1990:

Duncan Blair, Attorney, presented the application.

John Komoroske, President of North Ridge Citizens Association,  
representing four dozen residents in attendance at the hearing,  
spoke opposing the request.

The following residents also spoke opposing the request:

George Quarrels, 2503 Hayes Street  
Ann A. Thomas, 2506 Clay Street

John Kennedy, 2501 Hayes Street  
Joseph Markoski, 210 Woodland Terrace  
R. T. Greg, contract purchaser of 2505 Hayes Street

**COMMISSION ACTION:**

On a motion by Mr. Hurd, 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. Hoben absent.

**REASON:** The Planning Commission agreed with the staff analysis and that the proposal meets the following criteria:

- A. That a proposed house on the substandard lot meets all code requirements and that no variances will be required to construct the building.
- B. That the proposed house is in scale with nearby properties.
- C. That the project is not incompatible with nearby properties.
- D. That the application meets the objective criteria of the substandard lot ordinance.
- E. That the project as presented by the applicant fits on the lot.

**CITY COUNCIL MEETING OF JANUARY 20, 1990:**

Council deferred this item indefinitely with the request that the developer get together with the Planning Staff and the neighborhood to see if he can come up with something that is a little smaller and a little more appropriate for the neighborhood.

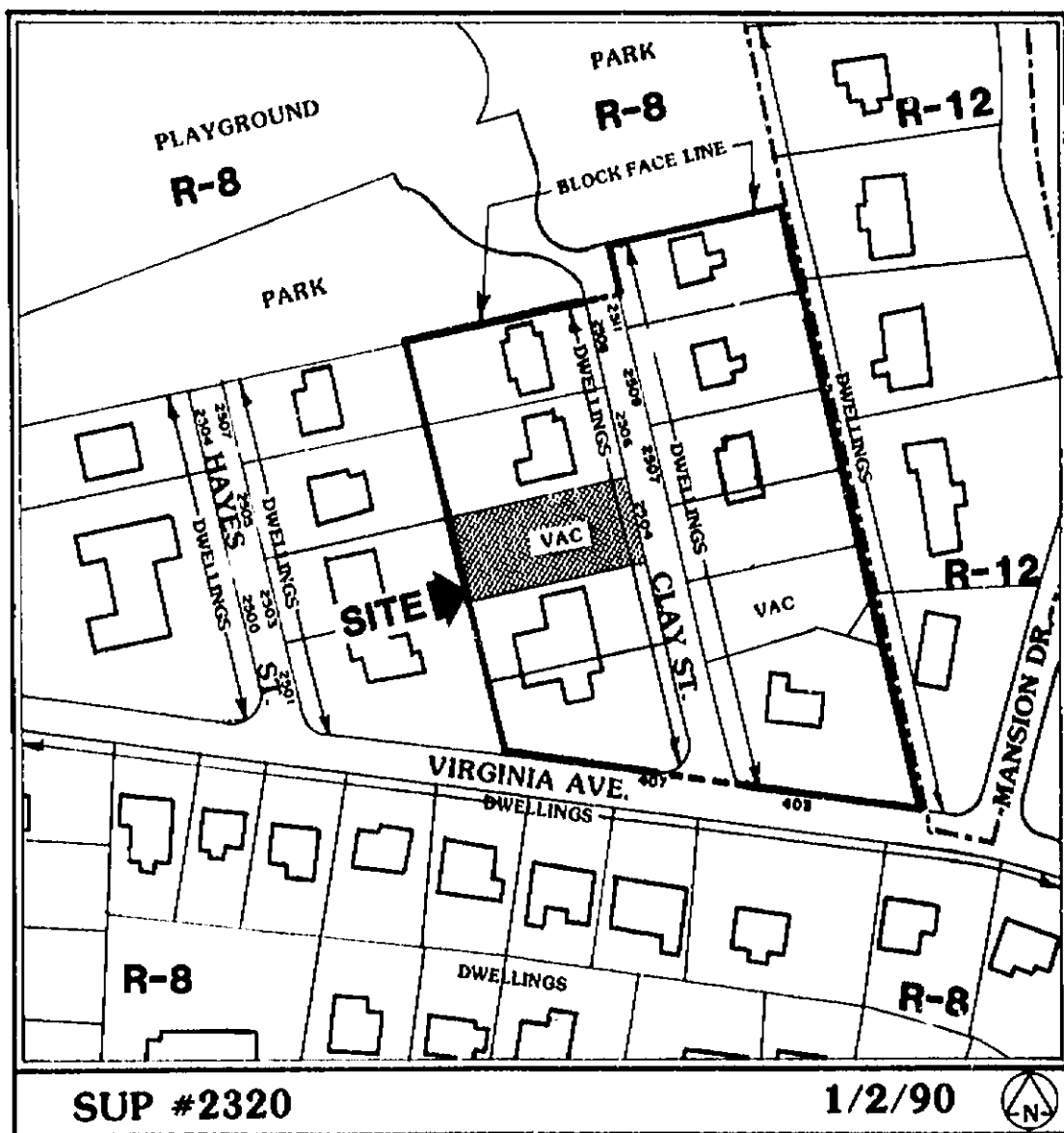
**CITY COUNCIL MEETING OF APRIL 11, 1990:**

City Council granted the special use permit, subject to compliance with all applicable codes, ordinances, and staff recommendations and as amended by the letter dated March 30, 1990 from Duncan Blair, attorney for the applicant, together with the conditions recommended by the North Ridge Citizens' Association in its letter dated March 30, 1990 as follows: The developer will be required to follow a plan, approved by the City Arborist,

SUP 2320

to protect the trees on the lot that will include at least the following: (1) Prune trees that are located next to the excavation area; (2) install a construction fence around trees to prevent any equipment from compacting soil above the roots; and (3) any substantial roots encountered during excavation shall be hand sawed.

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



STAFF RECOMMENDATION

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

1. That the applicant construct curb and gutter along the frontage of the property in accordance to City standards. (T&ES)
2. That the applicant relocate the overhead line above the lot. (T&ES)
3. That the applicant show limits of tree disturbance and tree protection zones on the site plan. (Arborist)

DISCUSSION:

1. The applicant, Charles C. Whitley, contract purchaser of the property at 2504 Clay Street, is requesting a special use permit to construct a new two-story single family detached dwelling on the subject lot.
2. The subject property is one lot of record having 60 feet of frontage on Clay Street, a depth of 115 feet and contains 6,900 square feet. The lot is vacant.
3. The subject property is part of the subdivision of Jefferson Park, which was platted and recorded in the late 1930's or early 1940's.
4. On September 16, 1989, City Council amended the Zoning Regulations pertaining to the development of substandard lots in the R-20, R-12, R-8, R-5, R-2-5 and R-A zones. This amendment provided regulations for determining the number of and location of lots in the immediate area to be included in a "block face" in determining whether or not the substandard lot contains at least the lot width and lot area as exhibited by more than 50 percent of the developed lots within the block face.
5. The "block face" includes the three (3) developed lots on the west side of Clay Street between Virginia Avenue and its dead end at the school property, and the four (4) developed lots on the west side of Clay Street.
6. The lot areas and lot widths of the seven (7) developed lots within this block face is as follows:

<u>ADDRESS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
403 Virginia Av	11,354 Sq Ft	119 Ft (Virginia Av)
2507 Clay St (2 lots)	13,800 Sq Ft	82 Ft (Clay St) 120 Ft
2509 Clay St	6,900 Sq Ft	60 Ft
2511 Clay St	6,900 Sq Ft	60 Ft
407 Virginia Av (2 lots)	14,950 Sq Ft	90 Ft (Clay St) 120 Ft (Virginia Av)
2506 Clay St	6,900 Sq Ft	60 Ft
2508 Clay St	6,900 Sq Ft	60 Ft

7. The applicant's lot at 2504 Clay Street has 60 feet of frontage on Clay Street and contains 6,900 square feet, and is the same in lot area and width as four (4) of the developed lots within the designated block face in this application.
8. The proposed single family detached dwelling is to be located 30 feet from Clay Street and 11 feet from the south side yard property line and 12 feet from the north side yard property line.
9. It is possible to construct a single family dwelling on the subject lot in compliance with all of the applicable Zoning regulations without requesting variances from the City Council or the Board of Zoning Appeals.
10. The existing dwelling at 407 Virginia Avenue is located approximately ten feet from the applicant's lot.
11. The existing dwelling at 2506 Clay Street is located approximately ten feet from the applicant's lot.
12. Ordinance #3407 permits the development of a substandard lot with a special use permit.
13. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced and diligently and substantially pursued 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.
14. ZONING HISTORY: The subject property has been zoned R-8, Residential since adoption of the Third Revised Zoning Map of 1951.

STAFF ANALYSIS:

The subject lot is part of Jefferson Park, which was developed over 45 years ago. The majority of the developed lots on Clay Street and adjacent Hayes Street are the same size as the applicant's lot.

The proposal clearly meets the requirements of the ordinance and can be considered on its merits.

The staff feels that this request is reasonable and in keeping with the character of the other lots in the area. The possible construction of a single family detached dwelling on the subject lot will be in compliance with all of the applicable zoning regulations without requiring variances from the City Council or Board of Zoning Appeals. Therefore, staff supports this request for a special use permit.

CITY DEPARTMENT COMMENTS

Transportation & Environmental Services:

- R-1 Build C & G to City standards along property frontage.
- R-2 Overhead line above lot to be relocated.

Public Safety (Code Enforcement Division):

- F-1 This site falls within a designated marine clay area. A soils report, certified by a Virginia registered professional engineer, must accompany application for construction.
- C-1 All construction shall conform to the Virginia Statewide Building Code 1987 Edition.

Historic Alexandria (Archaeology):

- F-1 Evaluation of this property indicates that there is low potential for significant archaeological resources to be present. No action required.

Recreation Department (Arborist):

- F-1 Proposed development would impact mature trees on the property.
- C-1 Applicant must submit site plan showing location, size and species of all trees over six inches in diameter at breast height.
- R-1 Applicant must show limits of disturbance and tree protection zones on site plan.

SUP 2320

REPORT ATTACHMENT LIST

- Previous Special Use Permit Report
- Floor Plans
- Plans
- Statement of Intent
- Section 7-6-192 Form
- Application Form
- Correspondence
- Other:

SPECIAL USE PERMIT # 2320

STATEMENT OF INTENT

PROPERTY ADDRESS: 407 Virginia Avenue  
Alexandria, Virginia

MAP (s) 23.00

BLOCK (s) 10

LOT(s) 26

Describe in detail the nature of the intended use for this Special Use Permit with particular reference to the activities to be conducted on the premises:

The applicant, Charles C. Whitley, is the contract purchaser of three lots of land located on the northwest corner of the intersection of Virginia Avenue and Clay Street in the Jefferson Park Subdivision. Jefferson Park Subdivision was dedicated in Arlington County, Virginia prior to the area's annexation into the City of Alexandria, Virginia. Two of the three lots are improved by a one and one-half story masonry single family dwelling. The third lot is an unimproved lot and designated as substandard under the Zoning Code by virtue of its noncompliance with the RA zone regulations governing its use and development.

The applicant is requesting a special use permit pursuant to the provisions of Section 7-6-45(b)(1)(a) to develop the unimproved and noncomplying lot (the "Subject Property") as a single family residence. The Subject Property, while noncomplying, is with the exception of the lots on the corners of Clay and Virginia Avenue, equal to or greater in lot area and lot width as all the other lots on the 2500 block of Clay Street. Attached are preliminary architectural elevations of the federal style, brick four bedroom house and detached garage that the applicant proposes to construct on the Subject Property.

The single family dwelling to be constructed on the Subject Property complies with and adheres to the density and setback requirements of the RA zone regulations.

The proposed redevelopment of the Subject Property as a single family residence, will not unreasonably impair the adequate supply of air and light to the adjacent properties, will not diminish or impair the established property values in the surrounding area and will be compatible with the existing neighborhood character.

LAW OFFICES OF HENRY A. THOMAS

*Henry A. Thomas*

SIGNATURE

APPLICANT/AGENT

R-1465

SPECIAL USE PERMIT # 2320

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.

It is not anticipated that the noise levels generated by the use of the property as a single family residence will exceed the permitted levels of the City Code.

- b. Odors. The methods to be used to control odors emanating from the use.

It is not anticipated that offensive odors will emanate from the use of the property as a single family residence.

- 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.

It is not anticipated that trash and litter will accumulate on the property; however, the property will be maintained on a regular basis.

- 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.

The required parking will be provided on the property.

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

Clay Street is a secondary street constructed to city and state standards.

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

The property will be used as a single family residence.

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

The property will be used as a single family residence.

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

It is not anticipated that loitering will occur or be associated with the use of the property as a single family residence.

- 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.

- 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.

- (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 person 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.

Not applicable.

SUP #2320

VERIFICATION OF COMPLIANCE  
WITH §7-6-45(3)(b)(1)(a) OF THE  
CODE OF THE CITY OF ALEXANDRIA,  
1981, AS AMENDED

Pursuant to the determination of Charles B. Moore, Zoning Administrator, the block face designated as the standard to determine eligibility to apply for a special use permit is composed of the 7 lots fronting on the east and west sides of the 2500 block of Clay Street, the lot located on the northeast corner of Clay Street and Virginia Avenue and the lot located on the northwest corner of Clay Street and Virginia Avenue. The schedule attached as Exhibit A sets forth the lot area and lot width data of the lots comprising the block face.

The subject substandard lot, Tax Parcel 23.00 10 26, known as 2504 Clay Street, contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the lots on the designated block face in which the subject substandard lot is located.

R-1464

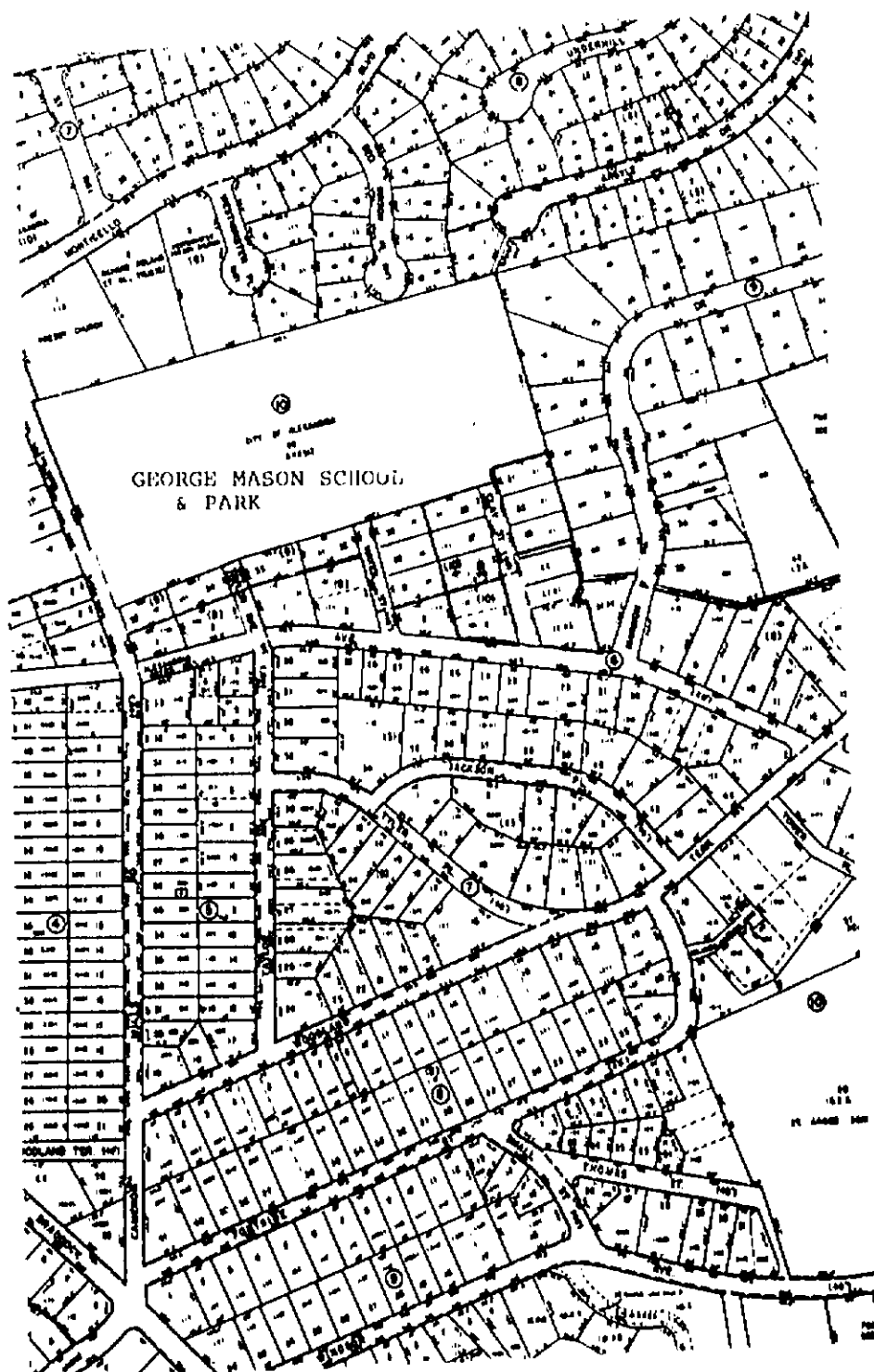
SUP-#2320

EXHIBIT A

<u>Address and Tax Map Identification of the Lots on Block Face of the 2500 Block of Clay Street</u>	<u>Lot Area</u>	<u>Lot Width Front Lot Line</u>	<u>Lot Width Front Building Line</u>
23.00 10 21 2511 Clay Street	6900	60	60
23.00 10 22 2509 Clay Street	6900	60	60
23.00 10 23 2507 Clay Street	6900	60	60
23.00 10 24 2509 Clay Street (undeveloped)	6616	57.53	57.53
23.00 10 24.01 2507 Clay Street (undeveloped)	5637	50	50
23.00 10 24-02 403 Virginia Avenue (*Note: Width at front building line and front lot line on Clay Street only)	11,354	82.47*	82.47*
23.00 10 27 2506 Clay Street	6900	60	60
23.00 10 28 2508 Clay Street	6900	60	60
33.06 04 407 Virginia Avenue (*Note: 407 Virginia Avenue is composed of two lots)	14,145*	145	133
<u>SUBJECT SUBSTANDARD LOT</u>			
23.00 10 26 407 Virginia Avenue	6900	60	60

R-1464

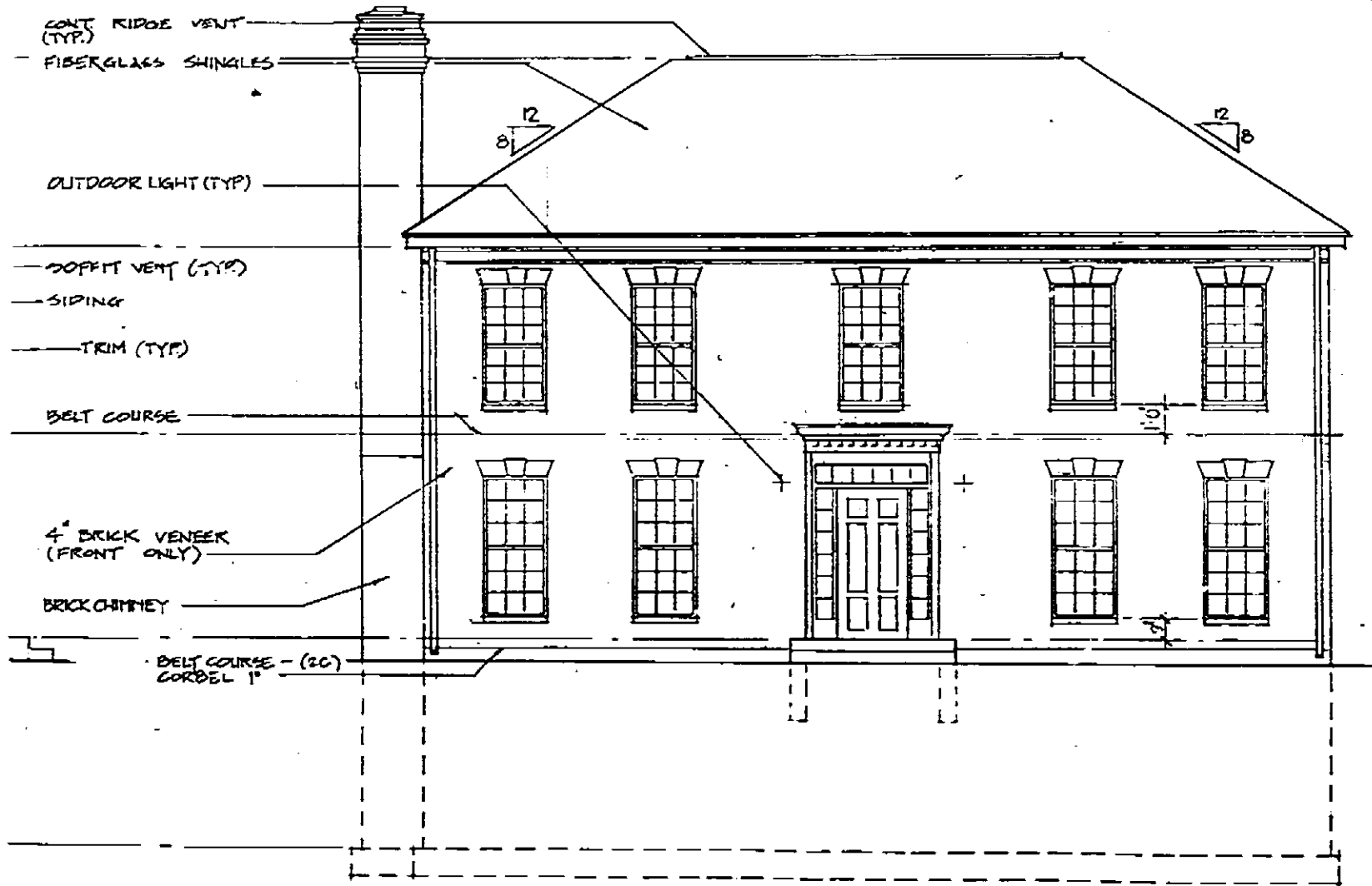
SUP # 2320



THE SUBJECT PROPERTY IS LOCATED IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD. MOST OF THE LOTS IN THE VICINITY DO NOT COMPLY WITH APPLICABLE ZONE REGULATIONS

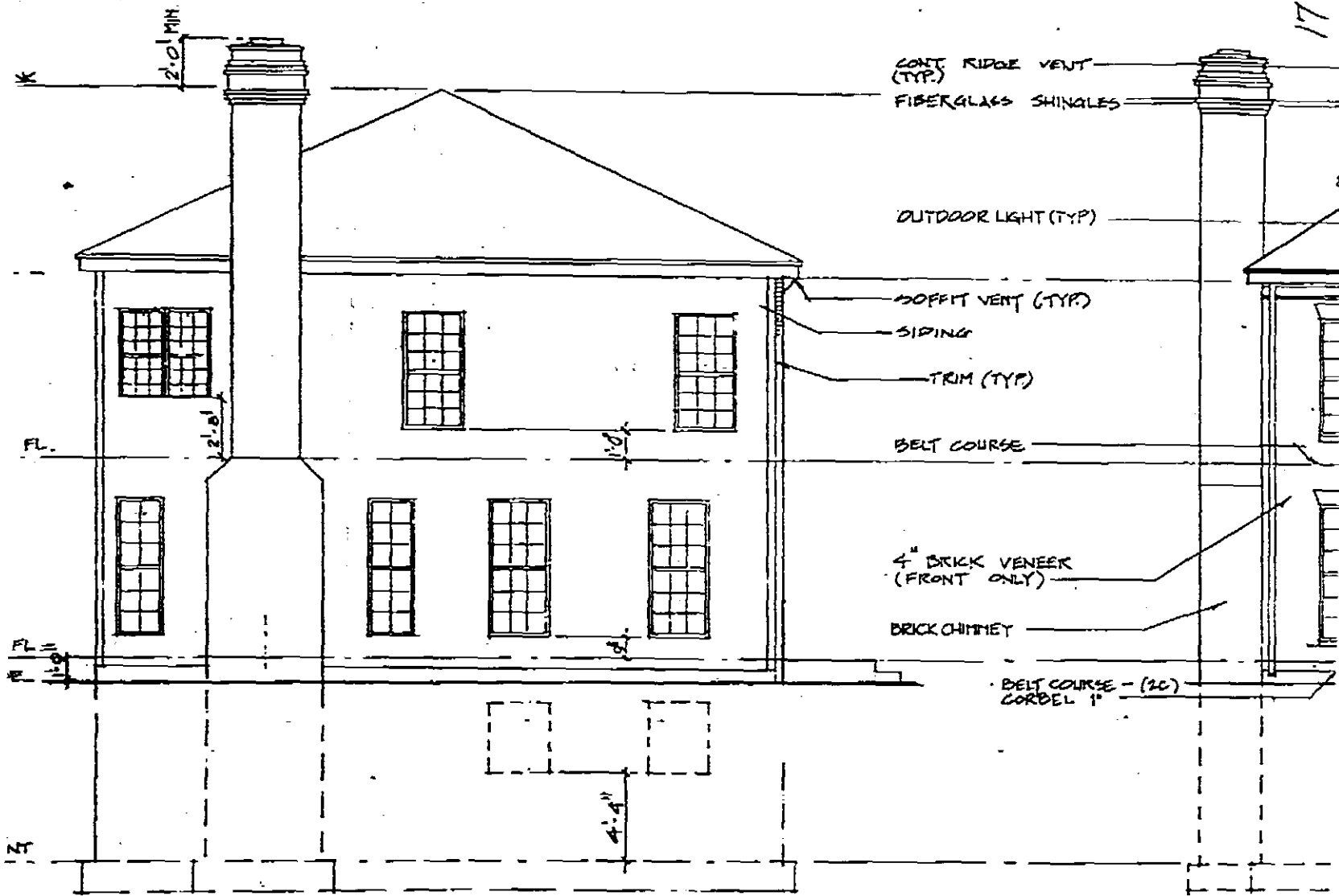
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1/0



SUP # 2320

17



4 SOUTH ELEVATION  
A-1 1/4" = 1'-0"

- CONT RIDGE VENT (TYP)
- FIBERGLASS SHINGLES
- OUTDOOR LIGHT (TYP)
- SOFFIT VENT (TYP)
- SIDING
- TRIM (TYP)
- BELT COURSE
- 4" BRICK VENEER (FRONT ONLY)
- BRICK CHIMNEY
- BELT COURSE - (20)
- CORBEL 1"

TEMPLE WASHINGTON & ASSOCIATES  
 ARCHITECTS  
 177 N. WATER ROAD DR., # 8  
 ARLINGTON, VIRGINIA 22204  
 (703) 271-4886

# The North Ridge Citizens' Association

A Non-Profit Organization  
PO BOX 3242 ALEXANDRIA, VA 22302

December 28, 1989



*Serving:*

Beverly Hills  
Monticello Estates  
Braddock Heights  
Jefferson Park



Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Clay Street Substandard Lot Application,  
Item 11 - January 2, 1990 Planning  
Commission Meeting

Dear Planning Commission:

At an extremely rare Special Meeting held on December 19 to consider the substandard lot ordinance, the North Ridge Citizens Association Executive Board passed a resolution opposing the Clay Street Substandard Lot Application for a Special Use Permit unless the owner redesigns a smaller house and maximizes preservation of the existing trees.

This decision was based largely on application of the criteria (attached) -- also approved at that special meeting -- for determining whether applications under the substandard lot ordinance should be granted. These criteria are not complete yet (additional discussion of the critical determination of how a "block face" should be designated is now being drafted), but the Board commends the criteria to you in your future decisions on substandard lot applications.

Thank you for your consideration.

Sincerely,

John H. Komoroske  
President

attachment

NORTH RIDGE CITIZENS ASSOCIATION  
Draft Policy Statement  
December 19, 1989

**Guidelines for Responding to Special Use Permit Applications for Residential Development of Substandard Lots under Ordinance No. 3407**

[Note: This draft does not include a new section on definition of "block face" that the North Ridge Executive Board authorized the Land Use Committee to draft on December 19, 1989]

Alexandria City Ordinance No. 3407 (September 16, 1989) provides for the right to apply for a special use permit under certain circumstances to build on substandard lots in the residential zones that cover the North Ridge Area. The ordinance contains a provision requiring a finding by the City Council that the proposal be compatible with the existing neighborhood, that it not adversely impact light, air and open space and that it not adversely impact property values.

This policy statement is intended to provide uniform criteria that the North Ridge Citizens Association will apply in responding to individual applications under this Ordinance. North Ridge Citizens Association believes that it is important that each site be evaluated on its own merits, but at the same time, there should be some consistency in the factors considered. This will provide a uniformity in the application of the law and will also provide guidance to existing neighbors and potential developers.

The Association will respond to applications according to its evaluation of the criteria listed below and any other factors peculiar to a given application. We will encourage the applicant to work closely with the Association and neighbors to minimize or eliminate concerns. This process includes, at a minimum, an opportunity for citizens review and input at a regularly scheduled Association meeting before any city hearings. Afterwards, the Association's Land Use Committee will implement whatever action the Association's Executive Board votes to take on the application.

In addition to responding to individual applications, the Association will promote consistent and strict interpretation of the Ordinance among city officials so as to minimize the impact of new construction on existing residences. Because special use permits deal with the exception rather than the rule, any permissive interpretations of the remainder of the City Zoning Code made in other contexts are inappropriate for the infill development contemplated by this ordinance, as the following criteria make clear:

1. Lot Size. The ordinance provides that the lot size must meet certain minimums before a special use permit may be applied for. This should not be the end of the analysis on lot size. Lots which barely meet the minimums will require more severe restrictions and limitations on development and will more frequently be found inappropriate for any development. Conversely, lots which approach the requirements of the zone should have fewer restrictions and limitations. Generally speaking, lots which are smaller than the lots immediately adjoining them are poor candidates for development.

2. Compatibility. The proposed house must be compatible with existing houses in both style and size. Considerations of style should take into account design (Contemporary, Colonial, Tudor, Victorian, etc.), materials (brick, frame, etc.), and quality. Our neighborhoods can tolerate considerable variety, but extremes, be they Georgian colonials with huge columns or redwood California contemporaries, would be out of place. A more difficult element to capture is compatibility of size. Living habits and design parameters have changed significantly over the past thirty to fifty years. People require more space; new houses contain more rooms and larger rooms, which explains why so many of the older houses in our neighborhood have additions. However, large modern homes of the type found in Fairfax County or even Seminary Ridge are not appropriate for our 5,000 square foot substandard lots. Anyone proposing to build on the small lots in our neighborhood must downscale their plans to fit in with the existing neighborhood or find a lot that meets current zoning standards. Developers must be asked to do more than merely satisfy minimum code requirements on Floor Area Ratio (F.A.R., a measure of density) and setbacks. Generally, the F.A.R. should be no greater than the average F.A.R. on single lots on the block face under the ordinance. On the other hand, the existing neighbors must recognize that new houses will be somewhat larger than existing neighborhood houses and the base design of the new house will frequently incorporate the space most of us add to our houses with additions.

3. Open Space. The concept of open space must be evaluated on a "neighborhood" or "block" basis. There are substandard lots interspersed throughout our neighborhoods; the lots combine to give our neighborhoods a sense of spaciousness. Where several lots interact in this way, building on one may not have a significant impact on the open space of the neighborhood, but building on all of them likely will. Developers therefore cannot expect to build on every single available lot. In each application for a special use permit, City Council should take account of other open space in the area. If the Council finds that open space is not adversely impacted because of other undeveloped lots in the neighborhood, this should be expressed in the findings. This finding should be taken into consideration in subsequent applications from the same neighborhood or block.

4. Definiteness of Plan. No permit should be granted without a specific plan for construction. The plan must include a site plan showing all garages, porches, outbuildings and parking and must also include a drawing of the actual house to be built showing design and size and specifying materials. The Council should take the position that it cannot make a finding of "compatibility" without having a definite plan. In addition, the plan must bind not only the builder/developer, but also subsequent owners of the property. For example, if a key issue is the size of the house to be built or the preservation of trees on the property, the conditions of the special use permit must make clear that these limitations were the bases on which the permit was granted so that subsequent owners cannot come in and modify those conditions absent a significant change in circumstances.

5. Variances. No building plan should be approved which requires variances unless it is supported unanimously by the adjacent neighbors. Generally, variances should be avoided. However, design considerations which are beneficial to existing neighbors sometimes necessitate minor variances. In those instances, variances should be allowed, but only where strongly supported by the neighbors.

6. Setbacks. Many of the existing houses in our neighborhoods are non-conforming on their side setback lines. However, many of our existing neighbors either bought their houses or chose to remain and add on to them under the assumption that the vacant lot next door could not be built upon. Consequently, now that there has been a change in the law allowing building under certain circumstances, it should be recognized that merely building to code on the new lot may not provide sufficient space between the two houses. The proposed new house location must take into account the location of existing adjacent housing. As a general rule, the distance between the proposed house and the existing house should be equal to or exceed the average distances between existing adjoining houses in the immediate neighborhood. This will frequently require a larger side setback than the minimum the code would require in the proposed house.

7. Trees. A primary North Ridge goal is to protect and maintain as many trees as possible. No permit should be granted without a requirement that best efforts be used to maintain and preserve trees during construction, and thereafter by subsequent owners. Design plans must maximize the preservation of existing trees and developers must use best efforts to place construction on the lots to avoid the unnecessary destruction of existing trees. In those instances where significant trees will be destroyed by the construction, even if those trees do not fall into the category of specimen trees, the construction should not be allowed. All trees of 6 inch diameter trunk at breast height should be identified by size and specimen and located on site plans drawn to scale. The city arborist or a professional arborist must approve the developer's tree maintenance plans.

8. Floor Area. The amount of lot covered by house, porches, decks, driveway, garage and accessory buildings must be examined carefully. Developers/builders will be developing lots which are currently all greenspace. They must be required to preserve as much greenspace as possible. This will make it less likely that large driveways, large detached garages or other outbuildings will be allowed. This is an example of the need for strict construction of ordinance terms: "Floor area" includes "all gross horizontal areas under a roof or roofs." Zoning Ordinance Sec. 7-8-1(33). There should be no exclusions of garages or outbuildings or internal parts of the house (except basements) for F.A.R. computations.

9. Adjacent Neighbors. Substantial deference must be given to the opinion of those neighbors immediately adjacent to the substandard lot. However, they should not be allowed to "veto" a proposal which would otherwise be acceptable simply because they do not want a house next door. Whenever possible, adjacent neighbors should be encouraged to purchase lots which would otherwise be appropriate for development when those neighbors want to preserve the lot as undeveloped. Little sympathy should be shown for developers who refuse an offer by adjoining neighbors to purchase the lot at fair market value.

NRSUBSTN.2

44-1730  
April 2, 1990

NOTICE OF CITY COUNCIL HEARING

You are hereby notified of the following hearing to be held by the City of Alexandria City Council on the application of Charles C. Whitley and James R. Whitley.

CITY COUNCIL HEARING: Wednesday, April 11, 1990  
7:30 p.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

DESCRIPTION OF REQUEST: Special Use Permit to  
develop substandard lot as  
a single family dwelling.

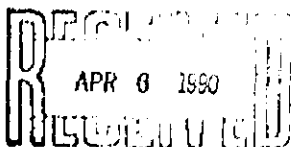
PROPERTY ADDRESS: 2504 Clay Street  
Alexandria, Virginia

TAX MAP REFERENCE: 23.00 10 26

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 this request, please feel free to call the undersigned at 838-5108.

P & COMMUNITY



Henry A. Thomas  
Attorney for Applicant

WAIVER OF NOTICE

Mr. Sheldon Lynn  
Director of Planning & Community Development

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*Charlene D. McLain*  
Charlene D. McLain

April 2, 1990

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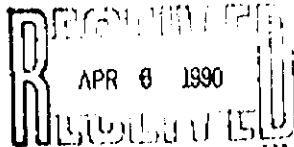
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P & CD ZONING



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Ann Cary McLain  
Ann C. McLain

April 2, 1990

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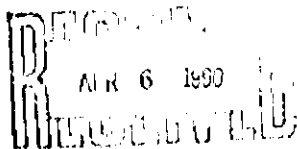
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April 3RD, 1990

THE SQUARE ONE GROUP

by 

April 2, 1990

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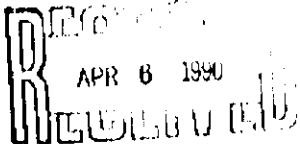
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Anne Alexander Thomas

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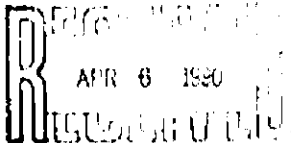
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P & CO-70 12346



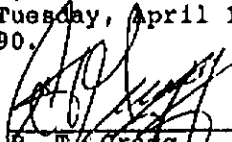
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April 6, 1990

  
\_\_\_\_\_  
R. T. Gregg

  
\_\_\_\_\_  
Caroline Gregg

April 2, 1990

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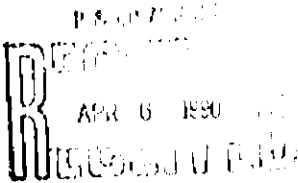
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George G. Quarles  
George Quarles

April 2, 1990

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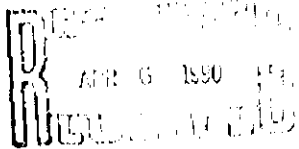
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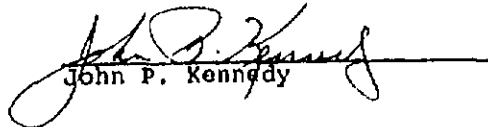
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John P. Kennedy

April 2, 1990

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APR 6 1990

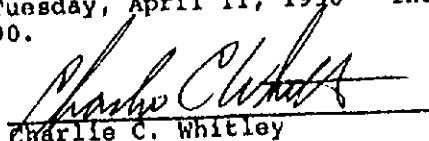
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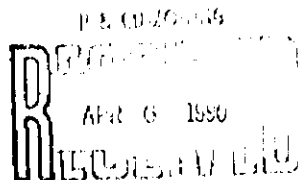
April 2, 1990

  
Charles C. Whitley

ADJACENT PROPERTY OWNERS

<u>Property Owners</u>	<u>Property</u>
Charlene D. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 23 2507 Clay Street
Ann C. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 24 & 24.01 2505 Clay Street 2503 Clay Street
The Square One Group 801 North Fairfax Street Alexandria, VA 22314	23.00 10 24-02 403 Virginia Avenue
Anne Alexander Thomas 2506 Clay Street Alexandria, VA 22302	23.00 10 27 2506 Clay Street
R.T. & Caroline Gregg 2505 Hayes Street Alexandria, VA 22302	23.00 10 30 2505 Hayes Street
George Quarles Marianne Quarles 2503 Hayes Street Alexandria, VA 22302	23.00 10 31 2503 Hayes Street
John P. Kennedy 2501 Hayes Street Alexandria, VA 22302	33.00 06 03 2501 Hayes Street
Charles C. Whitley 407 Virginia Avenue Alexandria, VA 22302	33.00 06 04 407 Virginia Avenue

R-1634



City of Alexandria, Virginia

31  
4-11-90

MEMORANDUM

DATE: APRIL 4, 1990  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: VOLA LAWSON, CITY MANAGER  
SUBJECT: APPROVAL OF SPECIAL USE PERMIT 2320

**ISSUE:** Whether to approve Special Use Permit 2320.

**RECOMMENDATION:** That City Council approve Special Use Permit 2320.

**DISCUSSION:** On January 20, 1990, Council heard a Special Use Permit for the construction of a residence on a substandard lot located at 2504 Clay Street. (Attachment 1) After the public hearing, Council moved to defer this item indefinitely with the request that the developer get together with Planning staff and the neighborhood to see if he can come up with something that is a little smaller and a little more appropriate for the neighborhood.

The applicant has prepared a revised plan (Attachment 2) and submitted it for review.

The Northridge Citizens Association has removed its objections to the revised plan (see Attachment 3) and staff has no objection to the proposal.

**FISCAL IMPACT:** None.

**ATTACHMENTS:** Attachment 1: SUP 2320 with Planning Commission Recommendation  
Attachment 2: Applicant Revised Plan  
Attachment 3: Northridge Citizens Association Letter

**STAFF:** Sheldon Lynn, Director, Planning and Community Development

ATTACHMENT 1

DOCKET ITEM # 11  
SPECIAL USE PERMIT #2320

PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 2, 1990  
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a request for Special Use Permit  
to construct a residence on a substandard lot.

APPLICANT: Charles C. Whitley, contract purchaser  
by Henry A. Thomas, Attorney

LOCATION: 2504 Clay Street

ZONE: R-8, Residential

-----

PLANNING COMMISSION MEETING OF DECEMBER 5, 1989:

No one presented the application.  
No one spoke in opposition to the request.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Hoben, the Planning Commission voted to recommend deferral of the request to the January 1990 hearing, as requested by the applicant. The motion carried on a vote of 7 to 0.

PLANNING COMMISSION MEETING OF JANUARY 2, 1990:

Duncan Blair, Attorney, presented the application.

John Komoroske, President of North Ridge Citizens Association, representing four dozen residents in attendance at the hearing, spoke opposing the request.

The following residents also spoke opposing the request:

George Quarrels, 2503 Hayes Street  
Ann A. Thomas, 2506 Clay Street

John Kennedy, 2501 Hayes Street  
Joseph Markoski, 210 Woodland Terrace  
R. T. Greg, contract purchaser of 2505 Hayes Street

**COMMISSION ACTION:**

On a motion by Mr. Hurd, 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. Hoben absent.

**REASON:** The Planning Commission agreed with the staff analysis and that the proposal meets the following criteria:

- A. That a proposed house on the substandard lot meets all code requirements and that no variances will be required to construct the building.
- B. That the proposed house is in scale with nearby properties.
- C. That the project is not incompatible with nearby properties.
- D. That the application meets the objective criteria of the substandard lot ordinance.
- E. That the project as presented by the applicant fits on the lot.

SUP 2320

**STAFF RECOMMENDATION:**

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

1. That the applicant construct curb and gutter along the frontage of the property in accordance to City standards. (T&ES)
2. That the applicant relocate the overhead line above the lot. (T&ES)
3. That the applicant show limits of tree disturbance and tree protection zones on the site plan. (Arborist)

DISCUSSION:

1. The applicant, Charles C. Whitley, contract purchaser of the property at 2504 Clay Street, is requesting a special use permit to construct a new two-story single family detached dwelling on the subject lot.
2. The subject property is one lot of record having 60 feet of frontage on Clay Street, a depth of 115 feet and contains 6,900 square feet. The lot is vacant.
3. The subject property is part of the subdivision of Jefferson Park, which was platted and recorded in the late 1930's or early 1940's.
4. On September 16, 1989, City Council amended the Zoning Regulations pertaining to the development of substandard lots in the R-20, R-12, R-8, R-5, R-2-5 and R-A zones. This amendment provided regulations for determining the number of and location of lots in the immediate area to be included in a "block face" in determining whether or not the substandard lot contains at least the lot width and lot area as exhibited by more than 50 percent of the developed lots within the block face.
5. The "block face" includes the three (3) developed lots on the west side of Clay Street between Virginia Avenue and its dead end at the school property, and the four (4) developed lots on the west side of Clay Street.
6. The lot areas and lot widths of the seven (7) developed lots within this block face is as follows:

<u>ADDRESS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
403 Virginia Av	11,354 Sq Ft	119 Ft (Virginia Av)
2507 Clay St (2 lots)	13,800 Sq Ft	82 Ft (Clay St) 120 Ft
2509 Clay St	6,900 Sq Ft	60 Ft
2511 Clay St	6,900 Sq Ft	60 Ft
407 Virginia Av (2 lots)	14,950 Sq Ft	90 Ft (Clay St) 120 Ft (Virginia Av)
2506 Clay St	6,900 Sq Ft	60 Ft

2508 Clay St

6,900 Sq Ft

60 Ft

7. The applicant's lot at 2504 Clay Street has 60 feet of frontage on Clay Street and contains 6,900 square feet, and is the same in lot area and width as four (4) of the developed lots within the designated block face in this application.
8. The proposed single family detached dwelling is to be located 30 feet from Clay Street and 11 feet from the south side yard property line and 12 feet from the north side yard property line.
9. It is possible to construct a single family dwelling on the subject lot in compliance with all of the applicable Zoning regulations without requesting variances from the City Council or the Board of Zoning Appeals.
10. The existing dwelling at 407 Virginia Avenue is located approximately ten feet from the applicant's lot.
11. The existing dwelling at 2506 Clay Street is located approximately ten feet from the applicant's lot.
12. Ordinance #3407 permits the development of a substandard lot with a special use permit.
13. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced and diligently and substantially pursued 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.
14. ZONING HISTORY: The subject property has been zoned R-8, Residential since adoption of the Third Revised Zoning Map of 1951.

#### STAFF ANALYSIS:

The subject lot is part of Jefferson Park, which was developed over 45 years ago. The majority of the developed lots on Clay Street and adjacent Hayes Street are the same size as the applicant's lot.

The proposal clearly meets the requirements of the ordinance and can be considered on its merits.

The staff feels that this request is reasonable and in keeping

SUP 2320

with the character of the other lots in the area. The possible construction of a single family detached dwelling on the subject lot will be in compliance with all of the applicable zoning regulations without requiring variances from the City Council or Board of Zoning Appeals. Therefore, staff supports this request for a special use permit.

CITY DEPARTMENT COMMENTS

Transportation & Environmental Services:

- R-1 Build C & G to City standards along property frontage.
- R-2 Overhead line above lot to be relocated.

Public Safety (Code Enforcement Division):

- F-1 This site falls within a designated marine clay area. A soils report, certified by a Virginia registered professional engineer, must accompany application for construction.
- C-1 All construction shall conform to the Virginia Statewide Building Code 1987 Edition.

Historic Alexandria (Archaeology):

- F-1 Evaluation of this property indicates that there is low potential for significant archaeological resources to be present. No action required.

Recreation Department (Arborist):

- F-1 Proposed development would impact mature trees on the property.
- C-1 Applicant must submit site plan showing location, size and species of all trees over six inches in diameter at breast height.
- R-1 Applicant must show limits of disturbance and tree protection zones on site plan.

SLIP 2320

REPORT ATTACHMENT LIST

- Previous Special Use Permit Report
- Floor Plans
- Plans
- Statement of Intent
- Section 7-6-192 Form
- Application Form
- Correspondence
- Other:

SPECIAL USE PERMIT # 2320

STATEMENT OF INTENT

PROPERTY ADDRESS: 407 Virginia Avenue  
Alexandria, Virginia

MAP (s) 23.00

BLOCK (s) 10

LOT(S) 26

Describe in detail the nature of the intended use for this Special Use Permit with particular reference to the activities to be conducted on the premises:

The applicant, Charles C. Whitley, is the contract purchaser of three lots of land located on the northwest corner of the intersection of Virginia Avenue and Clay Street in the Jefferson Park Subdivision. Jefferson Park Subdivision was dedicated in Arlington County, Virginia prior to the area's annexation into the City of Alexandria, Virginia. Two of the three lots are improved by a one and one-half story masonry single family dwelling. The third lot is an unimproved lot and designated as substandard under the Zoning Code by virtue of its noncompliance with the RA zone regulations governing its use and development.

The applicant is requesting a special use permit pursuant to the provisions of Section 7-6-45(b)(1)(a) to develop the unimproved and noncomplying lot (the "Subject Property") as a single family residence. The Subject Property, while noncomplying, is with the exception of the lots on the corners of Clay and Virginia Avenue, equal to or greater in lot area and lot width as all the other lots on the 2500 block of Clay Street. Attached are preliminary architectural elevations of the federal style, brick four bedroom house and detached garage that the applicant proposes to construct on the Subject Property.

The single family dwelling to be constructed on the Subject Property complies with and adheres to the density and setback requirements of the RA zone regulations.

The proposed redevelopment of the Subject Property as a single family residence, will not unreasonably impair the adequate supply of air and light to the adjacent properties, will not diminish or impair the established property values in the surrounding area and will be compatible with the existing neighborhood character.

LAW OFFICES OF HENRY A. THOMAS

  
SIGNATURE

APPLICANT/AGENT

R-1465

SPECIAL USE PERMIT # 2320

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.

It is not anticipated that the noise levels generated by the use of the property as a single family residence will exceed the permitted levels of the City Code.
  - b. Odors. The methods to be used to control odors emanating from the use.

It is not anticipated that offensive odors will emanate from the use of the property as a single family residence.
  - 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.

It is not anticipated that trash and litter will accumulate on the property; however, the property will be maintained on a regular basis.
  - 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.

The required parking will be provided on the property.

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

Clay Street is a secondary street constructed to city and state standards.

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

The property will be used as a single family residence.

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

The property will be used as a single family residence.

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

It is not anticipated that loitering will occur or be associated with the use of the property as a single family residence.

- 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.

- 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.

- (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 person 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.

Not applicable.

SUP #2320

VERIFICATION OF COMPLIANCE  
WITH §7-6-45(3)(b)(1)(a) OF THE  
CODE OF THE CITY OF ALEXANDRIA,  
1981, AS AMENDED

Pursuant to the determination of Charles B. Moore, Zoning Administrator, the block face designated as the standard to determine eligibility to apply for a special use permit is composed of the 7 lots fronting on the east and west sides of the 2500 block of Clay Street, the lot located on the northeast corner of Clay Street and Virginia Avenue and the lot located on the northwest corner of Clay Street and Virginia Avenue. The schedule attached as Exhibit A sets forth the lot area and lot width data of the lots comprising the block face.

The subject substandard lot, Tax Parcel 23.00 10 26, known as 2504 Clay Street, contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the lots on the designated block face in which the subject substandard lot is located.

R-1464

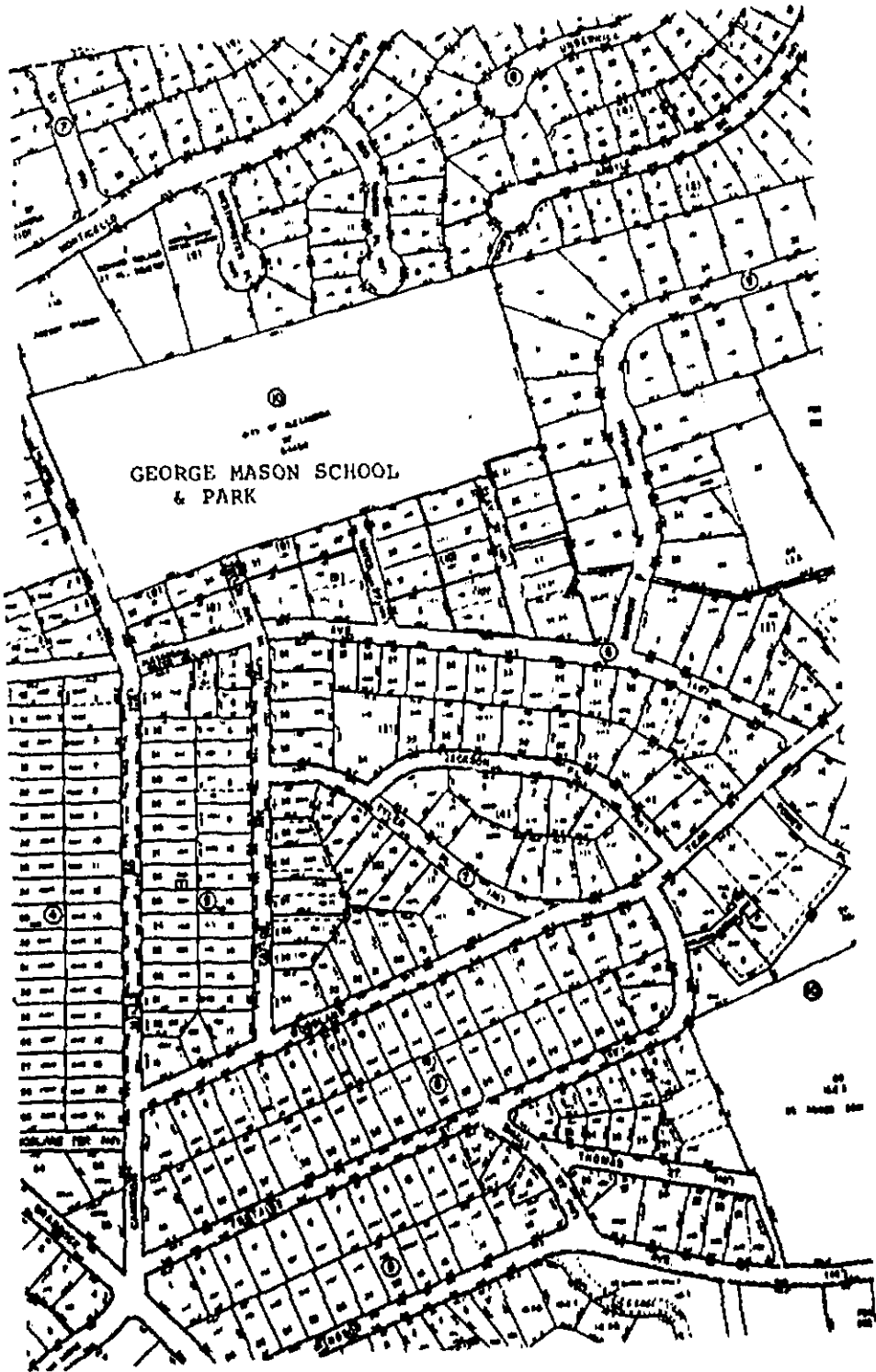
SUP #2320

EXHIBIT A

<u>Address and Tax Map Identification of the Lots on Block Face of the 2500 Block of Clay Street</u>	<u>Lot Area</u>	<u>Lot Width Front Lot Line</u>	<u>Lot Width Front Building Line</u>
23.00 10 21 2511 Clay Street	6900	60	60
23.00 10 22 2509 Clay Street	6900	60	60
23.00 10 23 2507 Clay Street	6900	60	60
23.00 10 24 2509 Clay Street (undeveloped)	6616	57.53	57.53
23.00 10 24.01 2507 Clay Street (undeveloped)	5637	50	50
23.00 10 24-02 403 Virginia Avenue (*Note: Width at front building line and front lot line on Clay Street only)	11,354	82.47*	82.47*
23.00 10 27 2506 Clay Street	6900	60	60
23.00 10 28 2508 Clay Street	6900	60	60
33.06 04 407 Virginia Avenue (*Note: 407 Virginia Avenue is composed of two lots)	14,145*	145	133
<u>SUBJECT SUBSTANDARD LOT</u>			
23.00 10 26 407 Virginia Avenue	6900	60	60

R-1464

SUP # 2320

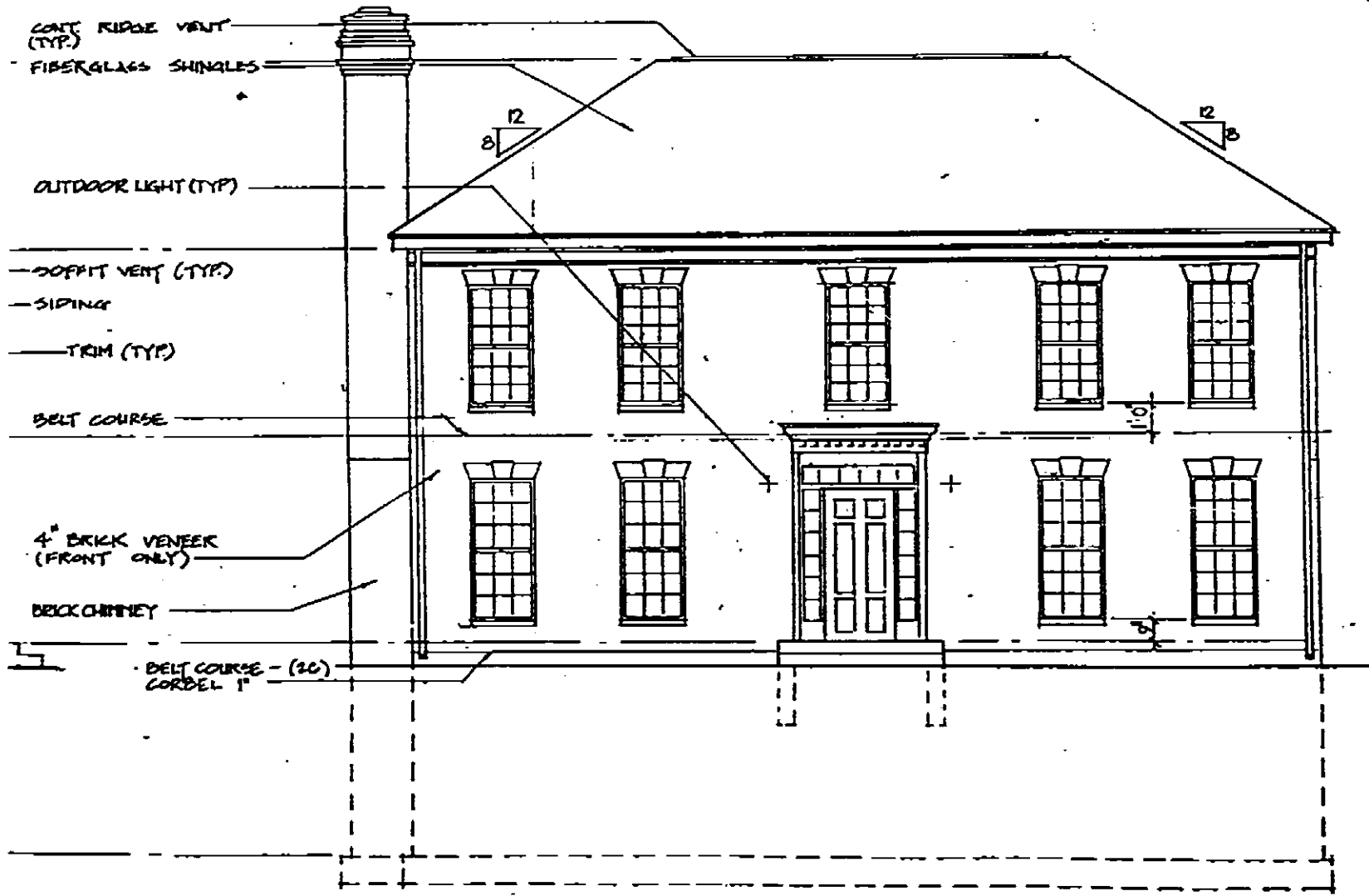


THE SUBJECT PROPERTY IS LOCATED IN AN ESTABLISHED RESIDENTIAL  
NEIGHBORHOOD. MOST OF THE LOTS IN THE VICINITY DO NOT COMPLY

15  
16

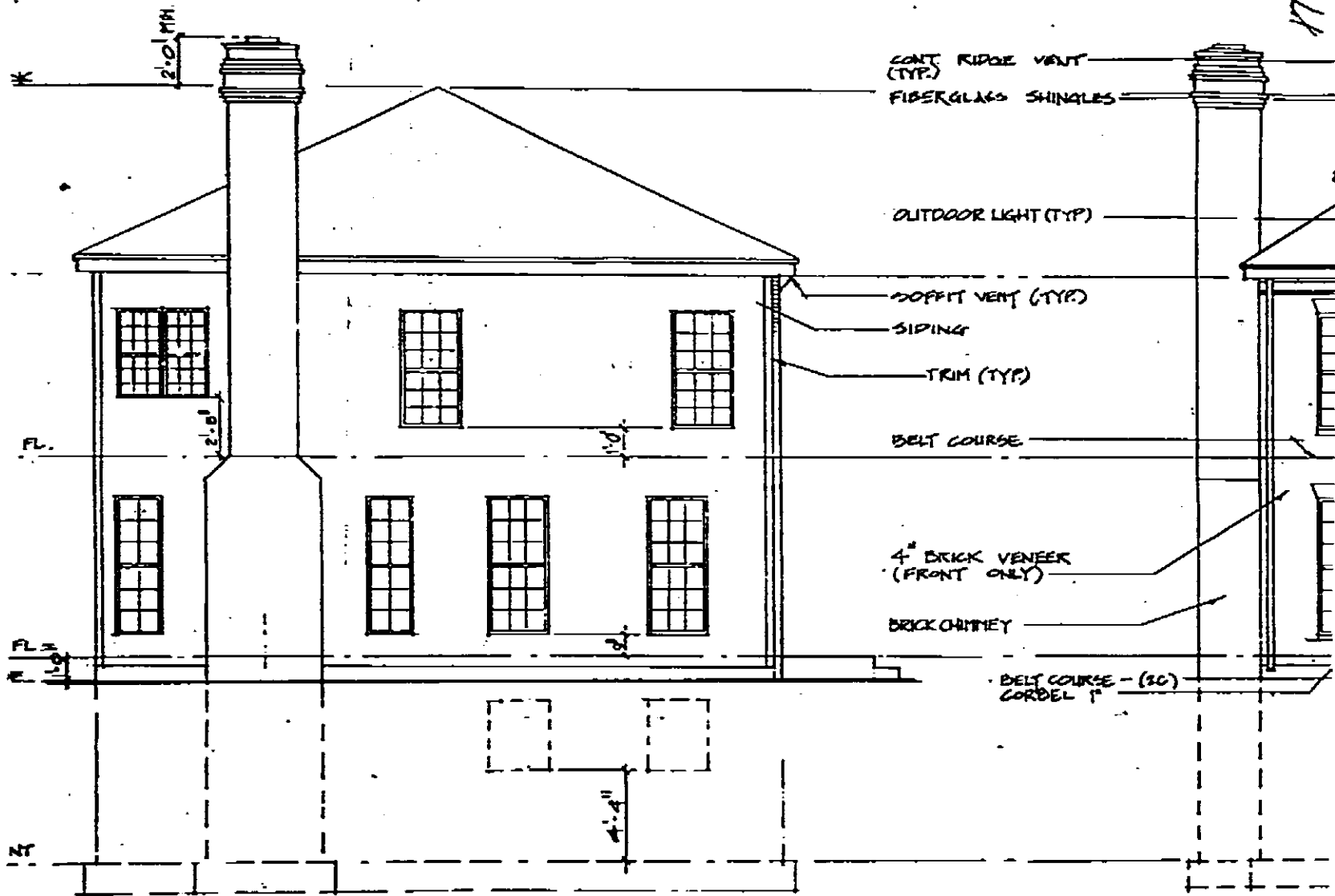
SUP #2320

17  
46



SUP # 2320

1718



4 SOUTH ELEVATION  
 A-1 1/4" = 1'-0"

TEMPLE WASHINGTON & ASSOCIATES  
 ARCHITECTS  
 227 S. WALSER ROAD DR., # 6  
 ARLINGTON, VIRGINIA 22204  
 (703) 671-6999

Item # 11

# The North Ridge Citizens' Association

A Non-Profit Organization  
PO BOX 3242 ALEXANDRIA, VA 22302

December 28, 1989



**Serving:**

Beverly Hills  
Monticello Estates  
Braddock Heights  
Jefferson Park



Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

**RE: Clay Street Substandard Lot Application,  
Item 11 - January 2, 1990 Planning  
Commission Meeting**

Dear Planning Commission:

At an extremely rare Special Meeting held on December 19 to consider the substandard lot ordinance, the North Ridge Citizens Association Executive Board passed a resolution opposing the Clay Street Substandard Lot Application for a Special Use Permit unless the owner redesigns a smaller house and maximizes preservation of the existing trees.

This decision was based largely on application of the criteria (attached) -- also approved at that special meeting -- for determining whether applications under the substandard lot ordinance should be granted. These criteria are not complete yet (additional discussion of the critical determination of how a "block face" should be designated is now being drafted), but the Board commends the criteria to you in your future decisions on substandard lot applications.

Thank you for your consideration.

Sincerely,

John H. Komoroske  
President

attachment

18/19

NORTH RIDGE CITIZENS ASSOCIATION  
Draft Policy Statement  
December 19, 1989

**Guidelines for Responding to Special Use Permit Applications for Residential Development of Substandard Lots under Ordinance No. 3407**

[Note: This draft does not include a new section on definition of "block face" that the North Ridge Executive Board authorized the Land Use Committee to draft on December 19, 1989]

Alexandria City Ordinance No. 3407 (September 16, 1989) provides for the right to apply for a special use permit under certain circumstances to build on substandard lots in the residential zones that cover the North Ridge Area. The ordinance contains a provision requiring a finding by the City Council that the proposal be compatible with the existing neighborhood, that it not adversely impact light, air and open space and that it not adversely impact property values.

This policy statement is intended to provide uniform criteria that the North Ridge Citizens Association will apply in responding to individual applications under this Ordinance. North Ridge Citizens Association believes that it is important that each site be evaluated on its own merits, but at the same time, there should be some consistency in the factors considered. This will provide a uniformity in the application of the law and will also provide guidance to existing neighbors and potential developers.

The Association will respond to applications according to its evaluation of the criteria listed below and any other factors peculiar to a given application. We will encourage the applicant to work closely with the Association and neighbors to minimize or eliminate concerns. This process includes, at a minimum, an opportunity for citizens review and input at a regularly scheduled Association meeting before any city hearings. Afterwards, the Association's Land Use Committee will implement whatever action the Association's Executive Board votes to take on the application.

In addition to responding to individual applications, the Association will promote consistent and strict interpretation of the Ordinance among city officials so as to minimize the impact of new construction on existing residences. Because special use permits deal with the exception rather than the rule, any permissive interpretations of the remainder of the City Zoning Code made in other contexts are inappropriate for the infill development contemplated by this ordinance, as the following criteria make clear:

1. Lot Size. The ordinance provides that the lot size must meet certain minimums before a special use permit may be applied for. This should not be the end of the analysis on lot size. Lots which barely meet the minimums will require more severe restrictions and limitations on development and will more frequently be found inappropriate for any development. Conversely, lots which approach the requirements of the zone should have fewer restrictions and limitations. Generally speaking, lots which are smaller than the lots immediately adjoining them are poor candidates for development.

H  
20

2. Compatibility. The proposed house must be compatible with existing houses in both style and size. Considerations of style should take into account design (Contemporary, Colonial, Tudor, Victorian, etc.), materials (brick, frame, etc.), and quality. Our neighborhoods can tolerate considerable variety, but extremes, be they Georgian colonials with huge columns or redwood California contemporaries, would be out of place. A more difficult element to capture is compatibility of size. Living habits and design parameters have changed significantly over the past thirty to fifty years. People require more space; new houses contain more rooms and larger rooms, which explains why so many of the older houses in our neighborhood have additions. However, large modern homes of the type found in Fairfax County or even Seminary Ridge are not appropriate for our 5,000 square foot substandard lots. Anyone proposing to build on the small lots in our neighborhood must downscale their plans to fit in with the existing neighborhood or find a lot that meets current zoning standards. Developers must be asked to do more than merely satisfy minimum code requirements on Floor Area Ratio (F.A.R., a measure of density) and setbacks. Generally, the F.A.R. should be no greater than the average F.A.R. on single lots on the block face under the ordinance. On the other hand, the existing neighbors must recognize that new houses will be somewhat larger than existing neighborhood houses and the base design of the new house will frequently incorporate the space most of us add to our houses with additions.

3. Open Space. The concept of open space must be evaluated on a "neighborhood" or "block" basis. There are substandard lots interspersed throughout our neighborhoods; the lots combine to give our neighborhoods a sense of spaciousness. Where several lots interact in this way, building on one may not have a significant impact on the open space of the neighborhood, but building on all of them likely will. Developers therefore cannot expect to build on every single available lot. In each application for a special use permit, City Council should take account of other open space in the area. If the Council finds that open space is not adversely impacted because of other undeveloped lots in the neighborhood, this should be expressed in the findings. This finding should be taken into consideration in subsequent applications from the same neighborhood or block.

4. Definiteness of Plan. No permit should be granted without a specific plan for construction. The plan must include a site plan showing all garages, porches, outbuildings and parking and must also include a drawing of the actual house to be built showing design and size and specifying materials. The Council should take the position that it cannot make a finding of "compatibility" without having a definite plan. In addition, the plan must bind not only the builder/developer, but also subsequent owners of the property. For example, if a key issue is the size of the house to be built or the preservation of trees on the property, the conditions of the special use permit must make clear that these limitations were the bases on which the permit was granted so that subsequent owners cannot come in and modify those conditions absent a significant change in circumstances.

5. Variations. No building plan should be approved which requires variances unless it is supported unanimously by the adjacent neighbors. Generally, variances should be avoided. However, design considerations which are beneficial to existing neighbors sometimes necessitate minor variances. In those instances, variances should be allowed, but only where strongly supported by the neighbors.

6. **Setbacks.** Many of the existing houses in our neighborhoods are non-conforming on their side setback lines. However, many of our existing neighbors either bought their houses or chose to remain and add on to them under the assumption that the vacant lot next door could not be built upon. Consequently, now that there has been a change in the law allowing building under certain circumstances, it should be recognized that merely building to code on the new lot may not provide sufficient space between the two houses. The proposed new house location must take into account the location of existing adjacent housing. As a general rule, the distance between the proposed house and the existing house should be equal to or exceed the average distances between existing adjoining houses in the immediate neighborhood. This will frequently require a larger side setback than the minimum the code would require in the proposed house.

7. **Trees.** A primary North Ridge goal is to protect and maintain as many trees as possible. No permit should be granted without a requirement that best efforts be used to maintain and preserve trees during construction, and thereafter by subsequent owners. Design plans must maximize the preservation of existing trees and developers must use best efforts to place construction on the lots to avoid the unnecessary destruction of existing trees. In those instances where significant trees will be destroyed by the construction, even if those trees do not fall into the category of specimen trees, the construction should not be allowed. All trees of 6 inch diameter trunk at breast height should be identified by size and specimen and located on site plans drawn to scale. The city arborist or a professional arborist must approve the developer's tree maintenance plans.

8. **Floor Area.** The amount of lot covered by house, porches, decks, driveway, garage and accessory buildings must be examined carefully. Developers/builders will be developing lots which are currently all greenspace. They must be required to preserve as much greenspace as possible. This will make it less likely that large driveways, large detached garages or other outbuildings will be allowed. This is an example of the need for strict construction of ordinance terms: "Floor area" includes "all gross horizontal areas under a roof or roofs." Zoning Ordinance Sec. 7-6-1(33). There should be no exclusions of garages or outbuildings or internal parts of the house (except basements) for F.A.R. computations.

9. **Adjacent Neighbors.** Substantial deference must be given to the opinion of those neighbors immediately adjacent to the substandard lot. However, they should not be allowed to "veto" a proposal which would otherwise be acceptable simply because they do not want a house next door. Whenever possible, adjacent neighbors should be encouraged to purchase lots which would otherwise be appropriate for development when those neighbors want to preserve the lot as undeveloped. Little sympathy should be shown for developers who refuse an offer by adjoining neighbors to purchase the lot at fair market value.

NRSUBSTN.2

LAW OFFICES OF HENRY A. THOMAS

510 KING STREET

P.O. BOX 620

ALEXANDRIA, VIRGINIA 22313

(703) 536-5106

HENRY A. THOMAS

January 18, 1990

SR# 232  
RECEIVED  
JAN 18 1990  
DUNCAN W. BLAIR

Honorable James P. Moran, Jr., Mayor  
Members of the Alexandria City Council  
301 King Street  
City Hall, Room 2300  
Alexandria, Virginia 22314

DELIVERED BY HAND

In re: Docket Item No. 11  
Special Use Permit No. 2320  
2504 Clay Street, Alexandria, Va.

Dear Mayor Moran and Members of City Council:

In connection with your consideration of the above-referenced special use permit, I enclose the following materials which were not included in the staff report prepared for this item. The enclosed were circulated to the members of the Planning Commission prior to their deliberations.

1. Revised site plan showing the proposed garage and driveway on the south property line.
2. Chart prepared showing comparison of gross square footage of existing houses on the 2500 block of Clay Street. The figures used on this chart represent the gross square footage of the buildings, and are based upon the City of Alexandria tax records.
3. A copy of a photograph of the rear portion of 2504 Clay Street showing the trees on the rear of the lot which are unaffected by the construction of the proposed single-family development.

Very truly yours,

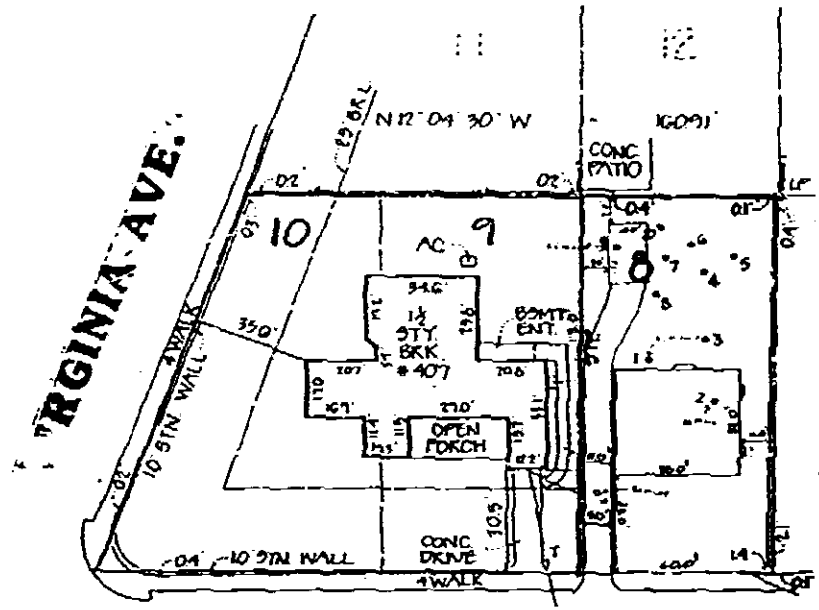


Duncan W. Blair

DWB:kl/A-144  
Enclosures

SUP# 2320  
FILE COPY

ME



TREE LEGEND

NO	SIZE - TYPE	NO	SIZE - TYPE
1	10' APPLE	7	10' OAK
2	5' DOGWOOD	8	10' OAK
3	10' OAK	9	10' OAK
4	10' OAK	10	10' OAK
5	10' OAK	11	10' OAK
6	10' OAK	12	10' OAK

FLAT  
SHOWING HOUSE LOCATION ON  
LOTS 8, 9 & 10 - BLOCK 10.  
TRACT 1, SECTION 1  
JEFFERSON PARK  
CITY OF ALEXANDRIA, VIRGINIA

**CLAY ST.**

Ed Pecte Company	TEMPLE WASHINGTON AND ASSOCIATES 927 S. WALTER REED DR. ARLINGTON VIRGINIA 22204	SHEET NO.      DATE 11/6/89 SCALE 1" = 25'
------------------	--	---

1.10  
2



22.4.10

SUP # 2320

CLAY STREET BLOCK FACE  
SQUARE FOOTAGE

ADDRESS	TOTAL	HOUSE	GARAGE	COV. POURCH	OUT BUILDING
2511 CLAY	2,797	2,485	216	24	72
2509 CLAY	2,497	2,441	0	0	56
2508 CLAY	1,840	1,620	220	0	0
2507 CLAY	2,292	2,050	242	0	0
2506 CLAY	2,020	1,650	230	140	0
403 VA	2,398	2,038	360	0	0
407 VA	4,785	4,226	240	319	0
AVERAGE	2,661				

SUBJECT LOT

2504 CLAY	2,660	2,432	228	0	0
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REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

SPECIAL USE PERMITS (continued)

7. SUP #1686-A  
To continue the operation of the existing automobile sales and leasing business located at 725 North Henry Street; zoned I-1, Industrial. Applicant: Herby's Leasing Inc., by William C. Thomas, Jr., Attorney.

COMMISSION ACTION: Recommend Approval 6-0

Granted the Special Use Permit, subject to compliance with all applicable codes, ordinances and staff recommendations.

Council Action: \_\_\_\_\_

8. SUP #2167-A  
A Review of the Special Use Permit for the existing gasoline service station located at 2312 Mount Vernon Avenue; zoned C-2, Commercial. Applicant: Rahat Mahmood.

COMMISSION ACTION: Recommend Approval 6-0

Granted the Special Use Permit, subject to compliance with all applicable codes, ordinances and staff and Planning Commission recommendations.

Council Action: \_\_\_\_\_

9. SUP #2320  
To construct a residence on a substandard lot located at 2504 Clay Street; zoned R-8, Residential. Applicant: Charles C. Whitley, contract purchaser, by Henry A. Thomas, Attorney.

COMMISSION ACTION: Recommend Approval 6-0

→ Council deferred this item indefinitely with the request that the developer get together with the Planning Staff and the neighborhood to see if he can come up with something that is a little smaller and a little more appropriate for the neighborhood.

Council Action: \_\_\_\_\_

New Business #1: At 12:50 p.m., Council moved to convene an Executive Session at this time for the purpose of discussing the acquisition of certain real property, in particular, the Gateway Property at the foot of King Street for a public purpose pursuant to Section 2.1-344(2) of the Virginia Code and the purpose of receiving a briefing from the City Attorney and discussing two pieces of litigation, one involving the Stone Tract which is litigation about to be filed next week, and the second, involving the ongoing litigation involving the Potomac Greens parcel.

\* \* \* \* \*

ATTACHMENT 2

**LAW OFFICES OF HENRY A. THOMAS**

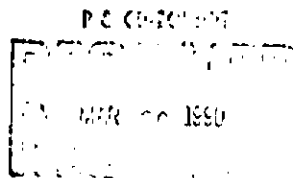
810 KING STREET  
P.O. BOX 880  
ALEXANDRIA, VIRGINIA 22314  
(703) 808-5108

HENRY A. THOMAS

March 30, 1990

DUNCAN W. BLAIR

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
City Hall  
301 King Street  
Alexandria, Virginia 22314



**DELIVERED BY HAND**

In re: Charles C. Whitley and James R. Whitley  
Special Use Permit No. 2320

Dear Charlie:

Pursuant to our several conversations, I am enclosing the following items in connection with the reconsideration of this matter by the Alexandria City Council. As you will recall, at its January 20, 1990 public hearing, the City Council requested the applicant to work with the members of the community to come forward with a mutually acceptable design for the proposed single-family residence to be constructed on the substandard lot, 2504 Clay Street.

In connection with this matter, I submit the following:

1. Twelve (12) copies of the site plan and revised building plans for the proposed single-family dwelling. These plans were developed as the result of meetings between the applicant, adjoining property owners and the North Ridge Citizens' Association. In order to construct the dwelling shown on the plan, the applicants are requesting that the City Council grant the applicant a variation of five (5) feet the building and five (5) for the front porch from the minimum front yard setback of the R-8 zone regulations and a four (4) foot, four (4) inch side yard setback for the R-8 zone regulations on the south side of the property. The applicant is requesting that the City exercise its authority in Section 7-6-44(c). The need for these variations have been discussed and endorsed by North Ridge Citizens' Association and the adjoining property owners.

Mr. Charles B. Moore  
March 30, 1990  
Page -2-

3. A copy of the Certification of Notice of a hearing to be held by the City Council on April 11, 1990. The City Attorney requested that additional notice of the hearing be given.
4. Copy of a letter of support and endorsement from the North Ridge Citizens' Association.

I anticipate receiving a letter endorsing the plans and requested variations from Anne Alexander Thomas, the adjoining property owner of the property adjoining on the east. As soon as I am in receipt of this letter, I will forward it to your attention.

Subsequent to the January 20, 1990 public hearing, the property known as 2504 Clay Street was acquired by James R. Whitley. We request that the application be amended to show the applicant is Charles C. Whitley and James R. Whitley, and that the property owner be changed from Elaine Shirley Rosenberg, Executrix of the Estate of Eva Miller, to James R. Whitley.

As I indicated, we anticipate this item will be heard by the City Council at its April 11, 1990 legislative meeting. I enclose a copy of our transmittal to Michele Evans, Assistant City Manager, on this regards.

Very truly yours,



Duncan W. Blair

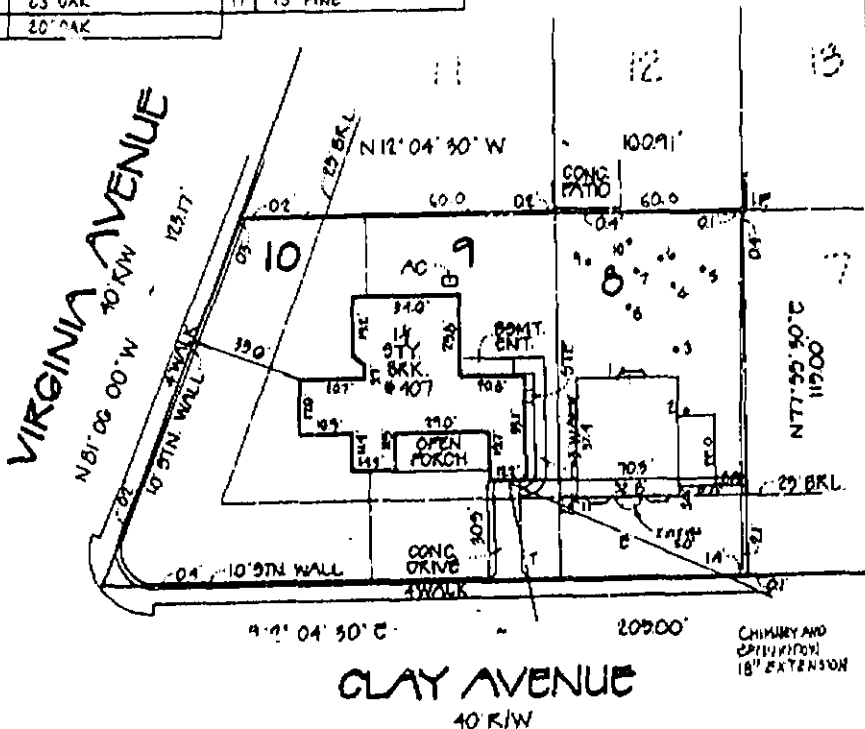
DWB:kl\Moore.330  
Enclosures  
cc: Mr. Charles C. Whitley

29

NOTE: CHAIN LINK FENCES

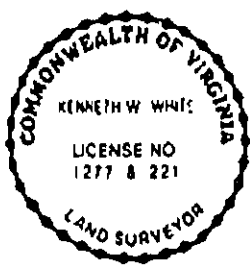
TREE LEGEND

NO	SIZE - TYPE	NO	SIZE - TYPE
1	12' APPLE	7	13' OAK
2	5' DOGWOOD	8	15' OAK
3	30' OAK	9	20' OAK
4	12' OAK	10	20' OAK
5	23' OAK	11	13' PINE
6	20' OAK		



**PLAT**  
 SHOWING HOUSE LOCATION ON  
 LOTS 8, 9 & 10, BLOCK 10,  
 PART 1, SECTION 1  
**JEFFERSON PARK**  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE 1" = 40'  
 JUNE 22, 1969  
 OCT. 3, 1969 (TREE LOCATION)

THIS PROPERTY IS NOT LOCATED IN A  
 FLOOD HAZARD ZONE.  
 PLAT SUBJECT TO RESTRICTIONS  
 OF RECORD.  
 TITLE REPORT NOT FURNISHED.



CASE NAME  
**MILLER**  
**CLASSIC REALTY**

I HEREBY CERTIFY THAT THE POSITIONS  
 OF ALL THE EXISTING IMPROVEMENTS HAVE  
 BEEN CAREFULLY ESTABLISHED BY A TRANSIT  
 TAPE SURVEY AND UNLESS OTHERWISE  
 SHOWN, THERE ARE NO VISIBLE ENCROACH-  
 MENTS.  
*Kenneth W. White*  
 KENNETH W. WHITE

ALEXANDRIA SURVEYS INC  
 6343 SOUTH KINGS HIGHWAY  
 ALEXANDRIA, VIRGINIA 22306

FIBERGLASS SHINGLES (TYPICAL)

GUTTER & DOWNSPOUT (TYPICAL)

CONTINUOUS SOFFIT VENT

4" BRICK VENEER

BRICK CHIMNEY

CEILING

SECOND FLOOR

FIRST FLOOR

1/2" BRICK VENEER SKIRT UNDER BAYS

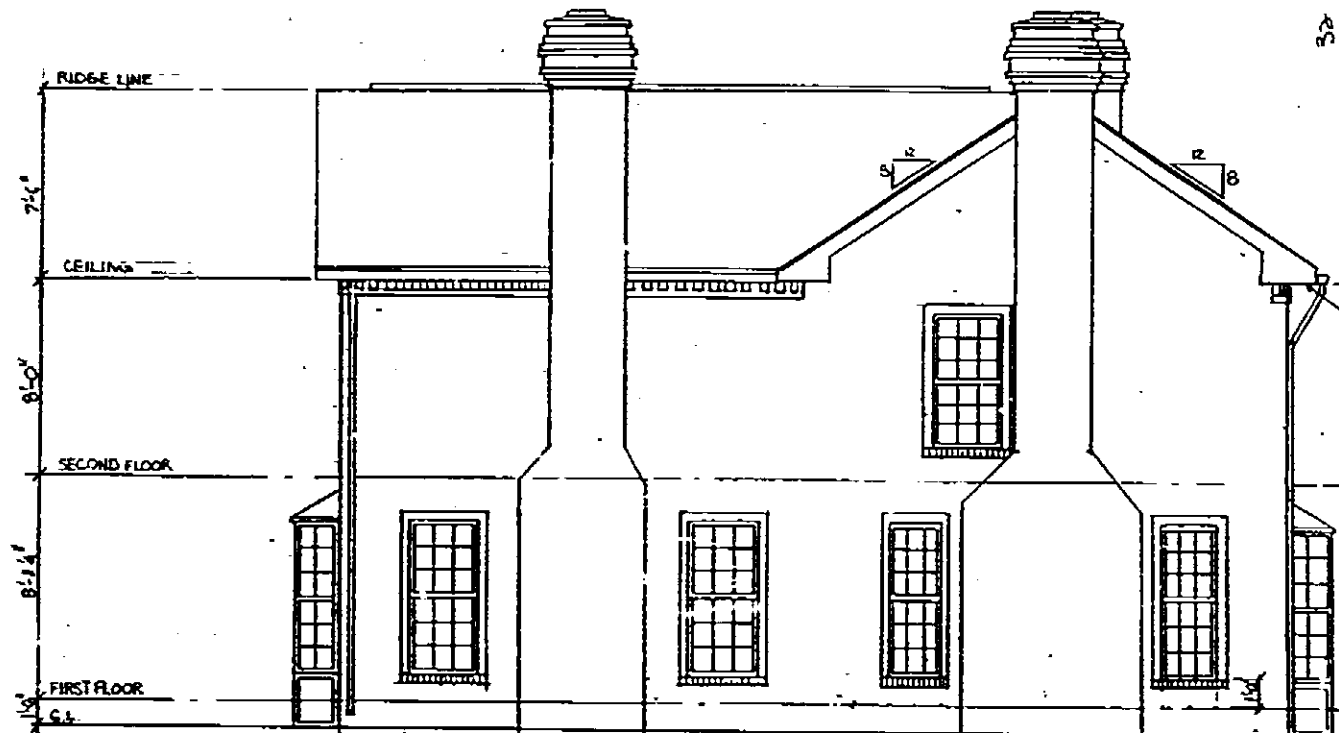
BASEMENT

NOTE: ALL HEIGHT DIMENSIONS ARE TO FINISHED SILL, CONTRACTOR SHALL LOCATE ROUGH OPENINGS AS REQUIRED.

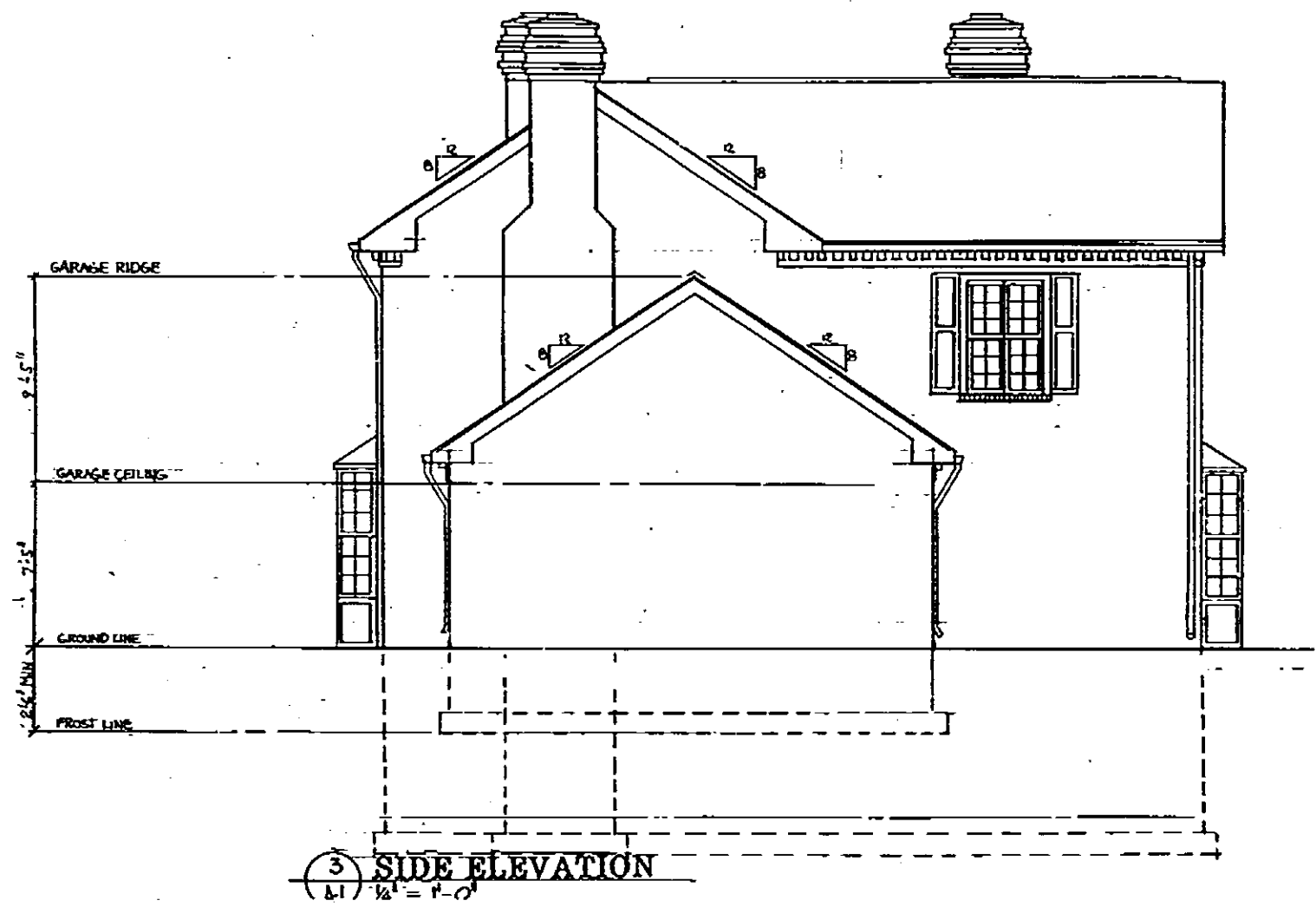
# 1 FRONT ELEVATION

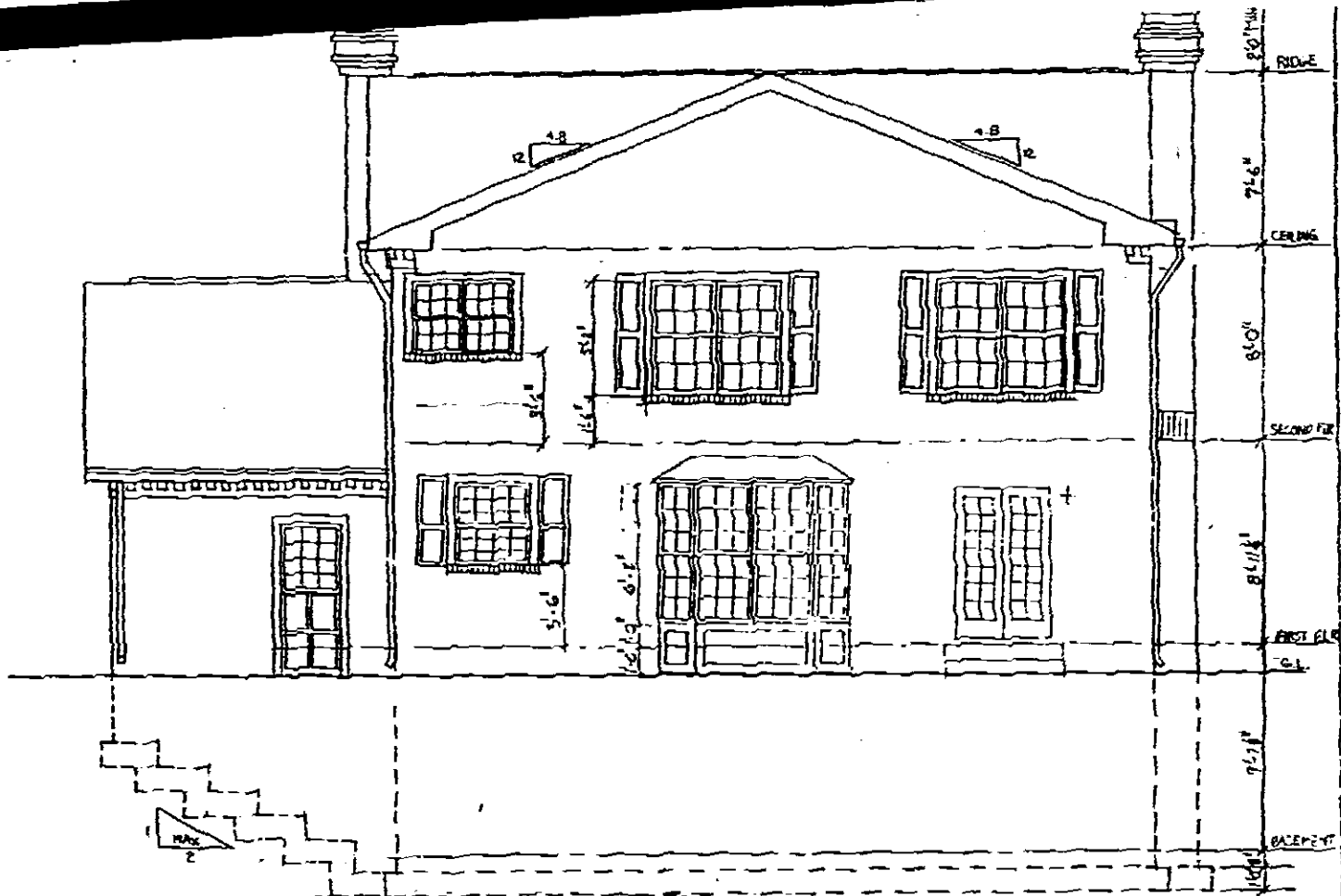
A-1 1/4"=1'-0"





2 SIDE ELEVATION  
 A-1 1/4" = 1'-0"





CLAY AVENUE REAR

4 BACK ELEVATION  
 A1 1/4" = 1'-0"

# The North Ridge Citizens' Association

A Non-Profit Organization  
PO BOX 3242 ALEXANDRIA, VA 22302

March 30, 1990



**Serving:**

Beverly Hills  
Monticello Estates  
Braddock Heights  
Jefferson Park



Mayor and City Council Members  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Clay Street Substandard Lot Application

Dear Mayor and City Council Members:

At the February 12, 1990 meeting of the Executive Board of the North Ridge Citizens Association, Mr. Charles Whitley presented his redesigned plans for the house to be built at 204 Clay Street. Previously our Board had opposed the application for the special use permit to build on the lot because the house planned presented too much mass to the front of the street, and inadequate plans were made for the preservation of the trees on the lot.

The Board voted to remove its objection based on the revised plans that were shown to us, contingent on our determining the neighbors reaction to the revised plans and the inclusion of adequate plans to protect the trees on the lot. We have consulted with neighbors, and believe that they no longer object to the application for building on that substandard lot.

North Ridge therefore removes its objection to the revised substandard lot application, and supports limited zoning variations, if necessary to implement the plan. North Ridge also requests that the following conditions be placed on the Special Use Permit:

The developer will be required to follow a plan, approved by the City Arborist, to protect the trees on the lot that will include at least the following:

1. Prune trees that are located next to the excavation area.
2. Install a construction fence around trees to prevent any equipment from compacting soil above the roots.
3. Any substantial roots encountered during excavation shall be hand sawed.

Thank you all very much for your assistance and support on this important first application under the substandard lot ordinance.

Sincerely,

John H. Komoroske  
President

TELETYPE UNIT AND ASSOCIATED  
TELETYPE UNIT AND ASSOCIATED  
TELETYPE UNIT AND ASSOCIATED  
TELETYPE UNIT AND ASSOCIATED

APR-26-90 THU 14:06 T. WASHINGTON & ASSOC. P.01

4/26/90  
To: Tom Cheenikoff Box 53 Alex. Zoning Office  
838 4948  
Temple Washington Assoc.  
2504 Clay Street Whitley Residence  
3

FBI

P & CD-ZONING  
APR 26 1990

P & CD-ADMINISTRATION  
APR 26 1990

Tespe, Washington & Associates  
3504 Briar Way, Suite 102  
Falls Church, VA 22041

April 25, 1990

407 CLAY AVENUE, ALEXANDRIA, VA.

F.A.S. Calculations:

1st Floor:  $36.33' \times 33.33' = 1,207 \text{ SF}$

Front Porch

29

Less: Stair Bulkhead =  $1.08' \times 8.1' = 8.75 \text{ SF}$

Less: Suits =  $3' \times 2.25' = 6.75 \text{ SF}$

Less: Low Ceiling Areas (7'-5" ht) = 0

(see list p. 2)

1st Floor Area

= 1,202 SF

4" roof O.H. at front; 2" other sides.

Garage & Bay Windows not included because low ceilings  
(7'-5" height)

2nd Floor:  $31.33' \times 33.33' = 1,047 \text{ SF}$

Less: Stair Bulkhead =  $1.08' \times 8.1' = 8.75 \text{ SF}$

Less: Suits =  $3' \times 2.25' = 6.75 \text{ SF}$

Less: Low Ceiling Areas = 0

(see p. 2)

2nd Floor Area

= 1,115 SF

ALLOWABLE FLOOR AREA Calculations:

Lot Area =  $90' \times 215' = 19,350 \text{ SF}$

F.A.S. Allowable (K-2) = 1,35

Allowable Floor Area = 2,415 SF

Total Floor Area Provided = 2,317 SF

Total Floor Area Allowed = 2,415 SF

APR-26-90 THU 14:06 T. WASHINGTON & ASSOC.

P.02

APR-26-90 THU 14:06 T. WASHINGTON & ASSOC. P.03

April 26, 1990

50 Clay Avenue, N.A., Cambridge

1st Floor (17'0" ceiling)

Cost closet: 2.3' x 4.0' x 9.5'

2nd Floor (10'0" ceiling)

Entry closet	4.5' x 2.0'	=	9.0	ST
Closet (BR-2)	2.0' x 6.5'	=	13.0	SE
Closet (BR-3)	2.0' x 6.5'	=	13.0	SE
Closet (BR-5)	4.5' x 5.5'	=	24.75	SE
Closet (BR-4)	3' x 5'	=	15.0	SE
Closet (BR-6)	2.5' x 5'	=	12.5	SE
	5.0' x 2.75'	=	13.75	SE
			-----	
			79.0	SE

DOCKET ITEM # 11  
SPECIAL USE PERMIT #2320

PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 2, 1990  
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a request for Special Use Permit  
to construct a residence on a substandard lot.

APPLICANT: Charles C. Whitley, contract purchaser  
by Henry A. Thomas, Attorney

LOCATION: 2504 Clay Street

ZONE: R-8, Residential  
-----

PLANNING COMMISSION MEETING OF DECEMBER 5, 1989:

No one presented the application.  
No one spoke in opposition to the request.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Hoben, the Planning Commission voted to recommend deferral of the request to the January 1990 hearing, as requested by the applicant. The motion carried on a vote of 7 to 0.

PLANNING COMMISSION MEETING OF JANUARY 2, 1990:

Duncan Blair, Attorney, presented the application.

John Komoroske, President of North Ridge Citizens Association, representing four dozen residents in attendance at the hearing, spoke opposing the request.

The following residents also spoke opposing the request:

George Quarrels, 2503 Hayes Street  
Ann A. Thomas, 2506 Clay Street

John Kennedy, 2501 Hayes Street  
Joseph Markoski, 210 Woodland Terrace  
R. T. Greg, contract purchaser of 2505 Hayes Street

COMMISSION ACTION:

On a motion by Mr. Hurd, 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. Hoban absent.

REASON: The Planning Commission agreed with the staff analysis and that the proposal meets the following criteria:

- A. That a proposed house on the substandard lot meets all code requirements and that no variances will be required to construct the building.
- B. That the proposed house is in scale with nearby properties.
- C. That the project is not incompatible with nearby properties.
- D. That the application meets the objective criteria of the substandard lot ordinance.
- E. That the project as presented by the applicant fits on the lot.

SUP 2320

**STAFF RECOMMENDATION:**

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

1. That the applicant construct curb and gutter along the frontage of the property in accordance to City standards. (T&ES)
2. That the applicant relocate the overhead line above the lot. (T&ES)
3. That the applicant show limits of tree disturbance and tree protection zones on the site plan. (Arborist)

DISCUSSION:

1. The applicant, Charles C. Whitley, contract purchaser of the property at 2504 Clay Street, is requesting a special use permit to construct a new two-story single family detached dwelling on the subject lot.
2. The subject property is one lot of record having 60 feet of frontage on Clay Street, a depth of 115 feet and contains 6,900 square feet. The lot is vacant.
3. The subject property is part of the subdivision of Jefferson Park, which was platted and recorded in the late 1930's or early 1940's.
4. On September 16, 1989, City Council amended the Zoning Regulations pertaining to the development of substandard lots in the R-20, R-12, R-8, R-5, R-2-5 and R-A zones. This amendment provided regulations for determining the number of and location of lots in the immediate area to be included in a "block face" in determining whether or not the substandard lot contains at least the lot width and lot area as exhibited by more than 50 percent of the developed lots within the block face.
5. The "block face" includes the three (3) developed lots on the west side of Clay Street between Virginia Avenue and its dead end at the school property, and the four (4) developed lots on the west side of Clay Street.
6. The lot areas and lot widths of the seven (7) developed lots within this block face is as follows:

<u>ADDRESS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
403 Virginia Av	11,354 Sq Ft	119 Ft (Virginia Av)
2507 Clay St (2 lots)	13,800 Sq Ft	82 Ft (Clay St) 120 Ft
2509 Clay St	6,900 Sq Ft	60 Ft
2511 Clay St	6,900 Sq Ft	60 Ft
407 Virginia Av (2 lots)	14,950 Sq Ft	90 Ft (Clay St) 120 Ft (Virginia Av)
2506 Clay St	6,900 Sq Ft	60 Ft

2508 Clay St                      6,900 Sq Ft                      60 Ft

7. The applicant's lot at 2504 Clay Street has 60 feet of frontage on Clay Street and contains 6,900 square feet, and is the same in lot area and width as four (4) of the developed lots within the designated block face in this application.
8. The proposed single family detached dwelling is to be located 30 feet from Clay Street and 11 feet from the south side yard property line and 12 feet from the north side yard property line.
9. It is possible to construct a single family dwelling on the subject lot in compliance with all of the applicable Zoning regulations without requesting variances from the City Council or the Board of Zoning Appeals.
10. The existing dwelling at 407 Virginia Avenue is located approximately ten feet from the applicant's lot.
11. The existing dwelling at 2506 Clay Street is located approximately ten feet from the applicant's lot.
12. Ordinance #3407 permits the development of a substandard lot with a special use permit.
13. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced and diligently and substantially pursued 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.
14. ZONING HISTORY: The subject property has been zoned R-8, Residential since adoption of the Third Revised Zoning Map of 1951.

**STAFF ANALYSIS:**

The subject lot is part of Jefferson Park, which was developed over 45 years ago. The majority of the developed lots on Clay Street and adjacent Hayes Street are the same size as the applicant's lot.

The proposal clearly meets the requirements of the ordinance and can be considered on its merits.

The staff feels that this request is reasonable and in keeping

SUP 2320

with the character of the other lots in the area. The possible construction of a single family detached dwelling on the subject lot will be in compliance with all of the applicable zoning regulations without requiring variances from the City Council or Board of Zoning Appeals. Therefore, staff supports this request for a special use permit.

CITY DEPARTMENT COMMENTS

Transportation & Environmental Services:

- R-1 Build C & G to City standards along property frontage.
- R-2 Overhead line above lot to be relocated.

Public Safety (Code Enforcement Division):

- F-1 This site falls within a designated marine clay area. A soils report, certified by a Virginia registered professional engineer, must accompany application for construction.
- C-1 All construction shall conform to the Virginia Statewide Building Code 1987 Edition.

Historic Alexandria (Archaeology):

- F-1 Evaluation of this property indicates that there is low potential for significant archaeological resources to be present. No action required.

Recreation Department (Arborist):

- F-1 Proposed development would impact mature trees on the property.
- C-1 Applicant must submit site plan showing location, size and species of all trees over six inches in diameter at breast height.
- R-1 Applicant must show limits of disturbance and tree protection zones on site plan.

SUP 2320

REPORT ATTACHMENT LIST

- Previous Special Use Permit Report
- Floor Plans
- Plans
- Statement of Intent
- Section 7-6-192 Form
- Application Form
- Correspondence
- Other:



# APPLICATION: SPECIAL USE PERMIT No. 2320

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 Charles C. Whitley (contract purchaser)  
 Premises Located 2504 Clay Street, Alexandria, Virginia  
 Assessment Map 23.00 Block 10 Lot 26  
 Property Owner Elaine Shirley Rosenberg, Executrix of the Estate of Eva Miller  
 Name c/o Loggia Development Telephone No. (703) 548-4737  
 Address 1700 Diagonal Rd. - Suite 200, Alexandria, Va. 22314

USE REQUESTED 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.

Law Offices of Henry A. Thomas (703) 838-5109  
 Applicant or Authorized Agent (Please Print) Henry A. Thomas Telephone Number (703) 838-5109

By: Henry A. Thomas P.O. Box 820, Alexandria, Va. 22313  
 Signature Henry A. Thomas Address P.O. Box 820, Alexandria, Va. 22313

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

S.U.P. Application Received \_\_\_\_\_  
 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 1/2/90 Recommend Approval 6-0

1/20/90 - Deferred this item indefinitely with the request that the City Council developer get together with the Planning Staff and the neighborhood to see if he can come up with something that is a little smaller and a little more appropriate for the neighborhood.

4/11/90 SM - see attached for action

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

Planning Commission

31. Consideration of the following Special Use Permit (#9, 1/20/90)

SUP #2320

To construct a residence on a substandard lot located at 2504 Clay Street; zoned R-8, Residential. Applicant: Charles C. Whitley, contract purchaser, by Henry A. Thomas, Attorney.

COMMISSION ACTION: Recommend Approval 6-0

City Council granted the Special Use Permit, subject to compliance with all applicable codes, ordinances, and staff recommendations and as amended by the letter dated March 30, 1990 from Duncan Blair, Attorney for the applicant, together with the conditions recommended by the North Ridge Citizens' Association in its letter dated March 30, 1990 as follows: The developer will be required to follow a plan, approved by the City Arborist, to protect the trees on the lot that will include at least the following: (1) Prune trees that are located next to the excavation area; (2) install a construction fence around trees to prevent any equipment from compacting soil above the roots; and (3) any substantial roots encountered during excavation shall be hand sawed.

Council Action: \_\_\_\_\_

Date

REV

# DEPARTMENT REPORT

SUBDIVISION  VACATION  ENCROACHMENT  SPECIAL USE PERMIT

#2320

DATE: 10-23-89

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:

- Transportation & Environmental Services - Road
- Public Safety - Code Enforcement
- Sanitation Authority
- Health Department
- Police Department
- Human Services - Social Services
- Historic Alexandria - Archaeology
- Real Estate Assessments
- Recreation - Arborist

#66

The following request is scheduled for consideration by the Alexandria Planning Commission on DEC. 9.

APPLICANT: CHARLES C. WHITLEY (CONTRACT PURCHASER)

by HENRY A. THOMAS, atty. PHONE: 838-5109

LOCATION: 2504 CLAY STREET

ZONE: R8

PROPOSAL: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

=====

please return this report with your comments by: NOV. 8

=====

### DEPARTMENT COMMENT

Prefix comments with: C - code requirement R - recommendation  
S - suggestion F - finding

R-1 Build C&G to City STANDARDS ALONG PROPERTY FRONTAGE.

R-2 OVERHEAD LINE ABOVE PROPERTY TO BE RELOCATED.

P & CO. ZONING  
APPROVED  
NOV 20 1989  
RECEIVED

R. Campers-Kentzer

Signature

10/30/89

Date

PLANNING  
7-228  
7-228  
7-228  
7-228  
7-228

PLEASE RETURN PLANS  
NOT NEEDED FOR  
YOUR FILES

# DEPARTMENT REPORT

SUBDIVISION  VACATION  ENCROACHMENT  SPECIAL USE PERMIT

#2320

DATE: 10-23-89

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  Transportation & Environmental Services  
 Public Safety - Code Enforcement - Joel Webb  
 Sanitation Authority  
 Health Department  
 Police Department  
 Human Services - Social Services  
 Historic Alexandria - Archaeology  
 Real Estate Assessments  
 Recreation - Arborist

COPIES OF PERMIT DIVISION  
OCT 24 1989  
ALEXANDRIA, VIRGINIA

The following request is scheduled for consideration by the Alexandria Planning Commission on DEC. 5

APPLICANT: CHARLES C. WHITLEY (CONTRACT PURCHASER)  
by HENRY A. THOMAS, atty. PHONE: 838-5109  
LOCATION: 2504 CLAY STREET ZONE: R8  
PROPOSAL: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by: NOV. 8

DEPARTMENT COMMENT

11/5/89

Preface comments with: C - code requirement R - recommendation  
S - suggestion F - finding

Code Enforcement - F1 - This site falls within a designated historic Clay Area. A soils report, certified by a Virginia registered professional engineer, must accompany application for construction.  
C-1 All construction shall conform to Virginia Statewide Building Code 1987/edition  
LH/tp - 10/30/89

Joel Webb  
signature  
10-31-89  
date

- Enclosures
- Floor Plans
- Plat
- Letter of Intent
- Form 7-6-192
- Application

PLEASE RETURN PLANS  
NOT NEEDED FOR  
YOUR FILES

RECEIVED  
OCT 1 1989

# DEPARTMENT REPORT

SUBDIVISION  VACATION  ENCROACHMENT  SPECIAL USE PERMIT

#2320

DATE: 10-23-89

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  Transportation & Environmental Services PTS 480  
 Public Safety - Code Enforcement  
 Sanitation Authority  
 Health Department  
 Police Department  
 Human Services - Social Services  
 Historic Alexandria - Archaeology - Steve Shepherd  
 Real Estate Assessments  
 Recreation - Arborist

#33

The following request is scheduled for consideration by the Alexandria Planning Commission on DEC. 5

APPLICANT: CHARLES C. WHITLEY (CONTRACT PURCHASER)  
by HENRY A. THOMAS, atty. PHONE: 838-5109

LOCATION: 2504 CLAY STREET ZONE: ~~RR~~ R8

PROPOSAL: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by: NOV. 8

### DEPARTMENT COMMENT

Preface comments with: C - code requirement R - recommendation  
S - suggestion F - finding

Evaluation of this property indicates that there is low potential for significant archaeological resources to be present. No action required.

P & CD-ADMINISTRATION

RECEIVED  
NOV 1 1989  
REGISTERED

Steve J. Shepherd  
Archaeologist 833-4399

Diane H. Vallance-Jo  
signature Department Head  
11-1-89  
date

Enclosure  
0 Floor Plans  
0 Plat  
0 Letter of Intent  
0 Form 7-6-192  
n Application

PLEASE RETURN PLANS  
NOT NEEDED FOR  
YOUR FILES

# DEPARTMENT REPORT

SUBDIVISION  VACATION  ENCROACHMENT  SPECIAL USE PERMIT

#2320

DATE: 10-23-89

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  Transportation & Environmental Services  
 Public Safety - Code Enforcement  
 Sanitation Authority  
 Health Department  
 Police Department  
 Human Services - Social Services  
 Historic Alexandria - Archaeology  
 Real Estate Assessments  
 Recreation - Arborist - John Noelle

P & C ZONING  
RECORDED  
NOV 6 1989  
#61

123456789101112131415161718  
DEPARTMENT OF RECREATION  
1989

The following request is scheduled for consideration by the Alexandria Planning Commission on DEC. 5.

APPLICANT: CHARLES C. WHITLEY (CONTRACT PURCHASER)

by HENRY A. THOMAS, atty. PHONE: 838-5109

LOCATION: 2504 CLAY STREET ZONE: R8

PROPOSAL: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by: NOV. 8

### DEPARTMENT COMMENT

Preface comments with: C - code requirement R - recommendation  
S - suggestion F - finding

- F. PROPOSED DEVELOPMENT WOULD IMPACT MATURE TREES ON THE PROPERTY.
- R. APPLICANT MUST SUBMIT SITE PLAN SHOWING LOCATION, SIZE AND SPECIES OF ALL TREES OVER 6" IN DIAMETER AT BREAST HEIGHT.
- R. APPLICANT MUST SHOW LIMITS OF DISTURBANCE AND TREE PROTECTION ZONES ON SITE PLAN

Enclosures:  
0 Floor Plans  
0 Plat  
0 Letter of Intent  
0 Form 1-6-192

PLEASE RETURN PLANS  
NOT NEEDED FOR  
YOUR FILES

John C. Noelle  
signature  
11/3/89  
date





SUP 2320

CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
RECEIPT

Applicant's Name Telephone Number
Mailing Address
Property Location

Table with 4 columns: Account, Description, Amount Due, Amount Paid. Rows include 105108-9133 (Applications / Lists), 105108-9135 (Applications), 105108-9131 (Sales), and 010009-208-02 (Sales Tax\*). Total: \$100.00.

\*Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received Cashier Initials
Cash [X] Check Number Date
Payer

SUP # 2320

LAW OFFICES OF HENRY A. THOMAS

810 KING STREET  
P.O. BOX #20  
ALEXANDRIA, VIRGINIA 22313  
(703) 808-5106

HENRY A. THOMAS

DUNCAN W. BLAIR

December 4, 1989

Mr. T. Edward Braswell  
Chairman  
City of Alexandria Planning Commission  
301 King St.  
Alexandria, Va. 22314


DELIVERED BY HAND

In re: Special Use Permit #2320, Docket Item #10  
Planning Commission Public Hearing Dec. 5, 1989  
2504 Clay Street, Alexandria, Virginia

Dear Mr. Braswell:

I am writing on behalf of our client, Charles C. Whitley, to request the Planning Commission defer consideration of this item until its January 2, 1990 Public Hearing.

The request for a deferral is requested in order to afford additional time to continue dialogue with the North Ridge Civic Association and adjacent property owners.

Very truly yours,  


Duncan W. Blair

DWB/bf A-012  
cc: Charles C. Whitley

**LAW OFFICES OF HENRY A. THOMAS**

510 KING STREET

P.O. BOX 820

ALEXANDRIA, VIRGINIA 22315

(703) 898-5106

HENRY A. THOMAS

DUNCAN W. BLAIR

November 15, 1989

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
Zoning/Subdivision Administration  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

DELIVERED BY HAND

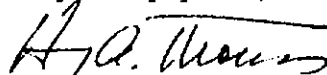
In re: Charles C. Whitley  
Special Use Permit

Dear Mr. Moore:

The undersigned hereby certifies that the property owner notice, a copy of which is enclosed, as required pursuant to §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 November 15, 1989, on the application of Charles C. Whitley on the following issue:

DESCRIPTION OF REQUEST:	Special Use Permit to develop substandard lot as a single family dwelling.
PROPERTY ADDRESS:	2504 Clay Street Alexandria, Virginia
TAX MAP REFERENCE:	23.00 10 26

Very truly yours,

  
Henry A. Thomas

HAT:kl/R-1503

Enclosure

cc: Mr. Charles C. Whitley

ADJACENT PROPERTY OWNERS

<u>Property Owners</u>	<u>Property</u>
Charlene D. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 23 2507 Clay Street
Ann C. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 24 & 24.01 2505 Clay Street 2503 Clay Street
The Square One Group 801 North Fairfax Street Alexandria, VA 22314	23.00 10 24-02 403 Virginia Avenue
Anne Alexander Thomas 2506 Clay Street Alexandria, VA 22302	23.00 10 27 2506 Clay Street
William S. Darrough H. Oliver Collins Robert C. Byrnes 2505 Hayes Street Alexandria, VA 22302	23.00 10 30 2505 Hayes Street
George Quarles Marianne Quarles 2503 Hayes Street Alexandria, VA 22302	23.00 10 31 2503 Hayes Street
John P. Kennedy 2501 Hayes Street Alexandria, VA 22302	33.00 06 03 2501 Hayes Street
Mr. & Mrs. Emmanuel Miller 407 Virginia Avenue Alexandria, VA 22302	23.00 10 26 2504 Clay Street
Elaine S. Rosenberg 1711 Oakcrest Drive Alexandria, VA 22303	33.00 06 04 407 Virginia Avenue

November 15, 1989

## NOTICE OF PUBLIC HEARING

You are hereby notified of the following public hearings to be held by the City of Alexandria Planning Commission and City Council on the application of Charles C. Whitley.

DATE, TIME AND PLACE OF  
PUBLIC HEARING:

Planning Commission  
Monday, December 5, 1989  
7:30 p.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

City Council  
Saturday, December 16, 1989  
9:30 a.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

## DESCRIPTION OF REQUEST:

Special Use Permit to  
develop substandard lot as  
a single family dwelling.

## PROPERTY ADDRESS:

2504 Clay Street  
Alexandria, Virginia

## TAX MAP REFERENCE:

23.00 10 26

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 this request, please feel free to call the undersigned at 838-5108.

Henry A. Thomas

HAT:k1/R-1503

11-16-89  
8:45 am  
Called HAT  
to inform of error

**LAW OFFICES OF HENRY A. THOMAS**

510 KING STREET  
P.O. BOX 820  
ALEXANDRIA, VIRGINIA 22313  
(703) 868-5106

HENRY A. THOMAS

DUNCAN W. BLAIR

March 30, 1990

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
Zoning/Subdivision Administration  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

DELIVERED BY HAND

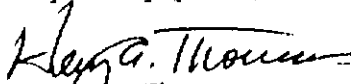
In re: Charles C. Whitley and James R. Whitley  
Special Use Permit #2320

Dear Mr. Moore:

The undersigned hereby certifies that the property owner notice, a copy of which is enclosed, as required pursuant to §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 March 30, 1990 on the application of Charles C. Whitley and James R. Whitley on the following issue:

DESCRIPTION OF REQUEST:	Special Use Permit to develop substandard lot as a single family dwelling.
PROPERTY ADDRESS:	2504 Clay Street Alexandria, Virginia
TAX MAP REFERENCE:	23.00 10 26

Very truly yours,

  
Henry A. Thomas  
Attorney for Applicant

HAT:bf/R-1634  
Enclosure  
cc: Mr. Charles C. Whitley

March 30, 1990

NOTICE OF CITY COUNCIL HEARING

You are hereby notified of the following hearing to be held by the City of Alexandria City Council on the application of Charles C. Whitley and James R. Whitley.

CITY COUNCIL HEARING: Tuesday, April 11, 1990  
7:30 p.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

DESCRIPTION OF REQUEST: Special Use Permit to  
develop substandard lot as  
a single family dwelling.

PROPERTY ADDRESS: 2504 Clay Street  
Alexandria, Virginia

TAX MAP REFERENCE: 23.00 10 26

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 this request, please feel free to call the undersigned at 838-5108.

Henry A. Thomas  
Attorney for Applicant

HAT:bf/R-1634

ADJACENT PROPERTY OWNERS

<u>Property Owners</u>	<u>Property</u>
Charlene D. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 23 2507 Clay Street
Ann C. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 24 & 24.01 2505 Clay Street 2503 Clay Street
The Square One Group 801 North Fairfax Street Alexandria, VA 22314	23.00 10 24-02 403 Virginia Avenue
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George Quarles Marianne Quarles 2503 Hayes Street Alexandria, VA 22302	23.00 10 31 2503 Hayes Street
John P. Kennedy 2501 Hayes Street Alexandria, VA 22302	33.00 06 03 2501 Hayes Street
Charles C. Whitley 407 Virginia Avenue Alexandria, VA 22302	33.00 06 04 407 Virginia Avenue

**LAW OFFICES OF HENRY A. THOMAS**

510 KING STREET  
P.O. BOX 620  
ALEXANDRIA, VIRGINIA 22313  
(703) 888-5100

HENRY A. THOMAS

DUNCAN W. BLAIR

March 30, 1990

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
Zoning/Subdivision Administration  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

DELIVERED BY HAND

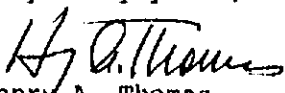
In re: Charles C. Whitley and James R. Whitley  
Special Use Permit #2320

Dear Mr. Moore:

The undersigned hereby certifies that the property owner notice, a copy of which is enclosed, as required pursuant to §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 March 30, 1990 on the application of Charles C. Whitley and James R. Whitley on the following issue:

DESCRIPTION OF REQUEST:	Special Use Permit to develop substandard lot as a single family dwelling.
PROPERTY ADDRESS:	2504 Clay Street Alexandria, Virginia
TAX MAP REFERENCE:	23.00 10 26

Very truly yours,

  
Henry A. Thomas  
Attorney for Applicant

HAT:bf/R-1634

Enclosure

cc: Mr. Charles C. Whitley

March 30, 1990

NOTICE OF CITY COUNCIL HEARING

You are hereby notified of the following hearing to be held by the City of Alexandria City Council on the application of Charles C. Whitley and James R. Whitley.

CITY COUNCIL HEARING:	Tuesday, April 11, 1990 7:30 p.m., City Council Chambers City Hall, 301 King Street Alexandria, Virginia
DESCRIPTION OF REQUEST:	Special Use Permit to develop substandard lot as a single family dwelling.
PROPERTY ADDRESS:	2504 Clay Street Alexandria, Virginia
TAX MAP REFERENCE:	23.00 10 26

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 this request, please feel free to call the undersigned at 838-5108.

Henry A. Thomas  
Attorney for Applicant

HAT:bf/R-1634

ADJACENT PROPERTY OWNERS

PROPERTY OWNER

Mr. R. T. Bragg  
2505 Hayes Street  
Alexandria, Va. 22302

PROPERTY

23.00 10 30  
2505 Hayes Street

R-1634

2320

November 16, 1989

NOTICE OF PUBLIC HEARING

You are hereby notified of the following public hearings to be held by the City of Alexandria Planning Commission and City Council on the application of Charles C. Whitley.

DATE, TIME AND PLACE OF PUBLIC HEARING:

Planning Commission  
Tuesday, December 5, 1989  
7:30 p.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

City Council  
Saturday, December 16, 1989  
9:30 a.m., City Council  
Chambers  
City Hall, 301 King Street  
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Special Use Permit to develop substandard lot as a single family dwelling.

PROPERTY ADDRESS:

2504 Clay Street  
Alexandria, Virginia

TAX MAP REFERENCE:

23.00 10 26

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 this request, please feel free to call the undersigned at 838-5108.

→ THIS NOTICE IS BEING GIVEN TO CORRECT AN ERROR IN THE NOTICE DATED NOVEMBER 15, 1989, WHICH INCORRECTLY STATED THE DAY OF THE PLANNING COMMISSION HEARING.

Henry A. Thomas

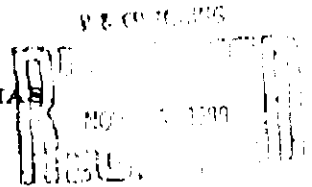
HAT:k1/R-1503

ADJACENT PROPERTY OWNERS

<u>Property Owners</u>	<u>Property</u>
Charlene D. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 23 2507 Clay Street
Ann C. McLain 2507 Clay Street Alexandria, VA 22302	23.00 10 24 & 24.01 2505 Clay Street 2503 Clay Street
The Square One Group 801 North Fairfax Street Alexandria, VA 22314	23.00 10 24-02 403 Virginia Avenue
Anne Alexander Thomas 2506 Clay Street Alexandria, VA 22302	23.00 10 27 2506 Clay Street
William S. Darrough H. Oliver Collins Robert C. Byrnes 2505 Hayes Street Alexandria, VA 22302	23.00 10 30 2505 Hayes Street
George Quarles Marianne Quarles 2503 Hayes Street Alexandria, VA 22302	23.00 10 31 2503 Hayes Street
John P. Kennedy 2501 Hayes Street Alexandria, VA 22302	33.00 06 03 2501 Hayes Street
Mr. & Mrs. Emmanuel Miller 407 Virginia Avenue Alexandria, VA 22302	23.00 10 26 2504 Clay Street
Elaine S. Rosenberg 1711 Oakcrest Drive Alexandria, VA 22303	33.00 06 04 407 Virginia Avenue

**LAW OFFICES OF HENRY A. THOMAS**

510 KING STREET  
P.O. BOX 820  
ALEXANDRIA, VIRGINIA 22313  
(703) 838-8108

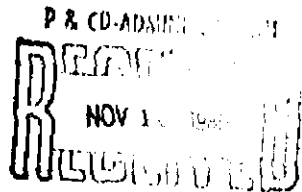


HENRY A. THOMAS

DUNCAN W. BLAIR

November 16, 1989

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
Zoning/Subdivision Administration  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314



DELIVERED BY HAND

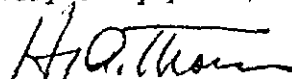
In re: Charles C. Whitley  
Special Use Permit

Dear Mr. Moore:

The undersigned hereby certifies that the revised property owner notice, a copy of which is enclosed, as required pursuant to §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 November 16, 1989, on the application of Charles C. Whitley on the following issue:

DESCRIPTION OF REQUEST:	Special Use Permit to develop substandard lot as a single family dwelling.
PROPERTY ADDRESS:	2504 Clay Street Alexandria, Virginia
TAX MAP REFERENCE:	23.00 10 26

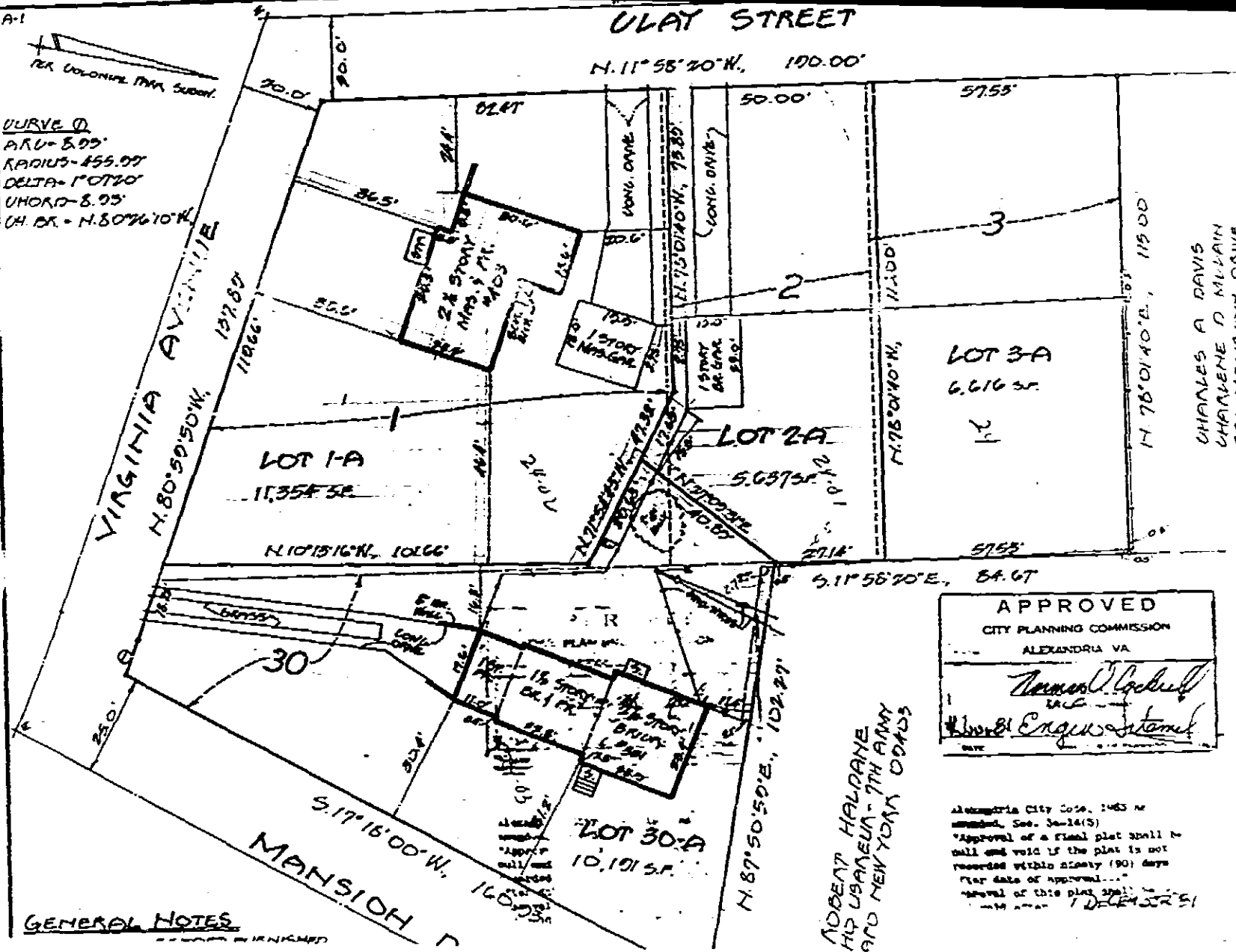
Very truly yours,

  
Henry A. Thomas

HAT:k1/R-1503  
Enclosure  
cc: Mr. Charles C. Whitley

# ULAY STREET

N. 11° 58' 20" W., 100.00'



**CURVE D**  
 RADIUS = 155.97  
 DELTA = 1° 07' 20"  
 CH. CR. = N. 80° 46' 10" W.

**GENERAL NOTES**

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS HAVE BEEN ACQUIRED BY SINGLE RECEIPTS THAT WERE RECEIVED BY A DAVIS AND WALTER DEED IN 1915 AND 1916 AND THE BUSINESS STATE OF ENDS 1915 AND 1916 JONES AND THE LATE AND HERBY...

CHARLES A DAVIS  
 CHARLENE D MILLAM  
 881 MANSION DRIVE

**APPROVED**  
 CITY PLANNING COMMISSION  
 ALEXANDRIA VA  
*Thomas Buckley*  
 Mayor  
*Robert Engle*  
 City Engineer

ROBERT HALDANE  
 HQ USARMCIA - 7TH ARMY  
 970 NEW YORK DRMS

Alexandria City Code, 1963 as amended, Sec. 3a-14(5)  
 "Approval of a final plat shall be null and void if the plat is not recorded within ninety (90) days after date of approval."  
 Approval of this plat shall be on or before 1 DECEMBER 51

LAW OFFICES OF HENRY A. THOMAS  
810 KING STREET  
P.O. BOX 820  
ALEXANDRIA, VIRGINIA 22313  
(703) 838-5106

SR# 2320  
JAN 18 1990

HENRY A. THOMAS

DUNCAN W. BLAIR

January 18, 1990

Honorable James P. Moran, Jr., Mayor  
Members of the Alexandria City Council  
301 King Street  
City Hall, Room 2300  
Alexandria, Virginia 22314

DELIVERED BY HAND

In re: Docket Item No. 11  
Special Use Permit No. 2320  
2504 Clay Street, Alexandria, Va.

Dear Mayor Moran and Members of City Council:

In connection with your consideration of the above-referenced special use permit, I enclose the following materials which were not included in the staff report prepared for this item. The enclosed were circulated to the members of the Planning Commission prior to their deliberations.

1. Revised site plan showing the proposed garage and driveway on the south property line.
2. Chart prepared showing comparison of gross square footage of existing houses on the 2500 block of Clay Street. The figures used on this chart represent the gross square footage of the buildings, and are based upon the City of Alexandria tax records.
3. A copy of a photograph of the rear portion of 2504 Clay Street showing the trees on the rear of the lot which are unaffected by the construction of the proposed single-family development.

Very truly yours,



Duncan W. Blair

DWB:kl/A-144  
Enclosures

SUP # 2320

CLAY STREET BLOCK FACE  
SQUARE FOOTAGE

ADDRESS	TOTAL	HOUSE	GARAGE	COV. POURCH	OUT BUILDING
2511 CLAY	2,797	2,485	216	24	72
2509 CLAY	2,497	2,441	0	0	56
2508 CLAY	1,840	1,620	220	0	0
2507 CLAY	2,292	2,050	242	0	0
2506 CLAY	2,020	1,650	230	140	0
403 VA	2,398	2,038	360	0	0
407 VA	4,785	4,226	240	319	0
AVERAGE	2,661				

SUBJECT LOT

2504 CLAY	2,660	2,432	228	0	0
-----------	-------	-------	-----	---	---



DOCKET ITEM # 11  
SPECIAL USE PERMIT #2320

PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 2, 1990  
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a request for Special Use Permit  
to construct a residence on a substandard lot.

APPLICANT: Charles C. Whitley, contract purchaser  
by Henry A. Thomas, Attorney

LOCATION: 2504 Clay Street

ZONE: R-8, Residential  
=====

PLANNING COMMISSION MEETING OF DECEMBER 5, 1989

No one presented the application.  
No one spoke in opposition to the request.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Hobson, the Planning Commission voted to recommend deferral of the request to the January 1990 hearing, as requested by the applicant. The motion carried on a vote of 7 to 0.

PLANNING COMMISSION MEETING OF JANUARY 2, 1990

Duncan Blair, Attorney, presented the application.

John Komoroske, President of North Ridge Citizens Association, representing four dozen residents in attendance at the hearing, spoke opposing the request.

The following residents also spoke opposing the request:

George Quarrels, 2503 Hayes Street  
Ann A. Thomas, 2506 Clay Street

John Kennedy, 2501 Hayes Street  
Joseph Markoski, 210 Woodland Terrace  
R. T. Greg, contract purchaser of 2505 Hayes Street

COMMISSION ACTION:

On a motion by Mr. Hurd, 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. Hoben absent.

REASON: The Planning Commission agreed with the staff analysis and that the proposal meets the following criteria:

- A. That a proposed house on the substandard lot meets all code requirements and that no variances will be required to construct the building.
- B. That the proposed house is in scale with nearby properties.
- C. That the project is not incompatible with nearby properties.
- D. That the application meets the objective criteria of the substandard lot ordinance.
- E. That the project as presented by the applicant fits on the lot.

SUP 2320

STAFF RECOMMENDATION:

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

1. That the applicant construct curb and gutter along the frontage of the property in accordance to City standards. (T&ES)
2. That the applicant relocate the overhead line above the lot. (T&ES)
3. That the applicant show limits of tree disturbance and tree protection zones on the site plan. (Arborist)

DISCUSSION:

1. The applicant, Charles C. Whitley, contract purchaser of the property at 2504 Clay Street, is requesting a special use permit to construct a new two-story single family detached dwelling on the subject lot.
2. The subject property is one lot of record having 60 feet of frontage on Clay Street, a depth of 115 feet and contains 6,900 square feet. The lot is vacant.
3. The subject property is part of the subdivision of Jefferson Park, which was platted and recorded in the late 1930's or early 1940's.
4. On September 16, 1989, City Council amended the Zoning Regulations pertaining to the development of substandard lots in the R-20, R-12, R-8, R-5, R-2-5 and R-A zones. This amendment provided regulations for determining the number of and location of lots in the immediate area to be included in a "block face" in determining whether or not the substandard lot contains at least the lot width and lot area as exhibited by more than 50 percent of the developed lots within the block face.
5. The "block face" includes the three (3) developed lots on the west side of Clay Street between Virginia Avenue and its dead end at the school property, and the four (4) developed lots on the west side of Clay Street.
6. The lot areas and lot widths of the seven (7) developed lots within this block face is as follows:

<u>ADDRESS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
403 Virginia Av	11,354 Sq Ft	119 Ft (Virginia Av)
2507 Clay St (2 lots)	13,800 Sq Ft	82 Ft (Clay St) 120 Ft
2509 Clay St	6,900 Sq Ft	60 Ft
2511 Clay St	6,900 Sq Ft	60 Ft
407 Virginia Av (2 lots)	14,950 Sq Ft	90 Ft (Clay St) 120 Ft (Virginia Av)
2506 Clay St	6,900 Sq Ft	60 Ft

2508 Clay St                      6,900 Sq Ft                      60 Ft

7. The applicant's lot at 2504 Clay Street has 60 feet of frontage on Clay Street and contains 6,900 square feet, and is the same in lot area and width as four (4) of the developed lots within the designated block face in this application.
8. The proposed single family detached dwelling is to be located 30 feet from Clay Street and 11 feet from the south side yard property line and 12 feet from the north side yard property line.
9. It is possible to construct a single family dwelling on the subject lot in compliance with all of the applicable Zoning regulations without requesting variances from the City Council or the Board of Zoning Appeals.
10. The existing dwelling at 407 Virginia Avenue is located approximately ten feet from the applicant's lot.
11. The existing dwelling at 2506 Clay Street is located approximately ten feet from the applicant's lot.
12. Ordinance #3407 permits the development of a substandard lot with a special use permit.
13. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced and diligently and substantially pursued 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.
14. ZONING HISTORY: The subject property has been zoned R-8, Residential since adoption of the Third Revised Zoning Map of 1951.

**STAFF ANALYSIS:**

The subject lot is part of Jefferson Park, which was developed over 45 years ago. The majority of the developed lots on Clay Street and adjacent Hayes Street are the same size as the applicant's lot.

The proposal clearly meets the requirements of the ordinance and can be considered on its merits.

The staff feels that this request is reasonable and in keeping

SUP 2320

with the character of the other lots in the area. The possible construction of a single family detached dwelling on the subject lot will be in compliance with all of the applicable zoning regulations without requiring variances from the City Council or Board of Zoning Appeals. Therefore, staff supports this request for a special use permit.

CITY DEPARTMENT COMMENTS

Transportation & Environmental Services:

- R-1 Build C & G to City standards along property frontage.
- R-2 Overhead line above lot to be relocated.

Public Safety (Code Enforcement Division):

- F-1 This site falls within a designated marine clay area. A soils report, certified by a Virginia registered professional engineer, must accompany application for construction.
- C-1 All construction shall conform to the Virginia Statewide Building Code 1987 Edition.

Historic Alexandria (Archaeology):

- F-1 Evaluation of this property indicates that there is low potential for significant archaeological resources to be present. No action required.

Recreation Department (Arborist):

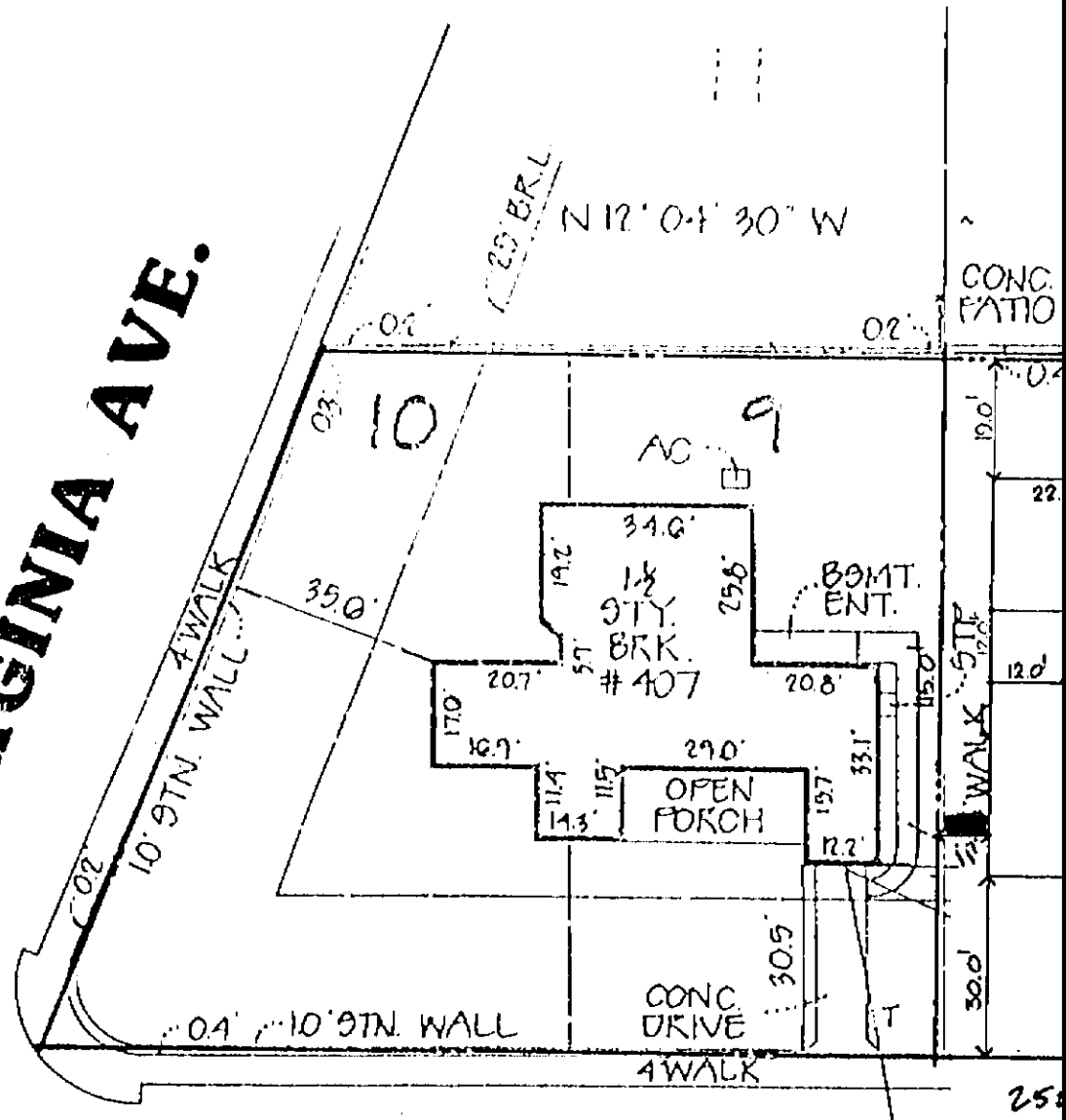
- F-1 Proposed development would impact mature trees on the property.
- C-1 Applicant must submit site plan showing location, size and species of all trees over six inches in diameter at breast height.
- R-1 Applicant must show limits of disturbance and tree protection zones on site plan.

SUP 2320

REPORT ATTACHMENT LIST

- Previous Special Use Permit Report
- Floor Plans
- Plans
- Statement of Intent
- Section 7-6-192 Form
- Application Form
- Correspondence
- Other:

**VIRGINIA AVE.**



**CLAY ST**

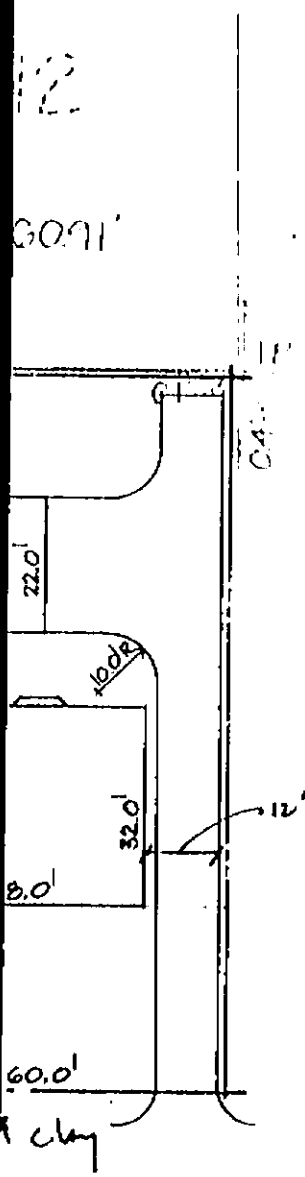
Ed Peete Company

TEMPLE WASHINGTON  
927 S. WALTER  
ARLINGTON VA

12

60.91'

52374



PLAT  
 SHOWING HOUSE LOCATION ON  
 LOTS 8, 9 & 10, BLOCK 10,  
 PART I, SECTION I  
 JEFFERSON PARK  
 CITY OF ALEXANDRIA, VIRGINIA

N AND ASSOCIATES'  
 R REED DR.  
 VIRGINIA 22204

SHEET NO.

DATE 11/6/89

SCALE 1" = 25'

RIGHT-J SUMMARY INFORMATION

GENERAL DATA

For: Name ED PEETE CO. (NOTTINGHAM MODEL)  
 Address  
 City  
 State Zip

By: Contractor GENERAL HEATING ENGINEERING CO., INC.  
 Address 9070 EUCLID AVENUE.  
 City MANASSAS  
 State VA Zip 22110

Wtr: State DC  
 City Washington National AP

DESIGN CONDITIONS

WINTER

Outside db: 0 Deg F.  
 Inside db: 70 Deg F.  
 Design TD: 70 Deg F.

SUMMER

Outside db: 95 Deg F.  
 Inside db: 75 Deg F.  
 Design TD: 20 Deg F.  
 Rel. Hum. : 50 %  
 Daily Range 1  
 Grains Water 37

HEATING SUMMARY

Bldg. Heat Loss 69340 Btuh  
 Ventilation Air 0 CFM  
 Vent Air Loss 0 Btuh  
 Design Heat Load 69340 Btuh

COOLING SUMMARY

Design Temp Swing 3.0 Deg F.  
 Ventilation Air 0 CFM  
 Vent Air Gain 0 Btuh  
 Total Sensible Gain 31759 Btuh  
 Total Latent Gain 5060 Btuh  
 Total Cooling Load 37620 Btuh

EQUIPMENT LOAD SIZING

SENSIBLE

LATENT

Structure 31759 Btuh  
 Ventilation 0 Btuh  
 Rate/Swing Mult. 1.00  
 Total Equipment 31759 Btuh

Internal Gains 1840 Btuh  
 Ventilation 0 Btuh  
 Infiltration 4020 Btuh  
 Total Equipment 5060 Btuh

EQUIPMENT SUMMARY

HEATING

COOLING

Design Blower Size 1520 CFM  
 Make  
 Model  
 Type  
 Efficiency / HSPF 0.00  
 Heating Input 0 Btuh  
 Heating Output 0 Btuh  
 Heating Temp Rise 0 Deg F.  
 Heating CFM 1520 CFM  
 Heating Factor 0.022

Design Blower Size 1520 CFM  
 Make  
 Model  
 Type  
 COP/EER/SEER 0.00  
 Sensible Cooling 0 Btuh  
 Latent Cooling 0 Btuh  
 Total Cooling 0 Btuh  
 Cooling CFM 1520 CFM  
 Cooling Factor 0.040

Space Thermostat

## RIGHT-J CALCULATION PROCEDURES A,B,C,D

### Procedure A - Winter Infiltration HTM Calculation\*

1.	Winter Infiltration CFM	
	0.7 AC/HR x 23920 Cu.Ft. x 0.0167	= 280 CFM
2.	Winter Infiltration Btuh	
	1.1 x 280 CFM x 70 Winter TD	= 21531 Btuh
3.	Winter Infiltration HTM	
	21531 Btuh / 531 Total Window & Door Area	= 40.5 HTM

### Procedure B - Summer Infiltration HTM Calculation\*

1.	Summer Infiltration CFM	
	0.4 AC/HR x 23920 Cu.Ft. x 0.0167	= 160 CFM
2.	Summer Infiltration Btuh	
	1.1 x 160 CFM x 20 Summer TD	= 3515 Btuh
3.	Summer Infiltration HTM	
	3515 Btuh / 531 Total Window & Door Area	= 6.6 HTM

### Procedure C - Latent Infiltration Gain

	0.60 x 37 gr.diff. x 160 CFM	= 4020 Btuh
--	------------------------------	-------------

### Procedure D - Equipment Sizing Loads

1. Sensible Sizing Load		
Sensible Ventilation Load		
1.1 x	0 Vent.CFM x 20 Summer TD	= 0 Btuh
	Sensible Load for Structure (Line 19)	+ 31759 Btuh
	Sum of Ventilation and Structure Loads	= 31759 Btuh
	Rating & Temperature Swing Multiplier	x 1.00 RBM
	Equipment Sizing Load - Sensible	= 31759 Btuh
2. Latent Sizing Load		
Latent Ventilation Load		
0.60 x	0 Vent.CFM x 37 gr.diff.	= 0 Btuh
	Internal Loads = 230 x 8 No. People	+ 1840 Btuh
	Infiltration Load From Procedure C	+ 4020 Btuh
	Equipment Sizing Load - Latent	= 5860 Btuh

\*Construction Quality is:            a            No. of fireplaces is:            0

MANUAL J: 7th Ed. RIGHT-J: VI.10

1 Name of Room		Entire House						BASEMENT		
2 Running Ft. Exposed Wall		384.0 Ft.						134.0 Ft.		
3 Room Dimensions, Ft.								31.0 x 36.0 Ft.		
4 Ceilings, Ft. & Condit. Options		8.0						8.0 heat/cool		
TYPE OF EXPOSURE	ICST	HTM	Area	Area	Btuh	Btuh	Area	Area	Btuh	Btuh
	IND.	Htg	Clg	Length	Htg	Clg	Length	Htg	Clg	Clg
5	Gross	a 12E	5.3	1.8	2000	****	****	0	****	****
	Exposed	b 14B	10.1	2.3	294	****	****	294	****	****
	Walls and	c 15A	8.8	0.0	778	****	****	778	****	****
	Partitions	d	0.0	0.0	0	****	****	0	****	****
		e	0.0	0.0	0	****	****	0	****	****
		f	0.0	0.0	0	****	****	0	****	****
6	Windows	a 3C	150.8	**	471	23903	****	641	3248	****
	& Glass	b 8D	150.8	**	0	0	****	0	0	****
	Doors Htg.	c 7I	152.8	**	40	2111	****	0	0	****
		d 7I	161.3	**	0	0	****	0	0	****
		e	0.0	**	0	0	****	0	0	****
		f	0.0	**	0	0	****	0	0	****
7	Windows	North		16.0	42	****	672	0	****	0
	& Glass	NE&NW		0.0	0	****	0	0	****	0
	Doors Clg.	E&W		146.0	355	****	16330	40	****	1840
		SE&SW		0.0	0	****	0	0	****	0
		South		25.0	114	****	2850	24	****	600
		Horz		0.0	0	****	0	0	****	0
8	Othr doors	a 11C	132.9	11.1	20	658	222	0	0	0
		b	0.0	0.0	0	0	0	0	0	0
9	Net	a 12E	5.3	1.8	1533	8048	2713	0	0	0
	Exposed	b 14B	10.1	2.3	230	2318	540	230	2318	540
	Walls and	c 15A	8.8	0.0	778	6808	0	778	6808	0
	Partitions	d	0.0	0.0	0	0	0	0	0	0
		e	0.0	0.0	0	0	0	0	0	0
		f	0.0	0.0	0	0	0	0	0	0
10	Ceilings	a 16G	2.3	1.5	907	2095	1317	0	0	0
		b 18E	2.8	1.8	0	0	0	0	0	0
		c	0.0	0.0	0	0	0	0	0	0
11	Floors	a 21A	1.7	0.0	1116	1875	0	1116	1875	0
		b 22B	28.7	0.0	0	0	0	0	0	0
		c 20I	2.5	0.6	0	0	0	0	0	0
12	Infiltration	140.5		6.6	531	21531	3515	64	2595	424
13	Subtot Btuh Loss = 6+8...+11+12				****	69348	****	****	16844	****
14	Duct Btuh Loss				0%	0	****	0%	0	****
15	Total Btuh Loss = 13+14				****	69348	****	****	16844	****
16	Int. Gains: People @	300			B	****	2400	0	****	0
	Appl. @	1200			I	****	1200	0	****	0
17	Subtot RSH Gain = 7+8...+12+16				****	****	31759	****	****	3404
18	Duct Btuh Gain				0%	****	0	0%	****	0
19	Total RSH Gain = 17+18				****	****	31759	****	****	3404
20	CFM Air Required				****	1520	1520	****	369	163

Printout certified by ACCA to meet all requirements of Manual Form J --

1 Name of Room		LIVING ROOM				FOYER				
2 Running Ft. Exposed Wall		31.0 Ft.				7.0 Ft.				
3 Room Dimensions, Ft.		12.0 x 17.0 Ft.				7.0 x 10.0 Ft.				
4 Ceilings, Ft : Condit. Option:		8.0 heat/cool				8.0 heat/cool				
TYPE OF EXPOSURE	ICST	HTM	Area	Btuh	Area	Btuh	Area	Btuh	Area	Btuh
	INO.	Htg	Clg	Length	Htg	Clg	Length	Htg	Clg	
5 Gross	a 12E	5.3	1.8	248	****	****	56	****	****	
Exposed	b 14B	10.1	2.3	0	****	****	0	****	****	
Walls and	c 15A	8.8	0.0	0	****	****	0	****	****	
Partitions	d	0.0	0.0	0	****	****	0	****	****	
	e	0.0	0.0	0	****	****	0	****	****	
	f	0.0	0.0	0	****	****	0	****	****	
6 Windows	a 13C	50.8	**	64	3248	****	12	609	****	
& Glass	b 180	50.8	**	0	0	****	0	0	****	
Doors Htg.	c 19I	52.8	**	0	0	****	0	0	****	
	d 7I	61.3	**	0	0	****	0	0	****	
	e	0.0	**	0	0	****	0	0	****	
	f	0.0	**	0	0	****	0	0	****	
7 Windows	North	16.0	0	****	0	0	****	0	****	0
& Glass	NE&NW	0.0	0	****	0	0	****	0	****	0
Doors Clg.	E&W	46.0	32	****	1472	0	****	0	****	0
	SE&SW	0.0	0	****	0	0	****	0	****	0
	South	25.0	32	****	800	12	****	300	****	300
	Horiz	0.0	0	****	0	0	****	0	****	0
8 Othr doors	a 11C	32.9	11.1	0	0	0	20	658	222	
	b	0.0	0.0	0	0	0	0	0	0	
9 Net	a 12E	5.3	1.8	184	966	326	24	126	42	
Exposed	b 14B	10.1	2.3	0	0	0	0	0	0	
Walls and	c 15A	8.8	0.0	0	0	0	0	0	0	
Partitions	d	0.0	0.0	0	0	0	0	0	0	
	e	0.0	0.0	0	0	0	0	0	0	
	f	0.0	0.0	0	0	0	0	0	0	
10 Ceilings	a 16G	2.3	1.5	0	0	0	0	0	0	
	b 18E	2.8	1.8	0	0	0	0	0	0	
	c	0.0	0.0	0	0	0	0	0	0	
11 Floors	a 21A	1.7	0.0	0	0	0	0	0	0	
	b 22D	28.7	0.0	0	0	0	0	0	0	
	c 20I	2.5	0.6	0	0	0	0	0	0	
12 Infiltration		140.5	6.6	64	2595	424	32	1298	212	
13 Subtot Btuh Loss = 6+8.+11+12				****	6809	****	****	2691	****	
14 Duct Btuh Loss				0%	0	****	0%	0	****	
15 Total Btuh Loss = 13+14				****	6809	****	****	2691	****	
16 Int. Gains: People @	300			3	****	900	0	****	0	
Appl. @	1200			0	****	0	0	****	0	
17 Subtot RSH Gain = 7+8.+12+16				****	****	3921	****	****	776	
18 Duct Btuh Gain				0%	****	0	0%	****	0	
19 Total RSH Gain = 17+18				****	****	3921	****	****	776	
20 CFM Air Required				****	149	188	****	59	37	

MANUAL J: 7th Ed. RIGHT-J: 71.10

1: Name of Room	DINING ROOM	KITCHEN/NOOK
2: Running Ft. Exposed Wall	27.0 Ft.	34.0 Ft.
3: Room Dimensions, Ft.	12.0 x 15.0 Ft.	19.0 x 15.0 Ft.
4: Ceilings, Ft.   Condit. Option	8.0 heat/cool	8.0 heat/cool

	TYPE OF EXPOSURE	CST	HTM	Area	Btuh		Area	Btuh	
					Length	Htg		Length	Htg
5: Gross	a:12E	5.3	1.0	216	****	****	272	****	****
Exposed	b:14B	10.1	2.3	0	****	****	0	****	****
Walls and	c:15A	8.8	0.0	0	****	****	0	****	****
Partitions	d:	0.0	0.0	0	****	****	0	****	****
	e:	0.0	0.0	0	****	****	0	****	****
	f:	0.0	0.0	0	****	****	0	****	****

6: Windows	a:13C	150.8	**	32	1624	****	59	2994	****
& Glass	b:18D	150.8	**	0	0	****	0	0	****
Doors Htg.	c:19I	152.8	**	0	0	****	0	0	****
	d:17I	161.3	**	0	0	****	0	0	****
	e:	0.0	**	0	0	****	0	0	****
	f:	0.0	**	0	0	****	0	0	****

7: Windows	North	16.0	0	****	0	0	****	0
& Glass	NE&NW	0.0	0	****	0	0	****	0
Doors Clg.	E&W	46.0	32	****	1472	59	****	2714
	SE&SW	0.0	0	****	0	0	****	0
	South	25.0	0	****	0	0	****	0
	Horz	0.0	0	****	0	0	****	0

8: Othr doors	a:11C	32.9	11.1	0	0	0	0	0	0
	b:	0.0	0.0	0	0	0	0	0	0

9: Net	a:12E	5.3	1.8	184	966	326	213	1118	377
Exposed	b:14B	10.1	2.3	0	0	0	0	0	0
Walls and	c:15A	8.8	0.0	0	0	0	0	0	0
Partitions	d:	0.0	0.0	0	0	0	0	0	0
	e:	0.0	0.0	0	0	0	0	0	0
	f:	0.0	0.0	0	0	0	0	0	0

10: Ceilings	a:16G	2.3	1.5	0	0	0	0	0	0
	b:18E	2.8	1.0	0	0	0	0	0	0
	c:	0.0	0.0	0	0	0	0	0	0

11: Floors	a:21A	1.7	0.0	0	0	0	0	0	0
	b:22B	28.7	0.0	0	0	0	0	0	0
	c:20I	2.5	0.6	0	0	0	0	0	0

12: Infiltration	140.5	6.6	32	1298	212	59	2392	391
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13: Subtot Btuh Loss = 6+8+11+12	****	3888	****	****	6505	****
14: Duct Btuh Loss	0%	0	****	0%	0	****
15: Total Btuh Loss = 13+14	****	3888	****	****	6505	****

16: Int. Gains: People @ 300	2	****	600	0	****	0
Appl. @ 1200	0	****	0	1	****	1200

17: Subtot RSH Gain = 7+8+12+16	****	****	2610	****	****	4682
18: Duct Btuh Gain	0%	****	0	0%	****	0
19: Total RSH Gain = 17+18	****	****	2610	****	****	4682

20: CFM Air Required	****	35	125	****	143	224
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MANUAL J: 7th Ed. RIGHT-J: V1.10

1	Name of Room	FAMILY ROOM				MASTER BEDROOM			
2	Running Ft. Exposed Wall	31.0 Ft.				34.0 Ft.			
3	Room Dimensions, Ft.	12.0 x 19.0 Ft.				19.0 x 15.0 Ft.			
4	Ceilings, Ft   Condit. Option	8.0 heat/cool				8.0 heat/cool			
	TYPE OF EXPOSURE	ICST IND.	HTM Htg   Clg	Area Length	Btuh Htg   Clg	Area Length	Btuh Htg   Clg		
5	Gross	a 12E	5.3  1.8	248	***  ***	272	***  ***		
	Exposed	b 14B	10.1  2.3	0	***  ***	0	***  ***		
	Walls and Partitions	c 15A	8.8  0.0	0	***  ***	0	***  ***		
		d	0.0  0.0	0	***  ***	0	***  ***		
		e	0.0  0.0	0	***  ***	0	***  ***		
		f	0.0  0.0	0	***  ***	0	***  ***		
6	Windows & Glass	a 3C	50.8  **	32	1624  ***	70	3553  ***		
	Doors Htg.	b 80	50.8  **	0	0  ****	0	0  ****		
		c 9I	52.8  **	40	2111  ****	0	0  ****		
		d 7I	161.3  **	0	0  ****	0	0  ****		
		e	0.0  **	0	0  ****	0	0  ****		
		f	0.0  **	0	0  ****	0	0  ****		
7	Windows & Glass	North	116.0	0	****	0	14  ****	224	
	Doors Clg.	NE&NW	0.0	0	****	0	0  ****	0	
		E&W	46.0	40	****  1840	56	****  2576		
		SE&SW	0.0	0	****	0	0  ****	0	
		South	125.0	32	****  800	0	****	0	
		Horz	0.0	0	****	0	0  ****	0	
8	Othr doors	a 11C	32.9  11.1	0	0	0	0	0	
		b	0.0  0.0	0	0	0	0	0	
9	Net Exposed	a 12E	5.3  1.8	176	924  312	202	1061  358		
	Walls and Partitions	b 14B	10.1  2.3	0	0	0	0	0	
		c 15A	8.8  0.0	0	0	0	0	0	
		d	0.0  0.0	0	0	0	0	0	
		e	0.0  0.0	0	0	0	0	0	
		f	0.0  0.0	0	0	0	0	0	
10	Ceilings	a 16G	2.3  1.5	0	0	0	285  65P	414	
		b 18E	2.8  1.8	0	0	0	0	0	
		c	0.0  0.0	0	0	0	0	0	
11	Floors	a 21A	1.7  0.0	0	0	0	0	0	
		b 22B	28.7  0.0	0	0	0	0	0	
		c 20I	2.5  0.6	0	0	0	0	0	
12	Infiltration		140.5  6.6	72	2919  477	70	2838  463		
13	Subtot Btuh Loss=6+8.+11+12			***	7579  ***	***	8110  ***		
14	Duct Btuh Loss			0%	0  ***	0%	0  ***		
15	Total Btuh Loss = 13+14			***	7579  ***	***	8110  ***		
16	Int. Gains: People @ 300			3	***  900	0	***	0	
	Appl. @ 1200			0	***	0	***	0	
17	Subtot RSH Gain=7+8.+12+16			***	***  4320	***	***  4035		
18	Duct Btuh Gain			0%	***	0%	***	0	
19	Total RSH Gain = 17+18			***	***  4320	***	***  4035		
20	CFM Air Required			***	166  207	***	178  193		

MANUAL J: 7th Ed. RIGHT-J: V1.10

1	Name of Room			M.BATH/W.I.C.			BEDROOM 4			
2	Running Ft. Exposed Wall			20.0	FT.			11.0	Ft.	
3	Room Dimensions, Ft.			8.0 x 18.0	FT.			11.0 x 11.0	FT.	
4	Ceilings, Ft   Condit. Option			8.0	heat/cool			8.0	heat/cool	
-----										
	TYPE OF EXPOSURE	ICST	HYM	Area	Btuh	Area	Btuh			
		IND.	Htg	Clg	Length	Htg	Clg	Length	Htg	Clg
-----										
5	Gross	a 12E	5.3	1.8	160	****	****	30	****	****
	Exposed	b 14B	10.1	2.3	0	****	****	0	****	****
	Walls and	c 15A	8.8	0.0	0	****	****	0	****	****
	Partitions	d	0.0	0.0	0	****	****	0	****	****
		e	0.0	0.0	0	****	****	0	****	****
		f	0.0	0.0	0	****	****	0	****	****
-----										
6	Windows	a 13C	150.8	**	36	1827	****	28	1421	****
	& Glass	b 18D	150.8	**	0	0	****	0	0	****
	Doors Htg.	c 19I	152.8	**	0	0	****	0	0	****
		d 17I	161.3	**	0	0	****	0	0	****
		e	0.0	**	0	0	****	0	0	****
		f	0.0	**	0	0	****	0	0	****
-----										
7	Windows	North		116.0	28	****	448	0	****	0
	& Glass	NE&NW		0.0	0	****	0	0	****	0
	Doors Clg.	E&W		146.0	8	****	368	28	****	1388
		SE&SW		0.0	0	****	0	0	****	0
		South		125.0	0	****	0	0	****	0
		Horz		0.0	0	****	0	0	****	0
-----										
8	Othr doors	a 11C	32.9	1.1	0	0	0	0	0	0
		b	0.0	0.0	0	0	0	0	0	0
-----										
9	Net	a 12E	5.3	1.8	124	651	219	60	315	106
	Exposed	b 14B	10.1	2.3	0	0	0	0	0	0
	Walls and	c 15A	8.8	0.0	0	0	0	0	0	0
	Partitions	d	0.0	0.0	0	0	0	0	0	0
		e	0.0	0.0	0	0	0	0	0	0
		f	0.0	0.0	0	0	0	0	0	0
-----										
10	Ceilings	a 16G	2.3	1.5	144	333	209	121	280	176
		b 18E	2.0	1.8	0	0	0	0	0	0
		c	0.0	0.0	0	0	0	0	0	0
-----										
11	Floors	a 21A	1.7	0.0	0	0	0	0	0	0
		b 22B	28.7	0.0	0	0	0	0	0	0
		c 20I	2.5	0.6	0	0	0	0	0	0
-----										
12	Infiltration	140.5		6.6	36	1460	238	28	1135	185
-----										
13	Subtot Btuh Loss=6+8.+11+12			****	4270	****	****	3151	****	****
14	Duct Btuh Loss			0%	0	****	0%	0	****	****
15	Total Btuh Loss = 13+14			****	4270	****	****	3151	****	****
-----										
16	Int. Gains: People @	300		0	****	0	0	****	0	0
	Appl. @	1200		0	****	0	0	****	0	0
17	Subtot RSH Gain=7+8.+12+16			****	****	1483	****	****	****	1755
18	Duct Btuh Gain			0%	****	0	0%	****	0	0
19	Total RSH Gain = 17+18			****	****	1483	****	****	****	1755
20	CFM Air Required			****	94	71	****	69	****	84

1	Name of Room	BEDROOM 3	HALL BATH
2	Running Ft. Exposed Wall	24.0 Ft.	5.0 Ft.
3	Room Dimensions, Ft.	12.0 x 12.0 Ft.	5.0 x 9.0 Ft.
4	Ceilings, Ft   Condit. Option	8.0 heat/cool	8.0 heat/cool

	TYPE OF EXPOSURE	ICST	HTM		Area	Btuh		Area	Dtuh	
			INO.	Htg		Clg	Length		Htg	Clg
5	Gross	a 12E	5.3	1.8	192	****	****	40	****	****
	Exposed	b 14B	10.1	2.3	0	****	****	0	****	****
	Walls and	c 15A	8.8	0.0	0	****	****	0	****	****
	Partitions	d	0.0	0.0	0	****	****	0	****	****
		e	0.0	0.0	0	****	****	0	****	****
		f	0.0	0.0	0	****	****	0	****	****

6	Windows	a 13C	50.8	**	28	1421	****	0	0	****
	& Glass	b 18D	50.8	**	0	0	****	0	0	****
	Doors Htg.	c 19I	52.8	**	0	0	****	0	0	****
		d 17I	61.3	**	0	0	****	0	0	****
		e	0.0	**	0	0	****	0	0	****
		f	0.0	**	0	0	****	0	0	****

7	Windows	North	16.0	0	****	0	0	****	0	0
	& Glass	NE&NW	0.0	0	****	0	0	****	0	0
	Doors Clg.	E&W	46.0	28	****	1288	0	****	0	0
		SE&SW	0.0	0	****	0	0	****	0	0
		South	25.0	0	****	0	0	****	0	0
		Horz	0.0	0	****	0	0	****	0	0

8	Othr doors	a 11C	32.9	11.1	0	0	0	0	0	0
		b	0.0	0.0	0	0	0	0	0	0

9	Net	a 12E	5.3	1.8	164	861	290	40	210	71
	Exposed	b 14B	10.1	2.3	0	0	0	0	0	0
	Walls and	c 15A	8.8	0.0	0	0	0	0	0	0
	Partitions	d	0.0	0.0	0	0	0	0	0	0
		e	0.0	0.0	0	0	0	0	0	0
		f	0.0	0.0	0	0	0	0	0	0

10	Ceilings	a 16G	2.3	1.5	144	333	209	45	104	65
		b 18E	2.8	1.8	0	0	0	0	0	0
		c	0.0	0.0	0	0	0	0	0	0

11	Floors	a 21A	1.7	0.0	0	0	0	0	0	0
		b 22B	28.7	0.0	0	0	0	0	0	0
		c 20I	2.5	0.6	0	0	0	0	0	0

12	Infiltration	140.5	6.6	28	1135	185	0	0	0
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13	Subtot Dtuh Loss=6+8..+11+12	****	3750	****	****	314	****
14	Duct Dtuh Loss	0%	0	****	0%	0	****
15	Total Dtuh Loss = 13+14	****	3750	****	****	314	****

16	Int. Gains: People @	300	0	****	0	0	****
	Appl. @	1200	0	****	0	0	****

17	Subtot RSH Gain=7+8..+12+16	****	****	1973	****	****	136
18	Duct Btuh Gain	0%	****	0	0%	****	0
19	Total RSH Gain = 17+18	****	****	1973	****	****	136

20	CFM Air Required	****	82	94	****	7	7
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MANUAL J: 7th Ed. RIGHT-J: V1.10

1 Name of Room		BEDROOM 2							
2 Running Ft. Exposed Wall		26.0 Ft.		0.0 Ft.					
3 Room Dimensions, Ft.		12.0 x 14.0 Ft.		0.0 x 0.0 Ft.					
4 Ceilings, Ft   Condit. Option		8.0 heat/cool		0.0					
TYPE OF EXPOSURE	ICST	HTM	Area	Btuh	Area	Btuh	Area	Btuh	
	IND	Htg	Clg	Length	Htg	Clg	Length	Htg	Clg
5 Gross	a	12E	5.31	1.81	208	****	****	01	****
Exposed	b	14B	10.11	2.31	01	****	****	01	****
Walls and	c	15A	8.81	0.01	01	****	****	01	****
Partitions	d		0.01	0.01	01	****	****	01	****
	e		0.01	0.01	01	****	****	01	****
	f		0.01	0.01	01	****	****	01	****
6 Windows	a	13C	150.81	**	46	2335	****	01	01 ****
& Glass	b	18D	150.81	**	01	01	****	01	01 ****
Doors Htg.	c	19I	152.81	**	01	01	****	01	01 ****
	d	17I	161.31	**	01	01	****	01	01 ****
	e		1 0.01	**	01	01	****	01	01 ****
	f		1 0.01	**	01	01	****	01	01 ****
7 Windows		North	16.01		01	****		01	****
& Glass		NE&NW	0.01		01	****		01	****
Doors Clg.		E&W	146.01		32	****	1472	01	****
		SE&SW	0.01		01	****		01	****
		South	128.01		14	****	350	01	****
		Horz	0.01		01	****		01	****
8 Othr doors	a	11C	32.91	11.11	01	01	01	01	01
	b		0.01	0.01	01	01	01	01	01
9 Net	a	12E	5.31	1.81	162	851	287	01	01
Exposed	b	14B	10.11	2.31	01	01	01	01	01
Walls and	c	15A	8.81	0.01	01	01	01	01	01
Partitions	d		0.01	0.01	01	01	01	01	01
	e		0.01	0.01	01	01	01	01	01
	f		0.01	0.01	01	01	01	01	01
10 Ceilings	a	16G	2.31	1.51	168	388	244	01	01
	b	18E	2.81	1.81	01	01	01	01	01
	c		0.01	0.01	01	01	01	01	01
11 Floors	a	21A	1.71	0.01	01	01	250	01	01
	b	22B	28.71	0.01	01	01	01	01	01
	c	20I	2.51	0.61	01	01	01	01	01
12 Infiltration			140.51	6.61	46	1865	305	01	01
13 Subtot Btuh Loss=6+8..+11+12					****	5438	****	****	01 ****
14 Duct Btuh Loss					0%	01	****	0%	01 ****
15 Total Btuh Loss = 13+14					****	5438	****	****	01 ****
16 Int. Gains: People @			300		01	****		01	****
Appl. @			1200		01	****		01	****
17 Subtot RSH Gain=7+8..+12+16					****	****	2657	****	****
18 Duct Btuh Gain					0%	****		0%	****
19 Total RSH Gain = 17+18					****	****	2657	****	****
20 CFM Air Required					****	119	127	****	01

MANUAL J: 7th Ed. RIGHT-J: V1.10

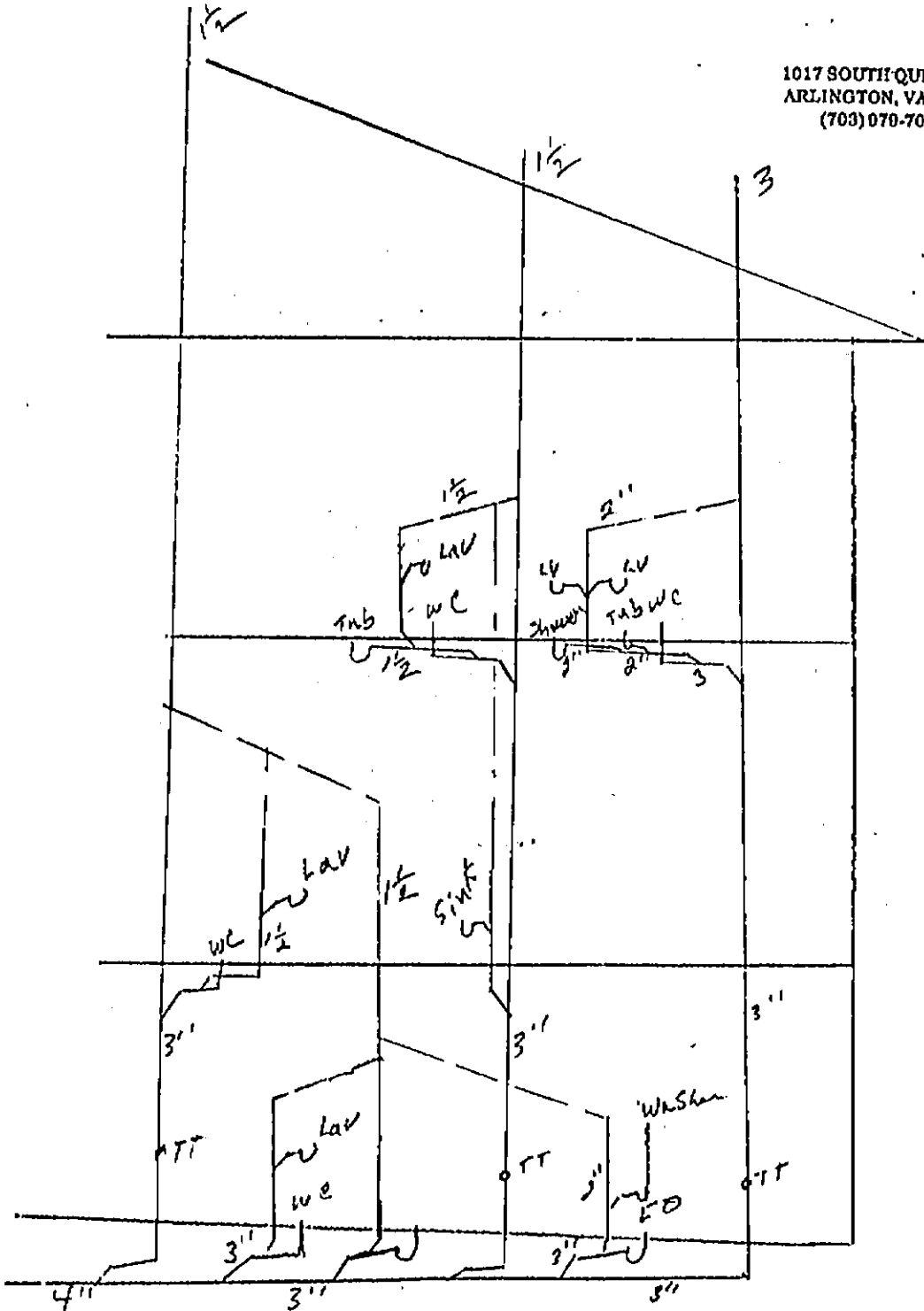
RIGHT-J WINDOW DATA

W	S	D	W	G	L	S	S	O	N	A	S	O	O	W	C	W	S
ND	K	I	A	L	O	T	H	V	G	N	H	V	V	H	H	N	H
E	Y	R	L	Z	E	R	A	H	L	G	C	R	R	G	T	A	A
									Z	L	D	X	Y	T	M	R	R
BASEMENT																	
a	n	s	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	24.0	0.0
a	n	e	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0
a	n	w	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	8.0	0.0
LIVING ROOM																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	32.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0
FOYER																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	12.0	0.0
DINING ROOM																	
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	37.0	0.0
KITCHEN/NOOK																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	59.0	0.0
FAMILY ROOM																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	32.0	0.0
c	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	40.0	0.0
MASTER BEDROOM																	
a	n	n	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	16.0	14.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	56.0	0.0
M. BATH/W. I. C.																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	8.0	0.0
a	n	n	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	16.0	28.0	0.0
BEDROOM 4																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	28.0	0.0
BEDROOM 3																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	28.0	0.0
BEDROOM 2																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	14.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0

CLARENCE HAMMOND  
PLUMBING & HEATING CONTRACTOR

The Nottingham Model

1017 SOUTH QUINN ST.  
ARLINGTON, VA 22204  
(703) 070-7008



RIGHT-J SUMMARY INFORMATION

GENERAL DATA

For: Name ED PEETE CO. (NOTTINGHAM MODEL)  
 Address  
 City  
 State Zip

By: Contractor GENERAL HEATING ENGINEERING CO., INC.  
 Address 9070 EUCLID AVENUE.  
 City MANASSAS  
 State VA Zip 22110

Wtr: State DC  
 City Washington National AP

DESIGN CONDITIONS

WINTER		SUMMER	
Outside db:	0 Deg F.	Outside db:	95 Deg F.
Inside db:	70 Deg F.	Inside db:	75 Deg F.
Design TD:	70 Deg F.	Design TD:	20 Deg F.
		Rel. Hum. :	50 %
		Daily Range	M
		Grains Water	37

HEATING SUMMARY

COOLING SUMMARY

Bldg. Heat Loss	69348 Btuh	Design Temp Swing	3.0 Deg F.
Ventilation Air	0 CFM	Ventilation Air	0 CFM
Vent Air Loss	0 Btuh	Vent Air Gain	0 Btuh
Design Heat Load	69348 Btuh	Total Sensible Gain	31759 Btuh
		Total Latent Gain	5860 Btuh
		Total Cooling Load	37620 Btuh

EQUIPMENT LOAD SIZING

SENSIBLE		LATENT	
Structure	31759 Btuh	Internal Gains	1840 Btuh
Ventilation	0 Btuh	Ventilation	0 Btuh
Rate/Swing Mult.	1.00	Infiltration	4020 Btuh
Total Equipment	31759 Btuh	Total Equipment	5860 Btuh

EQUIPMENT SUMMARY

HEATING		COOLING	
Design Blower Size	1520 CFM	Design Blower Size	1520 CFM
Make		Make	
Model		Model	
Type		Type	
Efficiency / HSPF	0.00	COP/EER/SEER	0.00
Heating Input	0 Btuh	Sensible Cooling	0 Btuh
Heating Output	0 Btuh	Latent Cooling	0 Btuh
Heating Temp Rise	0 Deg F.	Total Cooling	0 Btuh
Heating CFM	1520 CFM	Cooling CFM	1520 CFM
Heating Factor	0.022	Cooling Factor	0.048

Space Thermostat

## RIGHT-J CALCULATION PROCEDURES A,B,C,D

### Procedure A - Winter Infiltration HTM Calculation\*

1.	Winter Infiltration CFM		
	0.7 AC/HR x 23920 Cu.Ft. x 0.0167	=	280 CFM
2.	Winter Infiltration Btuh		
	1.1 x 280 CFM x 70 Winter TD	=	21531 Btuh
3.	Winter Infiltration HTM		
	21531 Btuh / 531 Total Window & Door Area	=	40.5 HTM

### Procedure B - Summer Infiltration HTM Calculation\*

1.	Summer Infiltration CFM		
	0.4 AC/HR x 23920 Cu.Ft. x 0.0167	=	160 CFM
2.	Summer Infiltration Btuh		
	1.1 x 160 CFM x 20 Summer TD	=	3515 Btuh
3.	Summer Infiltration HTM		
	3515 Btuh / 531 Total Window & Door Area	=	6.6 HTM

### Procedure C - Latent Infiltration Gain

	0.68 x 37 gr.diff. x 160 CFM		= 4020 Btuh
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### Procedure D - Equipment Sizing Loads

1. Sensible Sizing Load			
Sensible Ventilation Load			
1.1 x	0 Vent.CFM x	20 Summer TD	= 0 Btuh
Sensible Load for Structure (Line 19)			+ 31759 Btuh
Sum of Ventilation and Structure Loads			= 31759 Btuh
Rating & Temperature Swing Multiplier			x 1.00 RSM
Equipment Sizing Load - Sensible			= 31759 Btuh
2. Latent Sizing Load			
Latent Ventilation Load			
0.68 x	0 Vent.CFM x	37 gr.diff.	= 0 Btuh
Internal Loads = 230 x 8 No. People			+ 1840 Btuh
Infiltration Load From Procedure C			+ 4020 Btuh
Equipment Sizing Load - Latent			= 5860 Btuh

\*Construction Quality is:            a            No. of fireplaces is:            0

1 Name of Room		Entire House			BASEMENT				
2 Running Ft. Exposed Wall		384.0 Ft.			134.0 Ft.				
3 Room Dimensions, Ft.		31.0 x 36.0 Ft.			8.0 heat/cool				
4 Ceilings, Ft. Condit. Option		8.0			8.0 heat/cool				
TYPE OF EXPOSURE	ICST	HTM	HTM	Area	Btuh		Area	Btuh	
					Length	Htg		Cig	Length
5 Gross	a:12E	5.3	1.8	2000	****	****	0	****	****
Exposed	b:14B	10.1	2.3	294	****	****	294	****	****
Walls and	c:15A	8.8	0.0	778	****	****	778	****	****
Partitions	d:	0.0	0.0	0	****	****	0	****	****
	e:	0.0	0.0	0	****	****	0	****	****
	f:	0.0	0.0	0	****	****	0	****	****
6 Windows	a:13C	150.8	**	471	23903	****	64	3248	****
& Glass	b:18D	150.8	**	0	0	****	0	0	****
Doors Htg.	c:17I	152.8	**	40	2111	****	0	0	****
	d:17I	161.3	**	0	0	****	0	0	****
	e:	0.0	**	0	0	****	0	0	****
	f:	0.0	**	0	0	****	0	0	****
7 Windows	North	116.0		42	****	672	0	****	0
& Glass	NE&NW	0.0		0	****	0	0	****	0
Doors Cig.	E&W	146.0		355	****	16330	40	****	1840
	SE&SW	0.0		0	****	0	0	****	0
	South	125.0		114	****	2850	24	****	600
	Horz	0.0		0	****	0	0	****	0
8 Othr doors	a:11C	32.9	1.1	20	658	222	0	0	0
	b:	0.0	0.0	0	0	0	0	0	0
9 Net	a:12E	5.3	1.8	1533	8048	2713	0	0	0
Exposed	b:14B	10.1	2.3	230	2318	540	230	2318	540
Walls and	c:15A	8.8	0.0	778	6808	0	778	6808	0
Partitions	d:	0.0	0.0	0	0	0	0	0	0
	e:	0.0	0.0	0	0	0	0	0	0
	f:	0.0	0.0	0	0	0	0	0	0
10 Ceilings	a:16G	2.3	1.5	907	2095	1317	0	0	0
	b:18E	2.8	1.8	0	0	0	0	0	0
	c:	0.0	0.0	0	0	0	0	0	0
11 Floors	a:21A	1.7	0.0	1116	1875	0	1116	1875	0
	b:22B	128.7	0.0	0	0	0	0	0	0
	c:20I	2.5	0.6	0	0	0	0	0	0
12 Infiltration		140.5	6.6	531	21531	3515	64	2595	424
13 Subtot Btuh Loss=6+8...+11+12				****	69348	****	****	16844	****
14 Duct Btuh Loss				0%	0	****	0%	0	****
15 Total Btuh Loss = 13+14				****	69348	****	****	16844	****
16 Int. Gain: People @		300		8	****	2400	0	****	0
Appl. @		1200		1	****	1200	0	****	0
17 Subtot RSH Gain=7+8...+12+16				****	****	31759	****	****	3404
18 Duct Btuh Gain				0%	0	0	0%	0	0
19 Total RSH Gain = 17+18				****	****	31759	****	****	3404
20 CFM Air Required				****	1520	1520	****	369	163

1	Name of Room	LIVING ROOM	FOYER
2	Running Ft. Exposed Wall	31.0 Ft.	7.0 Ft.
3	Room Dimensions, Ft.	12.0 x 17.0 Ft.	7.0 x 10.0 Ft.
4	Ceilings, Ft. Condit. Option:	8.0 heat/cool	8.0 heat/cool

TYPE OF EXPOSURE	ICST	HTM	Area	Btuh		Area	Btuh	
				Htg	Clg		Htg	Clg
5	Gross	a 12E  5.3  1.0	248	****	****	56	****	****
	Exposed	b 14B 10.1  2.3	0	****	****	0	****	****
	Walls and Partitions	c 15A  8.8  0.0	0	****	****	0	****	****
		d    0.0  0.0	0	****	****	0	****	****
		e    0.0  0.0	0	****	****	0	****	****
		f    0.0  0.0	0	****	****	0	****	****

6	Windows & Glass	a 13C  50.8  **	64	3248	****	12	609	****
	Doors Htg.	b 180  50.8  **	0	0	****	0	0	****
		c 19I  52.8  **	0	0	****	0	0	****
		d 17I  61.3  **	0	0	****	0	0	****
		e    0.0  **	0	0	****	0	0	****
		f    0.0  **	0	0	****	0	0	****

7	Windows & Glass	North	16.0	0	****	0	0	****
		NE&NW	0.0	0	****	0	0	****
	Doors Clg.	E&W	46.0	32	****	1472	0	****
		SE&SW	0.0	0	****	0	0	****
		South	25.0	32	****	800	12	****
		Horz	0.0	0	****	0	0	****

8	Othr doors	a 11C 32.9 11.1	0	0	0	20	658	222
		b    0.0  0.0	0	0	0	0	0	0

9	Net	a 12E  5.3  1.8	184	966	326	24	126	42
	Exposed	b 14B 10.1  2.3	0	0	0	0	0	0
	Walls and Partitions	c 15A  8.8  0.0	0	0	0	0	0	0
		d    0.0  0.0	0	0	0	0	0	0
		e    0.0  0.0	0	0	0	0	0	0
		f    0.0  0.0	0	0	0	0	0	0

10	Ceilings	a 16G  2.3  1.5	0	0	0	0	0	0
		b 18E  2.8  1.8	0	0	0	0	0	0
		c    0.0  0.0	0	0	0	0	0	0

11	Floors	a 21A  1.7  0.0	0	0	0	0	0	0
		b 22B 128.7  0.0	0	0	0	0	0	0
		c 20I  2.5  0.6	0	0	0	0	0	0

12	Infiltration	140.5  6.6	64	2595	424	32	1298	212
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13	Subtot Btuh Loss = 6+8...+11+12	****	6809	****	****	2691	****
14	Duct Btuh Loss	0%	0	****	0%	0	****
15	Total Btuh Loss = 13+14	****	6809	****	****	2691	****

16	Int. Gains: People @	300	3	****	900	0	****
	Appl. @	1200	0	****	0	0	****
17	Subtot RSH Gain = 7+8...+12+16	****	****	3921	****	****	776
18	Duct Btuh Gain	0%	****	0	0%	****	0
19	Total RSH Gain = 17+18	****	****	3921	****	****	776
20	CFM Air Required	****	149	180	****	59	37

1	Name of Room		DINING ROOM		KITCHEN/NOOK
2	Running Ft. Exposed Wall		27.0 Ft.		34.0 Ft.
3	Room Dimensions, Ft.		12.0 x 15.0 Ft.		17.0 x 15.0 Ft.
4	Ceilings, Ft   Condit. Option		8.0 heat/cool		8.0 heat/cool

	TYPE OF EXPOSURE	ICSTI	HTM		Area   Length	Btuh		Area   Length	Btuh	
			IND.	Htg   Clg		Htg	Clg		Htg	Clg
5	Gross	1a 12E	5.3	1.0	216	****	****	272	****	****
	Exposed	1b 14B	10.1	2.3	0	****	****	0	****	****
	Walls and Partitions	1c 15A	8.8	0.0	0	****	****	0	****	****
		1d	0.0	0.0	0	****	****	0	****	****
		1e	0.0	0.0	0	****	****	0	****	****
		1f	0.0	0.0	0	****	****	0	****	****

6	Windows & Glass	1a 3C	50.8	**	32	1424	****	59	2994	****
	Doors Htg.	1b 80	50.8	**	0	0	****	0	0	****
		1c 7I	52.8	**	0	0	****	0	0	****
		1d 7I	61.3	**	0	0	****	0	0	****
		1e	0.0	**	0	0	****	0	0	****
		1f	0.0	**	0	0	****	0	0	****

7	Windows & Glass	North	116.0		0	****	0	0	****	0
	Doors Clg.	NE&NW	0.0		0	****	0	0	****	0
		E&W	146.0		32	****	1472	59	****	2714
		SE&SW	0.0		0	****	0	0	****	0
		South	125.0		0	****	0	0	****	0
		Horz	0.0		0	****	0	0	****	0

8	Othr doors	1a 11C	32.9	11.1	0	0	0	0	0	0
		1b	0.0	0.0	0	0	0	0	0	0

9	Net	1a 12E	5.3	1.8	184	966	326	213	1118	377
	Exposed	1b 14B	10.1	2.3	0	0	0	0	0	0
	Walls and Partitions	1c 15A	8.8	0.0	0	0	0	0	0	0
		1d	0.0	0.0	0	0	0	0	0	0
		1e	0.0	0.0	0	0	0	0	0	0
		1f	0.0	0.0	0	0	0	0	0	0

10	Ceilings	1a 16G	2.3	1.5	0	0	0	0	0	0
		1b 18E	2.8	1.8	0	0	0	0	0	0
		1c	0.0	0.0	0	0	0	0	0	0

11	Floors	1a 21A	1.7	0.0	0	0	0	0	0	0
		1b 22B	28.7	0.0	0	0	0	0	0	0
		1c 20I	2.5	0.6	0	0	0	0	0	0

12	Infiltration		140.5	6.6	32	1298	212	59	2392	391
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13	Subtot Btuh Loss = 6+8...+11+12		****		****	3888	****	****	6505	****
14	Duct Btuh Loss		0%		0	0	****	0%	0	****
15	Total Btuh Loss = 13+14		****		****	3888	****	****	6505	****

16	Int. Gains: People @ 300		2	****	0	****	600	0	****	0
	Appl. @ 1200		0	****	0	****	0	1	****	1200

17	Subtot RSH Gain = 7+8...+12+16		****		****	2610	****	****	4682	
----	--------------------------------	--	------	--	------	------	------	------	------	--

18	Duct Btuh Gain		0%		0	0	****	0%	****	0
19	Total RSH Gain = 17+18		****		****	2610	****	****	4682	
20	CFM Air Required		****		85	125	****	143	224	

1) Name of Room	FAMILY ROOM	MASTER BEDROOM
2) Running Ft. Exposed Wall	31.0 Ft.	34.0 Ft.
3) Room Dimensions, Ft.	12.0 x 19.0 Ft.	19.0 x 18.0 Ft.
4) Ceilings, Ft   Condit. Option:	8.0 heat/cool	8.0 heat/cool

	TYPE OF EXPOSURE	ICSTI	RTM	Area	Btuh			Area	Btuh		
					Length	Htg	Clg		Length	Htg	Clg
5) Gross Exposed Walls and Partitions	a) 12E	5.3	1.8	248	***	***	272	***	***	***	
	b) 14B	10.1	2.3	0	***	***	0	***	***	***	
	c) 15A	8.8	0.0	0	***	***	0	***	***	***	
	d)	0.0	0.0	0	***	***	0	***	***	***	
	e)	0.0	0.0	0	***	***	0	***	***	***	
	f)	0.0	0.0	0	***	***	0	***	***	***	
6) Windows & Glass Doors Htg.	a) 13C	150.8	**	32	1624	***	70	3553	***	***	
	b) 18D	150.8	**	0	0	***	0	0	***	***	
	c) 19I	152.8	**	40	2111	***	0	0	***	***	
	d) 17I	161.3	**	0	0	***	0	0	***	***	
	e)	0.0	**	0	0	***	0	0	***	***	
	f)	0.0	**	0	0	***	0	0	***	***	
7) Windows & Glass Doors Clg.	North	116.0	0	***	0	14	***	224	0	0	
	NE&NW	0.0	0	***	0	0	***	0	0	0	
	E&W	146.0	40	***	1840	56	***	2576	0	0	
	SE&SW	0.0	0	***	0	0	***	0	0	0	
	South	125.0	32	***	800	0	***	0	0	0	
	Horz	0.0	0	***	0	0	***	0	0	0	
8) Othr doors	a) 11C	132.9	11.1	0	0	0	0	0	0	0	
	b)	0.0	0.0	0	0	0	0	0	0	0	
9) Net Exposed Walls and Partitions	a) 12E	5.3	1.8	176	924	312	202	1061	358	0	
	b) 14B	10.1	2.3	0	0	0	0	0	0	0	
	c) 15A	8.8	0.0	0	0	0	0	0	0	0	
	d)	0.0	0.0	0	0	0	0	0	0	0	
	e)	0.0	0.0	0	0	0	0	0	0	0	
	f)	0.0	0.0	0	0	0	0	0	0	0	
10) Ceilings	a) 16G	2.3	1.5	0	0	0	203	658	414	0	
	b) 18E	2.8	1.8	0	0	0	0	0	0	0	
	c)	0.0	0.0	0	0	0	0	0	0	0	
11) Floors	a) 21A	1.7	0.0	0	0	0	0	0	0	0	
	b) 22B	28.7	0.0	0	0	0	0	0	0	0	
	c) 20I	2.5	0.6	0	0	0	0	0	0	0	
12) Infiltration		140.5	6.6	72	2919	477	70	2838	463	0	
13) Subtot Btuh Loss = 6+8...+11+12				***	7579	***	***	8110	***	0	
14) Duct Btuh Loss				0%	0	***	0%	0	***	0	
15) Total Btuh Loss = 13+14				***	7579	***	***	8110	***	0	
16) Int. Gains: People @ Appl. @	300			3	***	900	0	***	0	0	
	1200			0	***	0	0	***	0	0	
17) Subtot RSH Gain = 7+8...+12+16				***	***	4328	***	***	4035	0	
18) Duct Btuh Gain				0%	***	0	0%	***	0	0	
19) Total RSH Gain = 17+18				***	***	4328	***	***	4035	0	
20) CFM Air Required				***	166	207	***	178	193	0	

MANUAL J: 7th Ed. RIGHT-J: VI.10

1	Name of Room			M. BATH/W.I.C.			BEDROOM 4		
2	Running Ft. Exposed Wall			20.0 Ft.			11.0 Ft.		
3	Room Dimensions, Ft.			8.0 x 18.0 Ft.			11.0 x 11.0 Ft.		
4	Ceilings, Ft.   Condit. Option			8.0 heat/cool			8.0 heat/cool		
-----									
	TYPE OF EXPOSURE	ICST	HTM	Area	Btuh		Area	Btuh	
		INO.	Htg   Clg	Length	Htg	Clg	Length	Htg	Clg
-----									
5	Gross Exposed Walls and Partitions	a 12E	5.3   1.8	160	****	****	80	****	****
		b 14B	10.1   2.3	0	****	****	0	****	****
		c 15A	8.8   0.0	0	****	****	0	****	****
		d	0.0   0.0	0	****	****	0	****	****
		e	0.0   0.0	0	****	****	0	****	****
		f	0.0   0.0	0	****	****	0	****	****
-----									
6	Windows & Glass Doors Htg.	a 13C	150.8   **	36	1B27	****	28	1421	****
		b 16D	150.8   **	0	0	****	0	0	****
		c 19I	152.8   **	0	0	****	0	0	****
		d 17I	161.3   **	0	0	****	0	0	****
		e	0.0   **	0	0	****	0	0	****
		f	0.0   **	0	0	****	0	0	****
-----									
7	Windows & Glass Doors Clg.	North	116.0	28	****	448	0	****	0
		NE&NW	0.0	0	****	0	0	****	0
		E&W	146.0	8	****	368	28	****	1288
		SE&SW	0.0	0	****	0	0	****	0
		South	125.0	0	****	0	0	****	0
		Horz	0.0	0	****	0	0	****	0
-----									
8	Othr doors	a 11C	132.9   11.1	0	0	0	0	0	0
		b	0.0   0.0	0	0	0	0	0	0
-----									
9	Net Exposed Walls and Partitions	a 12E	5.3   1.8	124	651	219	60	315	106
		b 14B	10.1   2.3	0	0	0	0	0	0
		c 15A	8.8   0.0	0	0	0	0	0	0
		d	0.0   0.0	0	0	0	0	0	0
		e	0.0   0.0	0	0	0	0	0	0
		f	0.0   0.0	0	0	0	0	0	0
-----									
10	Ceilings	a 16G	2.3   1.5	144	333	209	121	280	176
		b 18E	2.8   1.8	0	0	0	0	0	0
		c	0.0   0.0	0	0	0	0	0	0
-----									
11	Floors	a 21A	1.7   0.0	0	0	0	0	0	0
		b 22B	128.7   0.0	0	0	0	0	0	0
		c 20I	2.5   0.6	0	0	0	0	0	0
-----									
12	Infiltration	140.5   6.6		36	1460	238	28	1135	185
-----									
13	Subtot Btuh Loss = 6+8...+11+12			****	4270	****	****	3151	****
14	Duct Btuh Loss			0%	0	****	0%	0	****
15	Total Btuh Loss = 13+14			****	4270	****	****	3151	****
-----									
16	Int. Gains: People @ Appl. @	300	1200	0	****	0	0	****	0
17	Subtot RSH Gain = 7+8...+12+16			****	****	1483	****	****	1755
18	Duct Btuh Gain			0%	****	0	0%	****	0
19	Total RSH Gain = 17+18			****	****	1483	****	****	1755
20	CFM Air Required			****	94	71	****	69	04

MANUAL J: 7th Ed. RIGHT-J: V1.10

1	Name of Room				BEDROOM 3			HALL BATH		
2	Running Ft. Exposed Wall				24.0 Ft.			5.0 Ft.		
3	Room Dimensions, Ft.				12.0 x 12.0 Ft.			5.0 x 9.0 Ft.		
4	Ceilings, Ft   Condit. Option				8.0 heat/cool			8.0 heat/cool		
-----										
	TYPE OF EXPOSURE	ICSTI	HTM	Area	Btuh		Area	Btuh		
		INO.	Htg   Clg	Length	Htg	Clg	Length	Htg	Clg	
-----										
5	Gross Exposed Walls and Partitions	a 12E	5.3  1.8	192	****	****	40	****	****	
		b 14B	10.1  2.3	0	****	****	0	****	****	
		c 15A	8.8  0.0	0	****	****	0	****	****	
		d	0.0  0.0	0	****	****	0	****	****	
		e	0.0  0.0	0	****	****	0	****	****	
		f	0.0  0.0	0	****	****	0	****	****	
-----										
6	Windows & Glass Doors Htg.	a 13C	50.8  **	28	142	****	0	0	****	
		b 18D	50.8  **	0	0	****	0	0	****	
		c 19I	52.8  **	0	0	****	0	0	****	
		d 17I	61.3  **	0	0	****	0	0	****	
		e	0.0  **	0	0	****	0	0	****	
		f	0.0  **	0	0	****	0	0	****	
-----										
7	Windows & Glass Doors Clg.	North	116.0	0	****	0	0	****	0	
		NE&NW	0.0	0	****	0	0	****	0	
		E&W	146.0	28	****	1288	0	****	0	
		SE&SW	0.0	0	****	0	0	****	0	
		South	125.0	0	****	0	0	****	0	
		Horz	0.0	0	****	0	0	****	0	
-----										
8	Othr doors	a 11C	32.9  11.1	0	0	0	0	0	0	
		b	0.0  0.0	0	0	0	0	0	0	
-----										
9	Net Exposed Walls and Partitions	a 12E	5.3  1.8	164	861	290	40	210	71	
		b 14B	10.1  2.3	0	0	0	0	0	0	
		c 15A	8.8  0.0	0	0	0	0	0	0	
		d	0.0  0.0	0	0	0	0	0	0	
		e	0.0  0.0	0	0	0	0	0	0	
		f	0.0  0.0	0	0	0	0	0	0	
-----										
10	Ceilings	a 16G	2.3  1.5	144	333	209	45	104	65	
		b 18E	2.8  1.8	0	0	0	0	0	0	
		c	0.0  0.0	0	0	0	0	0	0	
-----										
11	Floors	a 21A	1.7  0.0	0	0	0	0	0	0	
		b 22B	28.7  0.0	0	0	0	0	0	0	
		c 20I	2.5  0.6	0	0	0	0	0	0	
-----										
12	Infiltration	140.5  6.6		20	1135	185	0	0	0	
-----										
13	Subtot Btuh Loss = 6..+11+12				****	3750	****	****	314	****
14	Duct Btuh Loss				0%	0	****	0%	0	****
15	Total Btuh Loss = 13+14				****	3750	****	****	314	****
-----										
16	Int. Gains: People @	300		0	****	0	0	****	0	
	Appl. @	1200		0	****	0	0	****	0	
17	Subtot RSH Gain = 7+8..+12+16				****	****	1973	****	****	136
18	Duct Btuh Gain				0%	****	0	0%	****	0
19	Total RSH Gain = 17+18				****	****	1973	****	****	136
20	CFM Air Required				****	82	94	****	7	7

1	Name of Room	BEDROOM 2		
2	Running Ft. Exposed Wall	26.0 Ft.	0.0 Ft.	
3	Room Dimensions, Ft.	12.0 x 14.0 Ft.	0.0 x 0.0 Ft.	
4	Ceilings, Ft   Condit. Option	8.0 heat/cool	0.0	

	TYPE OF EXPOSURE	ICST	HTM		Area   Length	Btuh		Area   Length	Btuh	
			INO.	Htg		Htg	Clg		Htg	Clg
5	Walls and Partitions	a 12E	5.3	1.8	20	***	***	0	***	***
	Exposed	b 14B	10.1	2.3	0	***	***	0	***	***
	Walls and Partitions	c 15A	8.8	0.0	0	***	***	0	***	***
		d	0.0	0.0	0	***	***	0	***	***
		e	0.0	0.0	0	***	***	0	***	***
		f	0.0	0.0	0	***	***	0	***	***

6	Windows & Glass	a 13C	150.8	**	46	2335	****	0	0	****
	Doors Htg.	b 18D	150.8	**	0	0	****	0	0	****
		c 19I	152.8	**	0	0	****	0	0	****
		d 7I	161.2	**	0	0	****	0	0	****
		e	0.0	**	0	0	****	0	0	****
		f	0.0	**	0	0	****	0	0	****

7	Windows & Glass	North	116.0		0	****	0	0	****	0
	Doors Clg.	NE&NW	0.0		0	****	0	0	****	0
		E&W	146.0		32	****	1472	0	****	0
		SE&SW	0.0		0	****	0	0	****	0
		South	125.0		14	****	350	0	****	0
		Horz	0.0		0	****	0	0	****	0

8	Othr doors	a 11C	32.9	11.1	0	0	0	0	0	0
		b	0.0	0.0	0	0	0	0	0	0

9	Net Exposed Walls and Partitions	a 12E	5.3	1.8	162	851	287	0	0	0
		b 14B	10.1	2.3	0	0	0	0	0	0
		c 15A	0.0	0.0	0	0	0	0	0	0
		d	0.0	0.0	0	0	0	0	0	0
		e	0.0	0.0	0	0	0	0	0	0
		f	0.0	0.0	0	0	0	0	0	0

10	Ceilings	a 16G	2.3	1.5	168	388	244	0	0	0
		b 18E	2.8	1.8	0	0	0	0	0	0
		c	0.0	0.0	0	0	0	0	0	0

11	Floors	a 21A	1.7	0.0	0	0	0	0	0	0
		b 22B	28.7	0.0	0	0	0	0	0	0
		c 20I	2.5	0.6	0	0	0	0	0	0

12	Infiltration		140.5	6.6	46	1865	305	0	0	0
----	--------------	--	-------	-----	----	------	-----	---	---	---

13	Subtot Btuh Loss = 6+8...+11+12	****	5438	****	****	0	****	0	****
14	Duct Btuh Loss	0%	0	****	0%	0	****		
15	Total Btuh Loss = 13+14	****	5438	****	****	0	****		

16	Int. Gains: People @	300	0	****	0	0	****	0	****
	Appl. @	1200	0	****	0	0	****	0	****

17	Subtot RSH Gain = 7+8...+12+16	****	****	2657	****	****	0	****
----	--------------------------------	------	------	------	------	------	---	------

18	Duct Btuh Gain	0%	****	0	0%	****
----	----------------	----	------	---	----	------

19	Total RSH Gain = 17+18	****	****	2657	****	****
----	------------------------	------	------	------	------	------

20	CFM Air Required	****	119	127	****	0	****
----	------------------	------	-----	-----	------	---	------

MANUAL J: 7th Ed. RIGHT-J: V1.10

RIGHT-J WINDOW DATA

W N D W	B K Y	D I R	W A L L	G L A Z	L O W E	S T R E M	S H A D E	O V E R H E A D	N E A R	A D J A C E N T	S H A D E	O V E R H E A D	W I N D O W	C E L L I N G	W A L L	S H A D E	
BASEMENT																	
a	n	s	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	24.0	0.0
a	n	e	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0
a	n	w	b	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	8.0	0.0
LIVING ROOM																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	32.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0
FOYER																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	12.0	0.0
DINING ROOM																	
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0
KITCHEN/NOOK																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	59.0	0.0
FAMILY ROOM																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	32.0	0.0
c	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	40.0	0.0
MASTER BEDROOM																	
a	n	n	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	16.0	14.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	56.0	0.0
M. BATH/W. I. C.																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	8.0	0.0
a	n	n	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	16.0	28.0	0.0
BEDROOM 4																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	28.0	0.0
BEDROOM 3																	
a	n	w	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	28.0	0.0
BEDROOM 2																	
a	n	s	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	25.0	14.0	0.0
a	n	e	a	c	n	n	b	n	2	90	1.0	0.0	0.0	1.0	46.0	32.0	0.0

CITY OF ALEXANDRIA  
 CODE ENFORCEMENT BUREAU  
 ALEXANDRIA, VIRGINIA 22314

*Sul 280  
 5105 Thompson*

PERMIT ADDENDUM - INTERDEPARTMENT APPROVALS

PERMIT NUMBER: 96034930  
 JOB LOCATION: 02504 CLAY AV  
 CONSTRUCTION TYPE: 99 - ALL OTHER  
 CONSTRUCTION ACTIVITY: 00 - NEW CONSTRUCTION  
 JSC GROUP: R2 - RESIDENTIAL MULTI FAMILY  
 WORK DESCRIPTION:

BEFORE YOU CAN BE ISSUED A PERMIT TO PERFORM STRUCTURAL, ELECTRICAL, PLUMBING AND/OR MECHANICAL WORK, YOU MUST RECEIVE THE APPROVAL OF THE DEPARTMENT(S) CHECKED BELOW. YOU MAY NOT BEGIN CONSTRUCTION UNTIL ALL APPROVALS ARE OBTAINED. WHEN ALL REQUIRED APPROVALS HAVE BEEN OBTAINED, RETURN THIS FORM TO THE CODE ENFORCEMENT BUREAU, ROOM 4200, CITY HALL.

1.  PLANNING AND COMMUNITY DEVELOPMENT, ROOM 2100, CITY HALL  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL: *suppl. civil engs. not met 1-2 cabinet #16*  
 DATE: *4/23/90* SIGNATURE: *CBM (P) [Signature]*  
 STAFF/BOARD OF ARCHITECTURAL REVIEW  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL: *not in Pop. Map*  
 DATE: *4/23/90* SIGNATURE: *CBM (P) [Signature]*
2.  TRANSPORTATION AND ENVIRONMENTAL SERVICES, ROOM 4130, CITY HALL  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL:  
 DATE: SIGNATURE:
3.  HEALTH DEPARTMENT, 517 N. ST. ASAPH STREET  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL:  
 DATE: SIGNATURE:
4.  ARBORIST, 1108 JEFFERSON STREET, LEE CENTER  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL:  
 DATE: SIGNATURE:
5.  HISTORIC ALEXANDRIA, 1108 JEFFERSON STREET, LEE CENTER  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL:  
 DATE: SIGNATURE:
6.  CODE ENFORCEMENT BUREAU, ROOM 4200, CITY HALL  
 APPROVED  DISAPPROVED  NOT APPLICABLE  
 REASON FOR DISAPPROVAL:  
 DATE: SIGNATURE:

*complies with  
 SUP 280 FOR  
 replacement of  
 5105 cabinet  
 by city council  
 4-11-90  
 [Signature]*

**LAW OFFICES OF HENRY A. THOMAS**

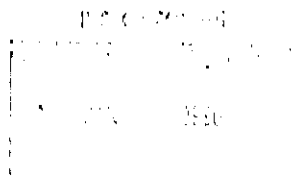
510 KING STREET  
P.O. BOX 820  
ALEXANDRIA, VIRGINIA 22313  
(703) 888-5100

HENRY A. THOMAS

March 30, 1990

DUNCAN W. HLAIR

Mr. Charles B. Moore  
Zoning Administrator  
Planning & Community Development  
City Hall  
301 King Street  
Alexandria, Virginia 22314



**DELIVERED BY HAND**

In re: Charles C. Whitley and James R. Whitley  
Special Use Permit No. 2320

Dear Charlie:

Pursuant to our several conversations, I am enclosing the following items in connection with the reconsideration of this matter by the Alexandria City Council. As you will recall, at its January 20, 1990 public hearing, the City Council requested the applicant to work with the members of the community to come forward with a mutually acceptable design for the proposed single-family residence to be constructed on the substandard lot, 2504 Clay Street.

In connection with this matter, I submit the following:

1. Twelve (12) copies of the site plan and revised building plans for the proposed single-family dwelling. These plans were developed as the result of meetings between the applicant, adjoining property owners and the North Ridge Citizens' Association. In order to construct the dwelling shown on the plan, the applicants are requesting that the City Council grant the applicant a variation of five (5) feet the building and five (5) for the front porch from the minimum front yard setback of the R-8 zone regulations and a four (4) foot, four (4) inch side yard setback for the R-8 zone regulations on the south side of the property. The applicant is requesting that the City exercise its authority in Section 7-6-44(c). The need for these variations have been discussed and endorsed by North Ridge Citizens' Association and the adjoining property owners.

Mr. Charles B. Moore  
March 30, 1990  
Page -2-

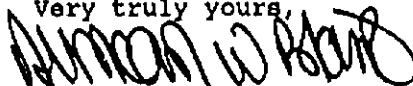
3. A copy of the Certification of Notice of a hearing to be held by the City Council on April 11, 1990. The City Attorney requested that additional notice of the hearing be given.
4. Copy of a letter of support and endorsement from the North Ridge Citizens' Association.

I anticipate receiving a letter endorsing the plans and requested variations from Anne Alexander Thomas, the adjoining property owner of the property adjoining on the east. As soon as I am in receipt of this letter, I will forward it to your attention.

Subsequent to the January 20, 1990 public hearing, the property known as 2504 Clay Street was acquired by James R. Whitley. We request that the application be amended to show the applicant is Charles C. Whitley and James R. Whitley, and that the property owner be changed from Elaine Shirley Rosenberg, Executrix of the Estate of Eva Miller, to James R. Whitley.

As I indicated, we anticipate this item will be heard by the City Council at its April 11, 1990 legislative meeting. I enclose a copy of our transmittal to Michele Evans, Assistant City Manager, on this regards.

Very truly yours,



Duncan W. Blair

DWB:kl\Moore.330  
Enclosures  
cc: Mr. Charles C. Whitley

# The North Ridge Citizens' Association

A Non-Profit Organization  
PO BOX 3242 ALEXANDRIA, VA 22302

March 30, 1990



#### Servings:

Beverly Hills  
Monticello Estates  
Braddock Heights  
Jefferson Park



Mayor and City Council Members  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

#### RE: Clay Street Substandard Lot Application.

Dear Mayor and City Council Members:

At the February 12, 1990 meeting of the Executive Board of the North Ridge Citizens Association, Mr. Charles Whitley presented his redesigned plans for the house to be built at 204 Clay Street. Previously our Board had opposed the application for the special use permit to build on the lot because the house planned presented too much mass to the front of the street, and inadequate plans were made for the preservation of the trees on the lot.

The Board voted to remove its objection based on the revised plans that were shown to us, contingent on our determining the neighbors reaction to the revised plans and the inclusion of adequate plans to protect the trees on the lot. We have consulted with neighbors, and believe that they no longer object to the application for building on that substandard lot.

North Ridge therefore removes its objection to the revised substandard lot application, and supports limited zoning variations, if necessary to implement the plan. North Ridge also requests that the following conditions be placed on the Special Use Permit:

The developer will be required to follow a plan, approved by the City Arborist, to protect the trees on the lot that will include at least the following:

1. Prune trees that are located next to the excavation area.
2. Install a construction fence around trees to prevent any equipment from compacting soil above the roots.
3. Any substantial roots encountered during excavation shall be hand sawed.

Thank you all very much for your assistance and support on this important first application under the substandard lot ordinance.

Sincerely,

John H. Komoroske  
President

**SITE PLAN CHECK LIST**

SITE PLAN NO. \_\_\_\_\_

TITLE \_\_\_\_\_

LOCATION 2504 CAY STREET

MAP, BLOCK, LOT 23.00-10-26

APPLICANT CAROL WATSON

ZONE R-8

PROPOSED USE Small Family Dwelling

	REQUIRED/ALLOWED	PROPOSED
1) TOTAL SITE AREA	✓ 8000 <sup>sq ft</sup> / 9000 <sup>acres</sup>	6900
2) STREET FRONTAGE	✓ 400 ft	60
3) FRONT SETBACK	✓ 30	25
4) HIGHWAY SETBACK	✓ n/a	-
5) BUILDING HEIGHT	✓ 35' / 35'	27.7
6) SIDEYARD FROM PROPERTY LINE	✓ 1/2 ft min 11.35	66.5' / 86.7' <sup>(15)</sup>
7) REAR YARD FROM PROPERTY LINE	✓ 10 ft min 22.7	52
8) GROSS FLOOR AREA	-	-
9) NET FLOOR AREA	✓ 2115	2115 (2107)
10) FLOOR AREA RATIO (F.A.R.)	✓ .35	.316
11) OPEN SPACE	✓ n/a	-
12) OFF-STREET PARKING	✓ 1	1
13) COMPACT SPACES/PERCENTAGE	✓ n/a	-
14) OFF-STREET LOADING	✓ n/a	-
15) VISION CLEARANCE	✓ n/a	-
16) STREET/ALLEY DEDICATION	✓ n/a	-
17) ABUTTING LINE SETBACK	✓ n/a	-
18) SIDEYARD BETWEEN BUILDINGS	✓ n/a	-
19) YARD DEVOTED TO PARKING	✓ n/a	-

20) BOARD OF ZONING APPEALS ACTIONS \_\_\_\_\_

21) SPECIAL USE PERMIT ACTIONS SUP 2320 c. 111

22) SUBDIVISIONS n/a

23) COMMENTS 6.8 ft min 11.35 ft min 11.35 ft min 11.35 ft min 11.35 2.6 min

	REQUIRED	PROPOSED
DIMENSION OF PARKING SPACES	n/A	-
DIMENSION OF DRIVE AISLES	n/A	-
CAR POOL SPACES	n/A	-
EMERGENCY VEHICLE EGRESS	n/A	-
PENTHOUSE HEIGHT & TYPE	n/A	-
OVER HANG ON PARKING	n/A	-
ADDRESSES	OK	OK
B. A. R. AREA	n/A no	-
KING STR. PARKING DIST.	n/A	-
PARKING DURING CONSTR.	n/A	-
CONSOLIDATION	n/A	-
SIGNS FOR COMPACT CARS	n/A	-
SIGNS FOR CARPOOL SPACE	n/A	-

NOTES: \_\_\_\_\_

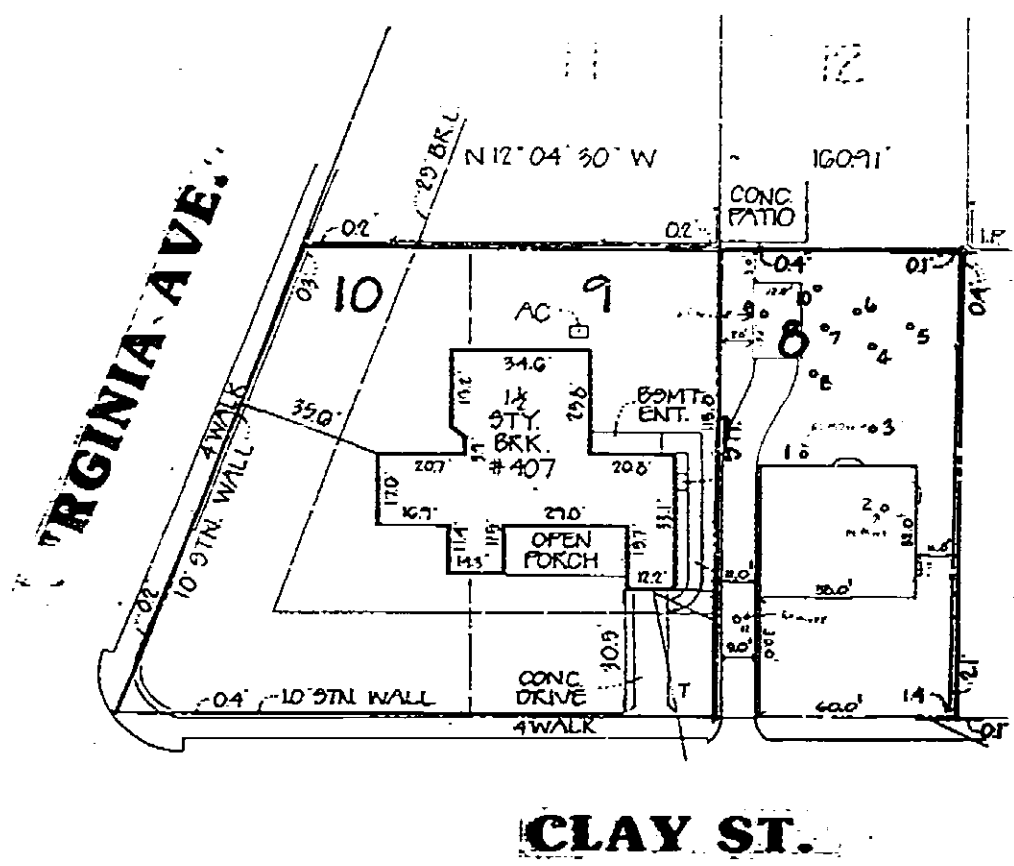
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SUP # 2320  
FILE COPY



TREE LEGEND

NO	SIZE - TYPE	NO	SIZE - TYPE
1	12" APPLE	7	15" OAK
2	5" DOGWOOD	8	15" OAK
3	30" OAK	9	24" OAK
4	15" OAK	10	20" OAK
5	25" OAK	11	15" PINE
6	20" OAK		

FLAT  
SHOWING HOUSE LOCATION ON  
LOTS 9, 7 & 10, BLOCK 10,  
PART 1, SECTION 1  
JEFFERSON PARK  
CITY OF ALEXANDRIA, VIRGINIA

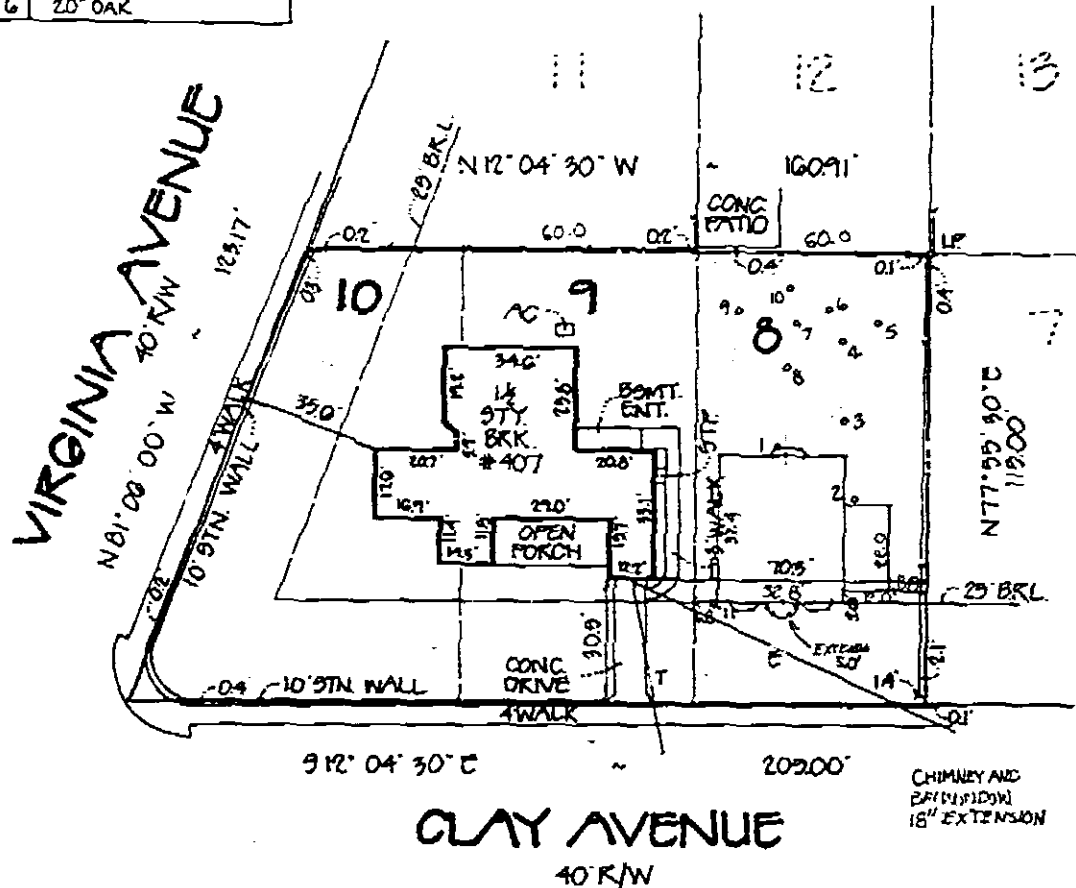
**CLAY ST.**

Ed Peete Company	TEMPLE WASHINGTON AND ASSOCIATES 927 S. WALTER REED DR. ARLINGTON VIRGINIA 22204	SHEET NO.      DATE 11/6/89
		SCALE 1" = 25'

NOTE: CHAIN LINK FENCES.

TREE LEGEND

NO	SIZE + TYPE	NO	SIZE + TYPE
1	12" APPLE	7	13" OAK
2	5" DOGWOOD	8	15" OAK
3	30" OAK	9	24" OAK
4	12" OAK	10	20" OAK
5	23" OAK	11	13" PINE
6	20" OAK		



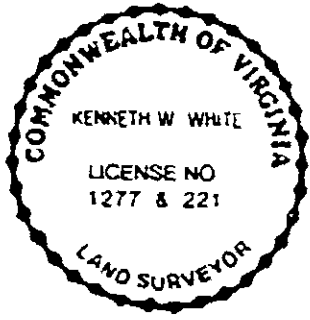
SHOWING HOUSE LOCATION ON  
LOTS 8, 9 & 10, BLOCK 10,  
PART 1, SECTION 1

JEFFERSON PARK  
CITY OF ALEXANDRIA, VIRGINIA

SCALE = 1" = 40'

JUNE 22, 1989

OCT. 3, 1989 (TREE LOCATION)

<p>THIS PROPERTY IS NOT LOCATED IN A M.U.D. DESIGNATED FLOOD HAZARD ZONE.</p> <p>PLAT SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>TITLE REPORT NOT FURNISHED.</p>		<p>CASE NAME MILLER</p> <p>CLASSIC REALTY</p>
<p>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 VISIBLE ENCROACH- MENTS.</p> <p><i>Kenneth W. White</i> KENNETH W. WHITE L.S.</p>		<p>ALEXANDRIA SURVEYS, INC 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306</p>

8906538

*as submitted for  
City Council of Apr. 11, '90*

CONTINUOUS RIDGE VENT  
(TYPICAL)

FIBERGLASS SHINGLES  
(TYPICAL)

GUTTER & DOWNSPOUT  
(TYPICAL)

CONTINUOUS SOFFIT VENT

4" BRICK VENEER

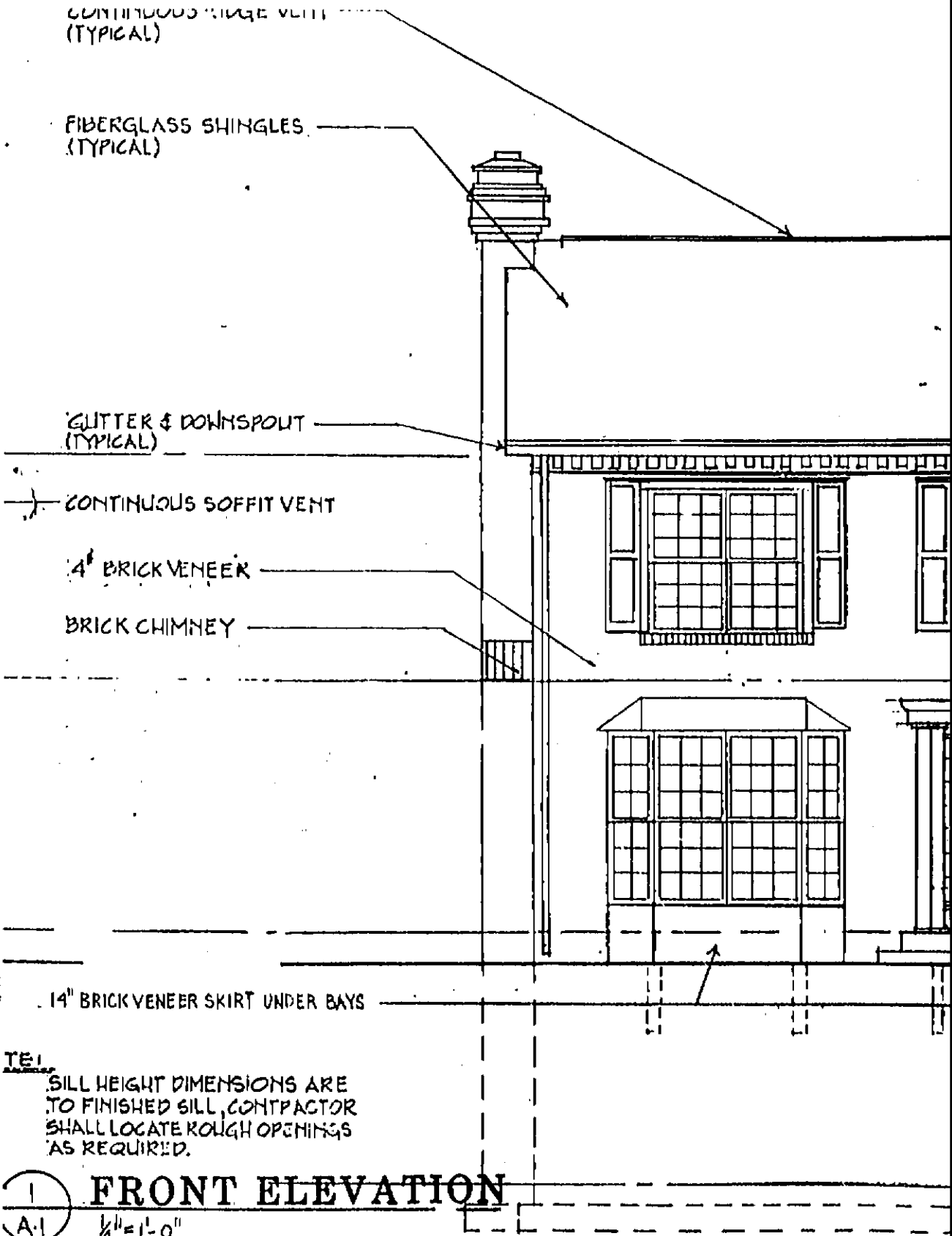
BRICK CHIMNEY

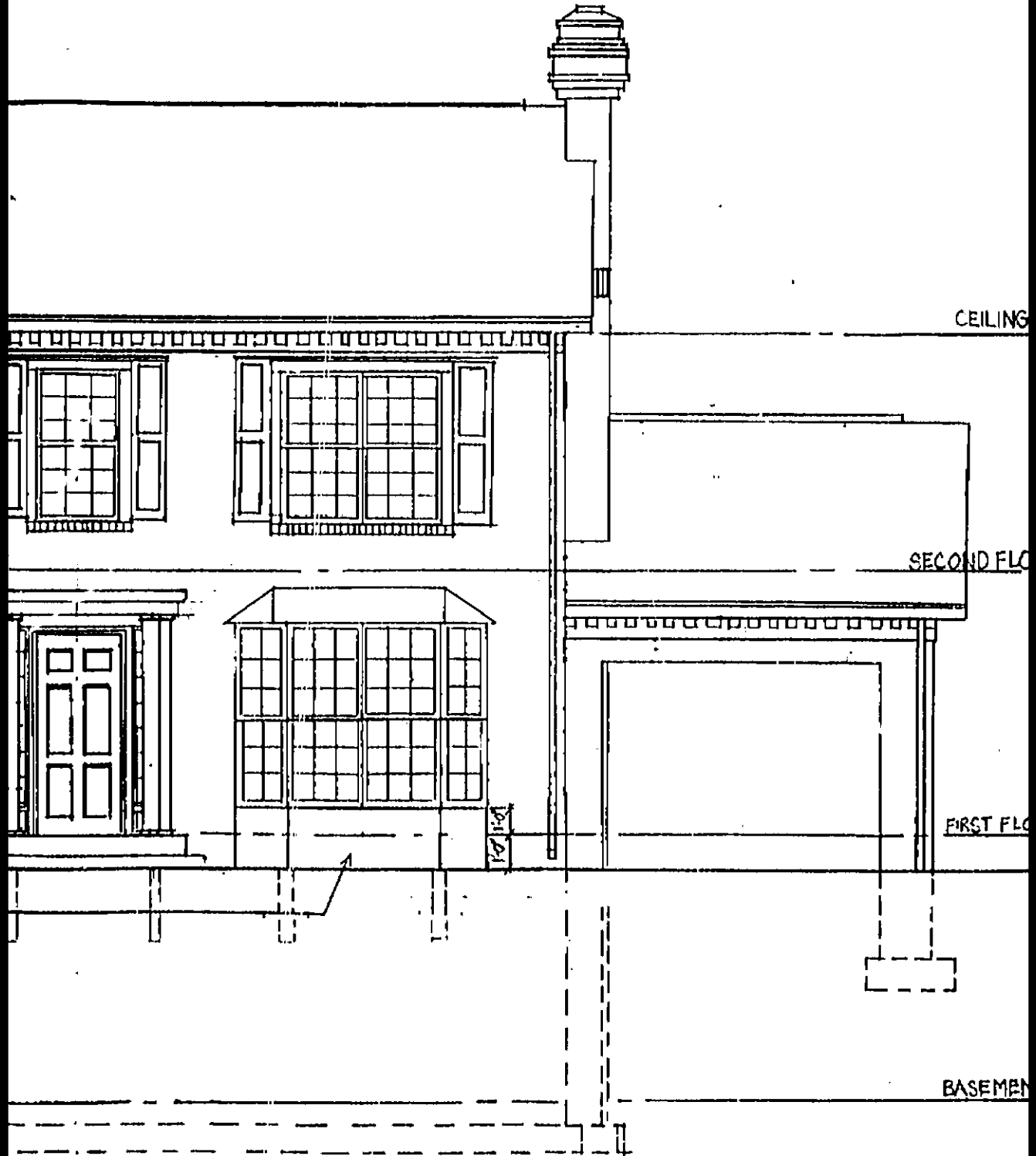
14" BRICK VENEER SKIRT UNDER BAYS

**TE1**  
SILL HEIGHT DIMENSIONS ARE  
TO FINISHED SILL, CONTRACTOR  
SHALL LOCATE ROUGH OPENINGS  
AS REQUIRED.

# FRONT ELEVATION

1  
A-1  $\frac{1}{4}'' = 1'-0''$



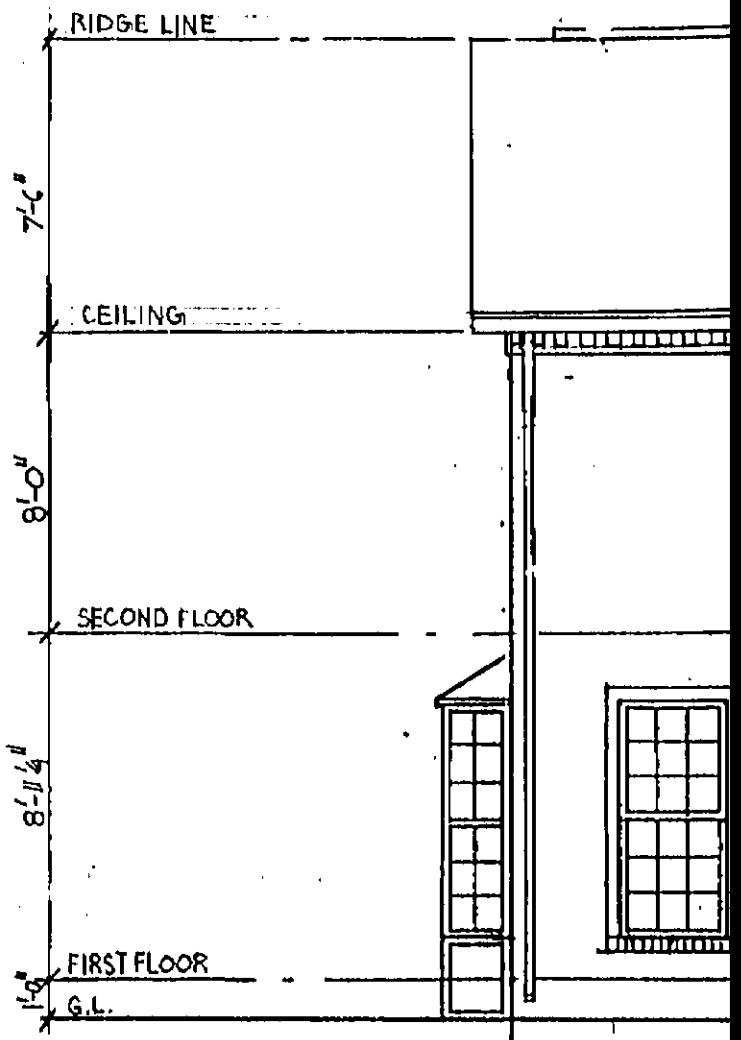


CEILING

SECOND FLOOR

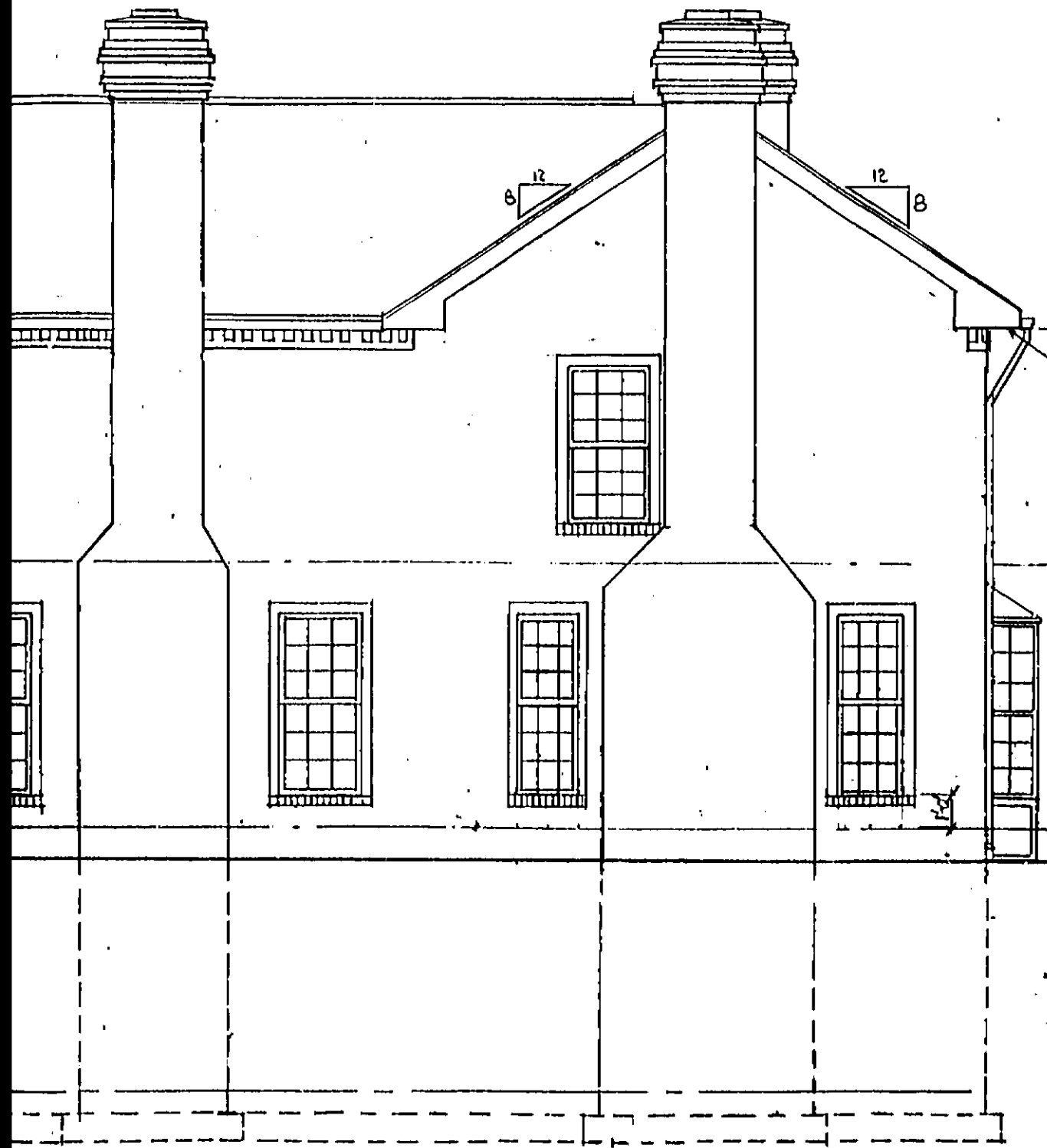
FIRST FLOOR

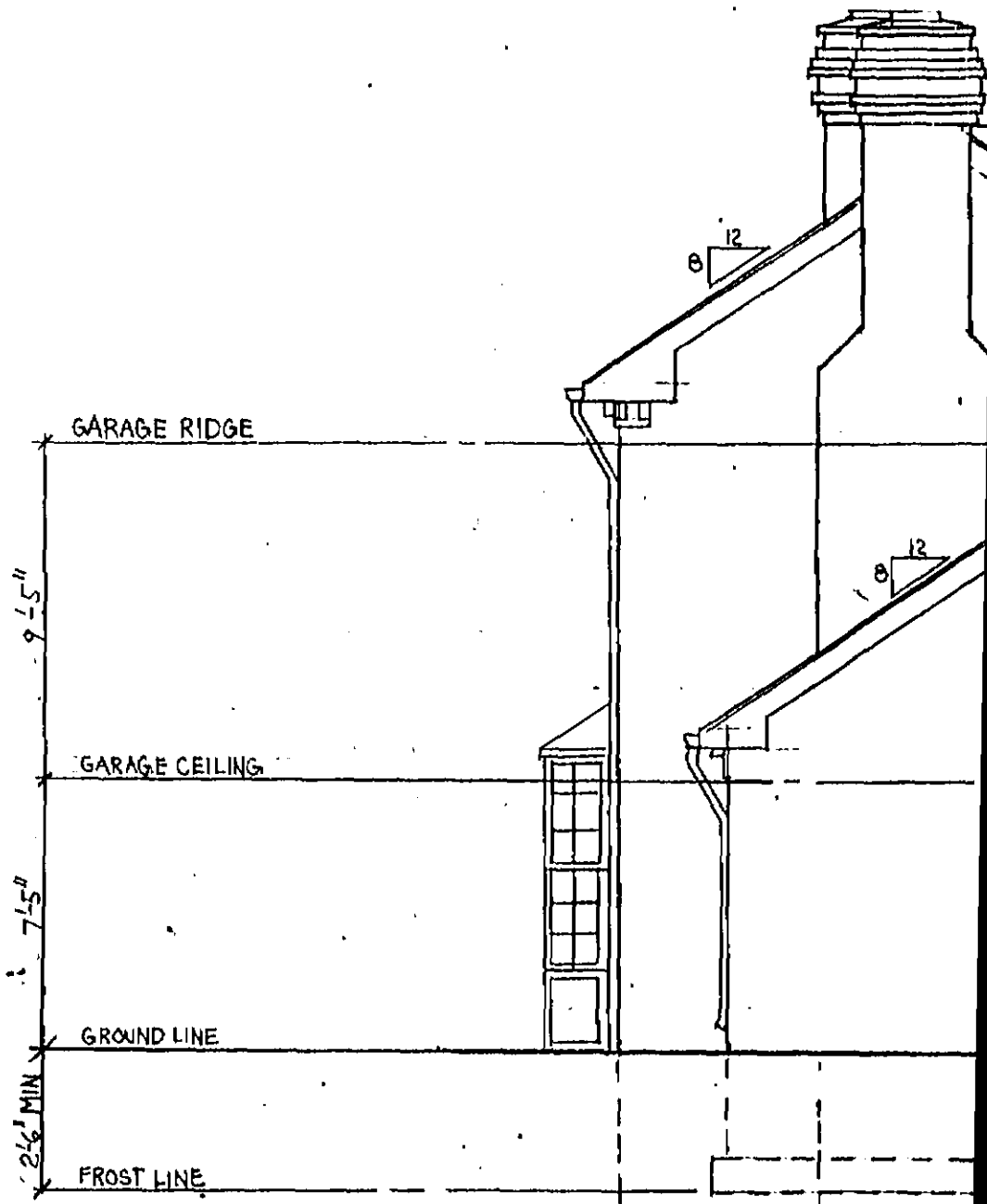
BASEMENT



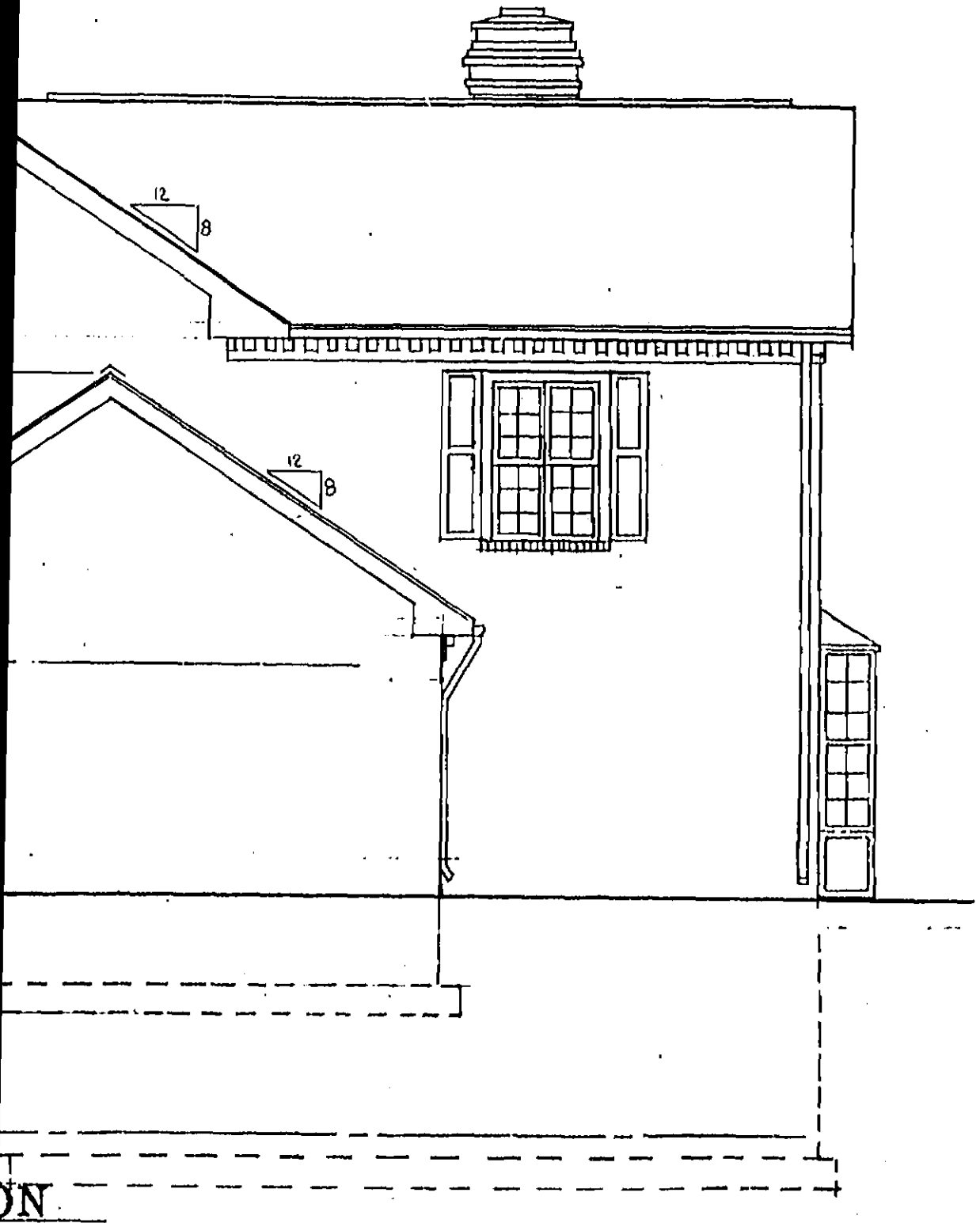
2  
 A-1
 
**SIDE ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$

2024

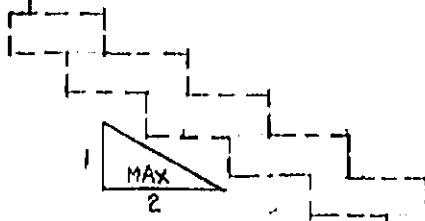
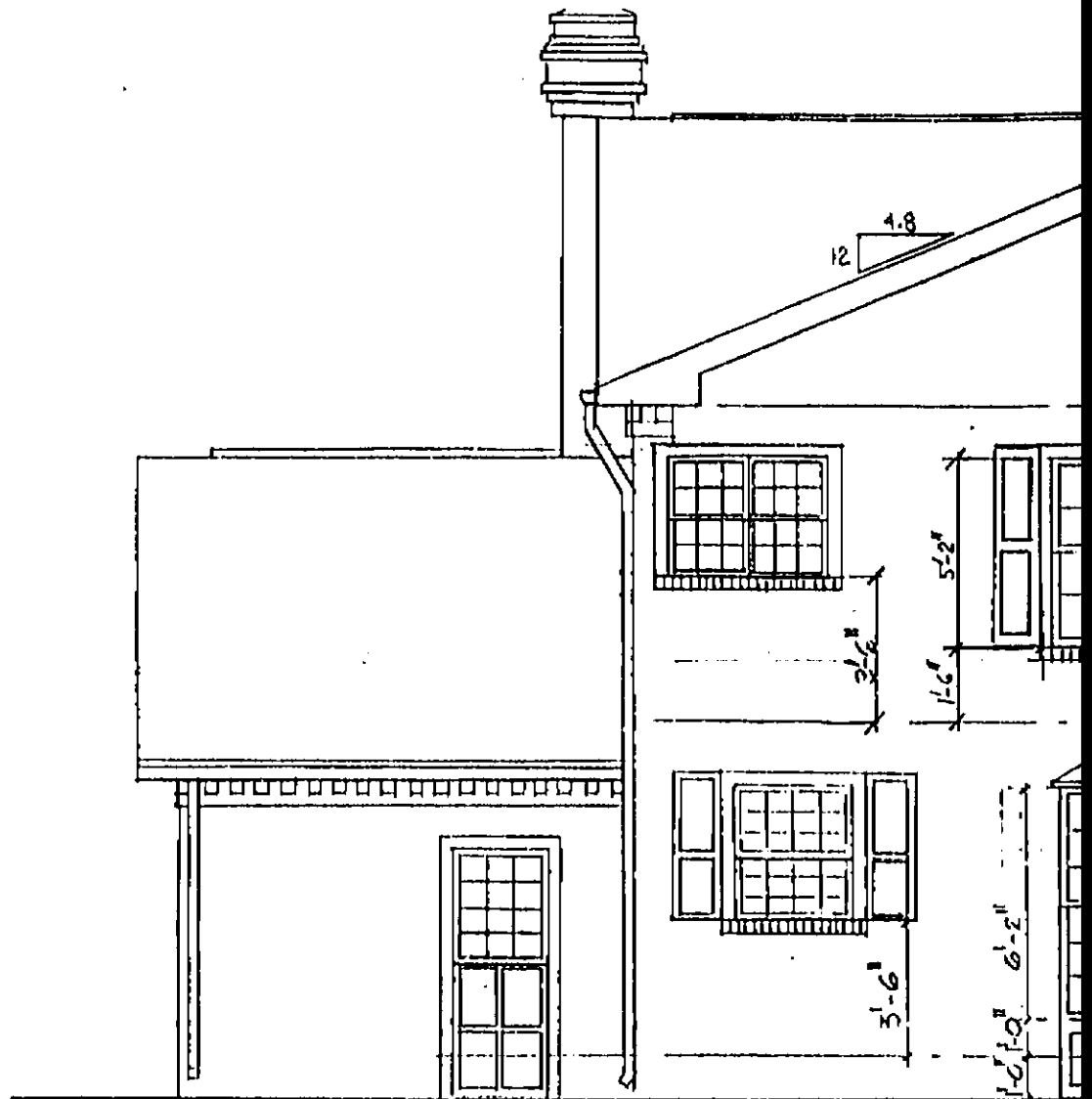




3 SIDE ELEVAT  
 (1/4" = 1'-0")

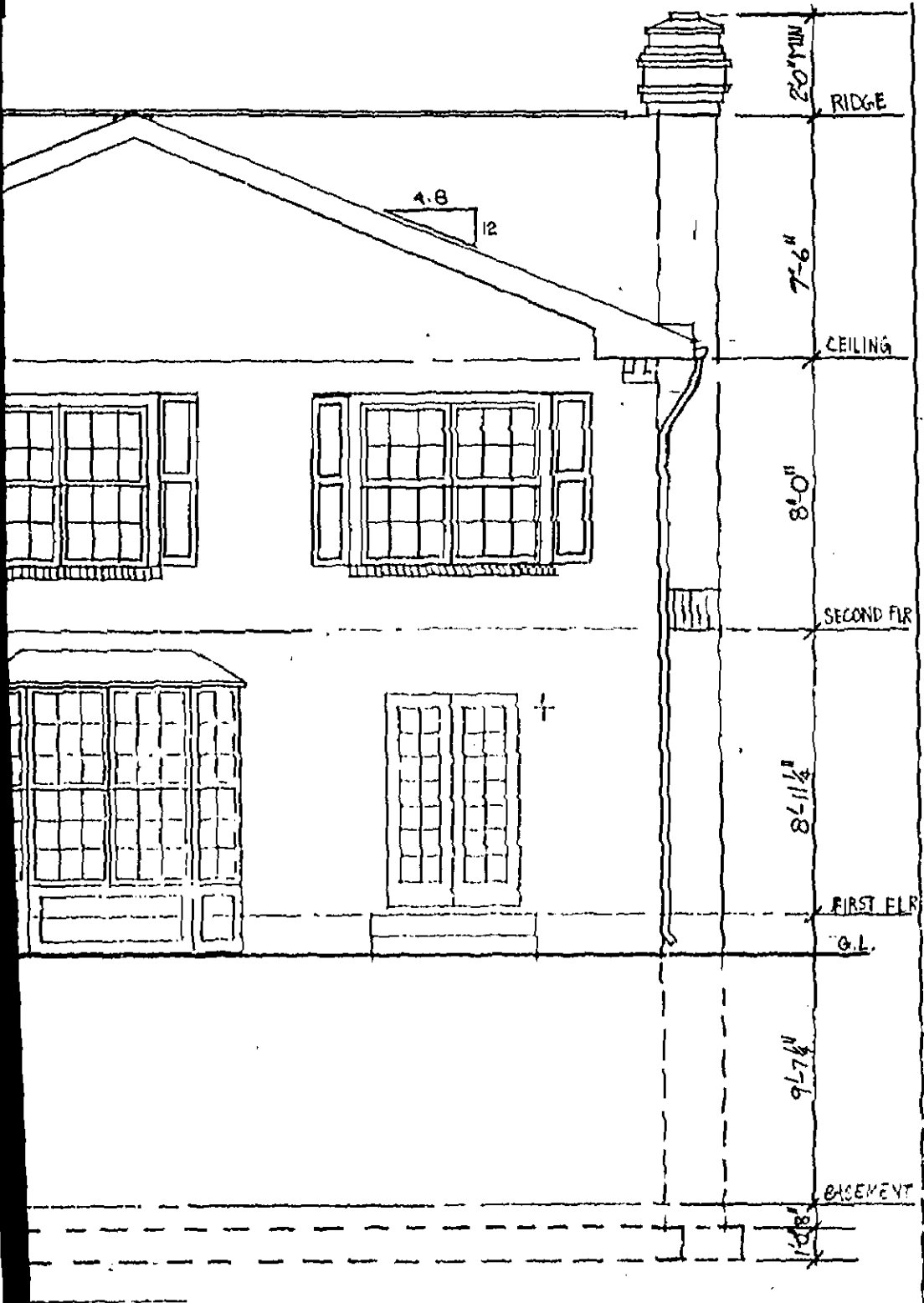


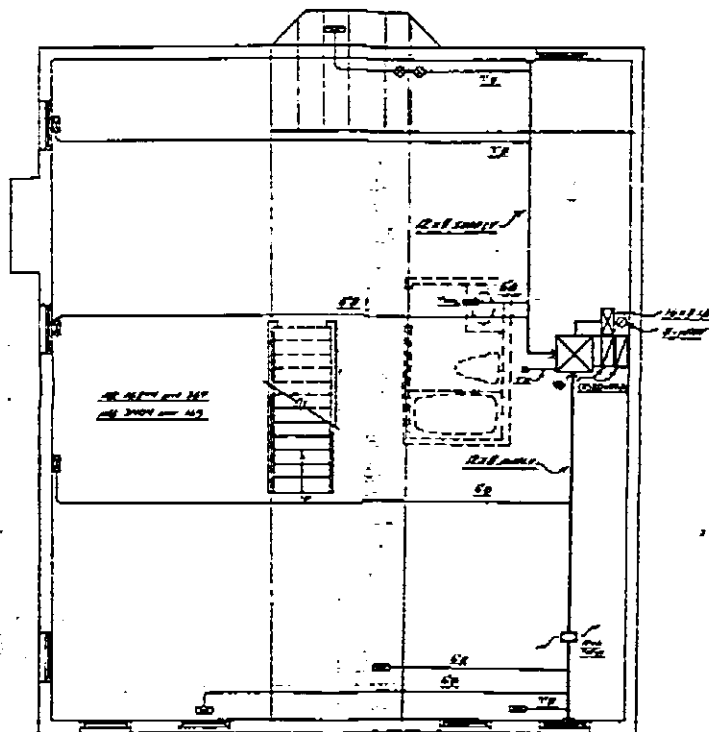
ON.



4 BACK ELEVATION  
 A | 1/4" = 1'-0"

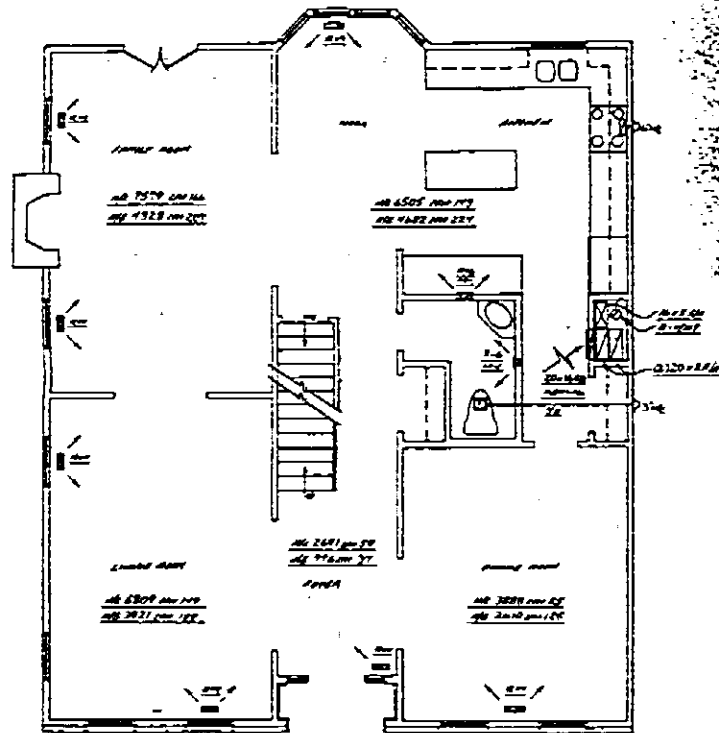
CLAY AVENUE RES





BASEMENT PLAN

DESIGN DATA HEATING		DESIGN DATA COOLING		<input checked="" type="checkbox"/> STANDARD <input type="checkbox"/> ALTERNATE		RETURN 9/22/58	
HEAT LOSS BTUH 69,348		HEAT GAIN BTUH 37,410		<b>General Heating</b> <b>ENGINEERING CO. INC.</b>		THIS IS TO CERTIFY THAT THESE PLANS WERE DESIGNED AND DRAWN IN ACCORDANCE WITH THE MINIMUM PROPERTY STANDARDS OF THE VETERANS ADM., F.H.A. AND ALL OTHER LOCAL REQUIREMENTS.	
EQUIPMENT:		FURNACE: <i>TRUMETER</i> <i>Model #</i> RADIATOR: <i>TRUMETER</i> <i>Model</i> PUMP: <i>ORAC</i>		GENERAL ENGINEERING COMPANY, 1000 W. 10th St., St. Paul, Minn. 55102 REGISTERED PROFESSIONAL ENGINEERS LICENSE NO. 100-100		BUILDER: <i>SA RYER IN</i> HOUSE TYPE: <i>1107'S PLAN</i> PROJECT:	
HEATING BTUH 72,000		HEATING BTUH 77,000		BY: <i>Robert L. Jones</i>		DRAWN BY: <i>P.H.</i> DATE: <i>5/1/58</i> PAGE: <i>1 of 3</i>	



FIRST FLOOR PLAN

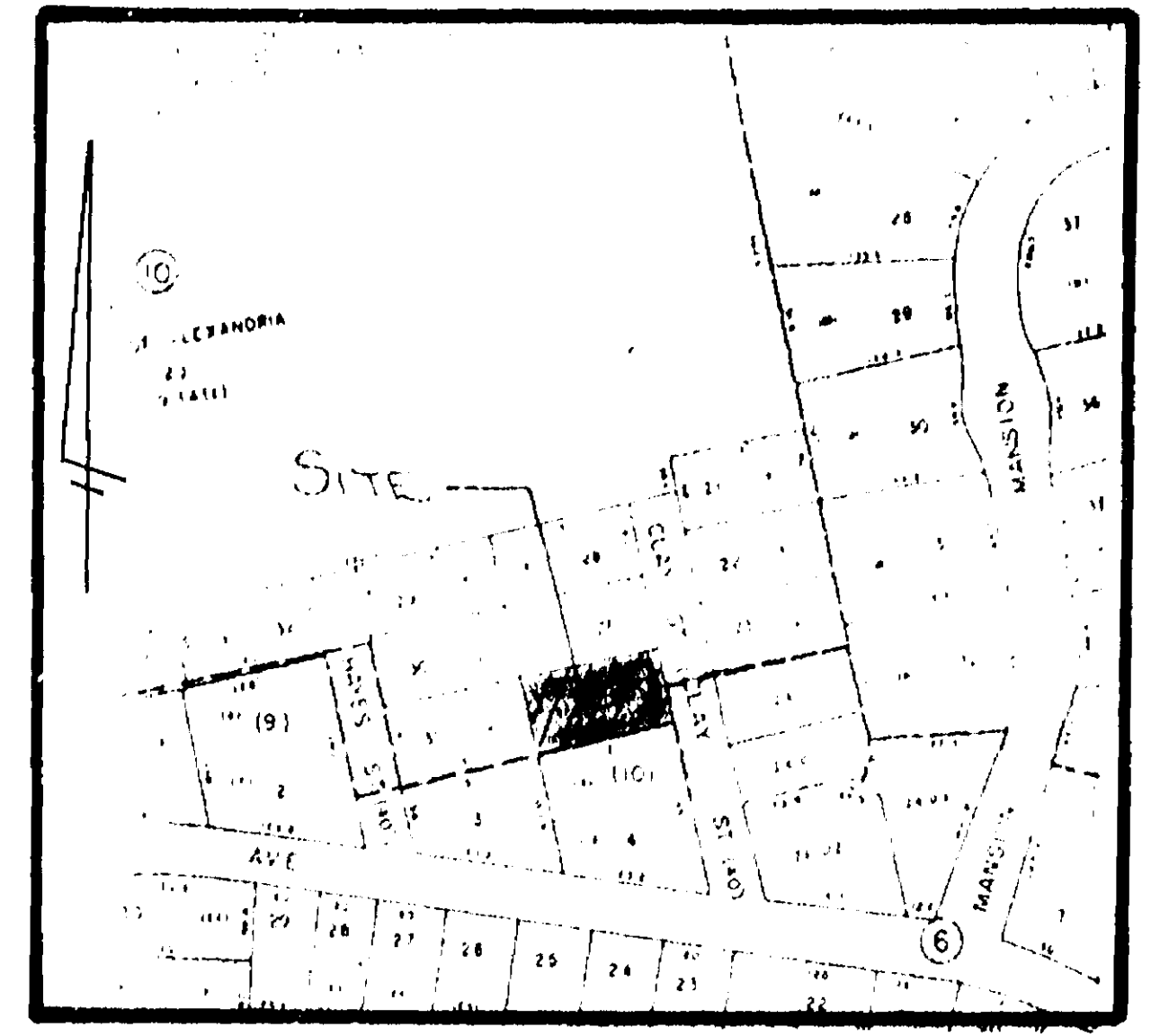
REVISED 8/22/68

DESIGN DATA HEATING		DESIGN DATA COOLING		<input type="checkbox"/> STANDARD <input type="checkbox"/> ALTERNATE		THIS IS TO CERTIFY THAT THESE PLANS WERE DESIGNED AND DRAWN IN ACCORDANCE WITH THE MINIMUM PROPERTY STANDARDS OF THE VETERANS ADMINISTRATION AND ALL OTHER LOCAL REQUIREMENTS.		BUILDER ED WEE CO	
HEAT LOSS BTU/H		HEAT GAIN BTU/H				HOUSE TYPE MODERN		PROJECT 242	
BTU/HOUR		COMFORT							
HEATING BTU/H		HEATING BTU/H							

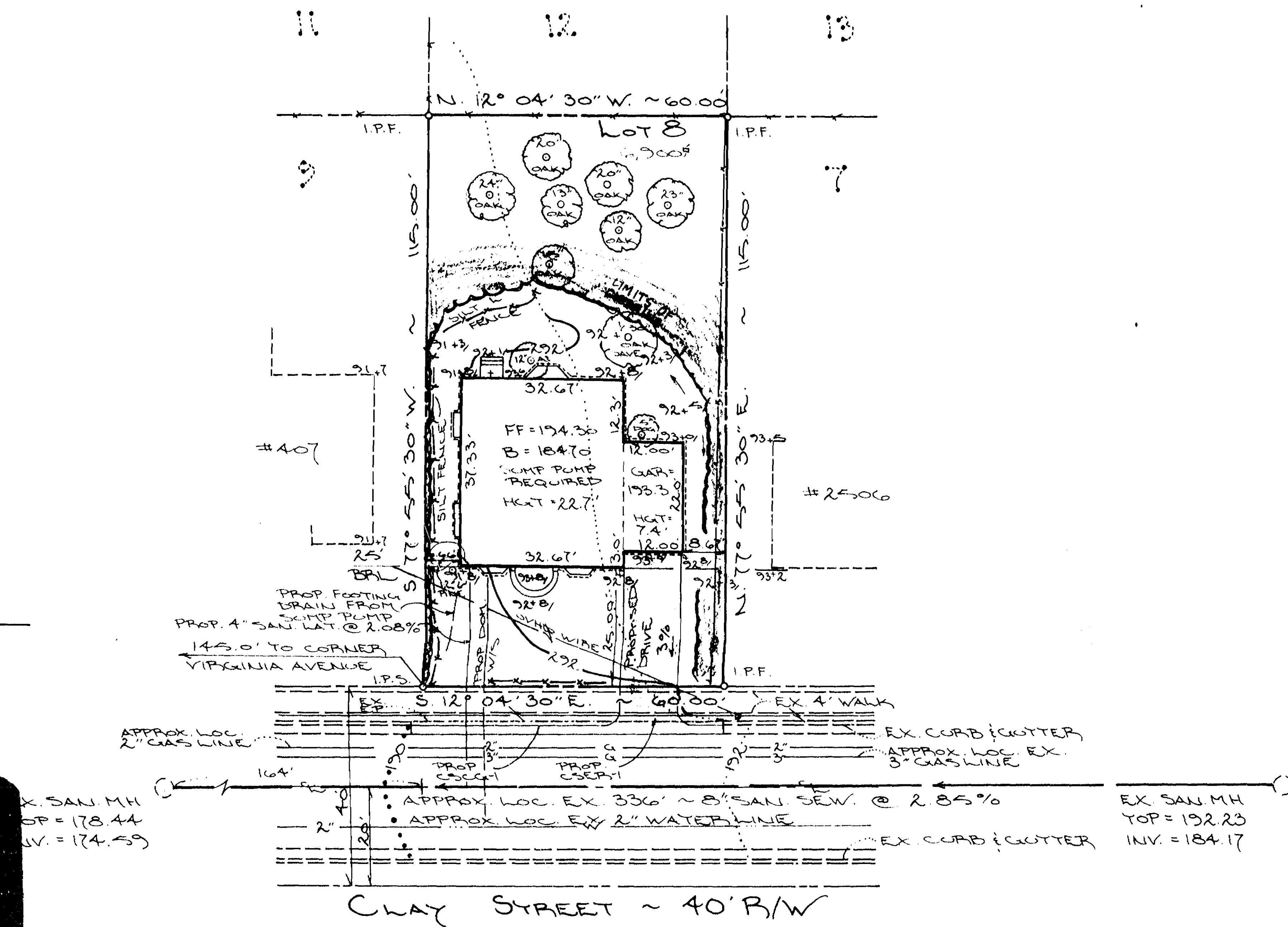
**General Heating**  
ENGINEERING CO. INC.



Existing Utilities Shown On This Plan Are Taken From Available Records And/Or From Field Observations. For Exact Locations Of Existing Underground Utilities, Notify "Miss Utility" At 1-800-257-7777, 72 Hours Before The Start Of Any Excavations Or Construction.



VICINITY MAP  
SCALE: 1" = 200'

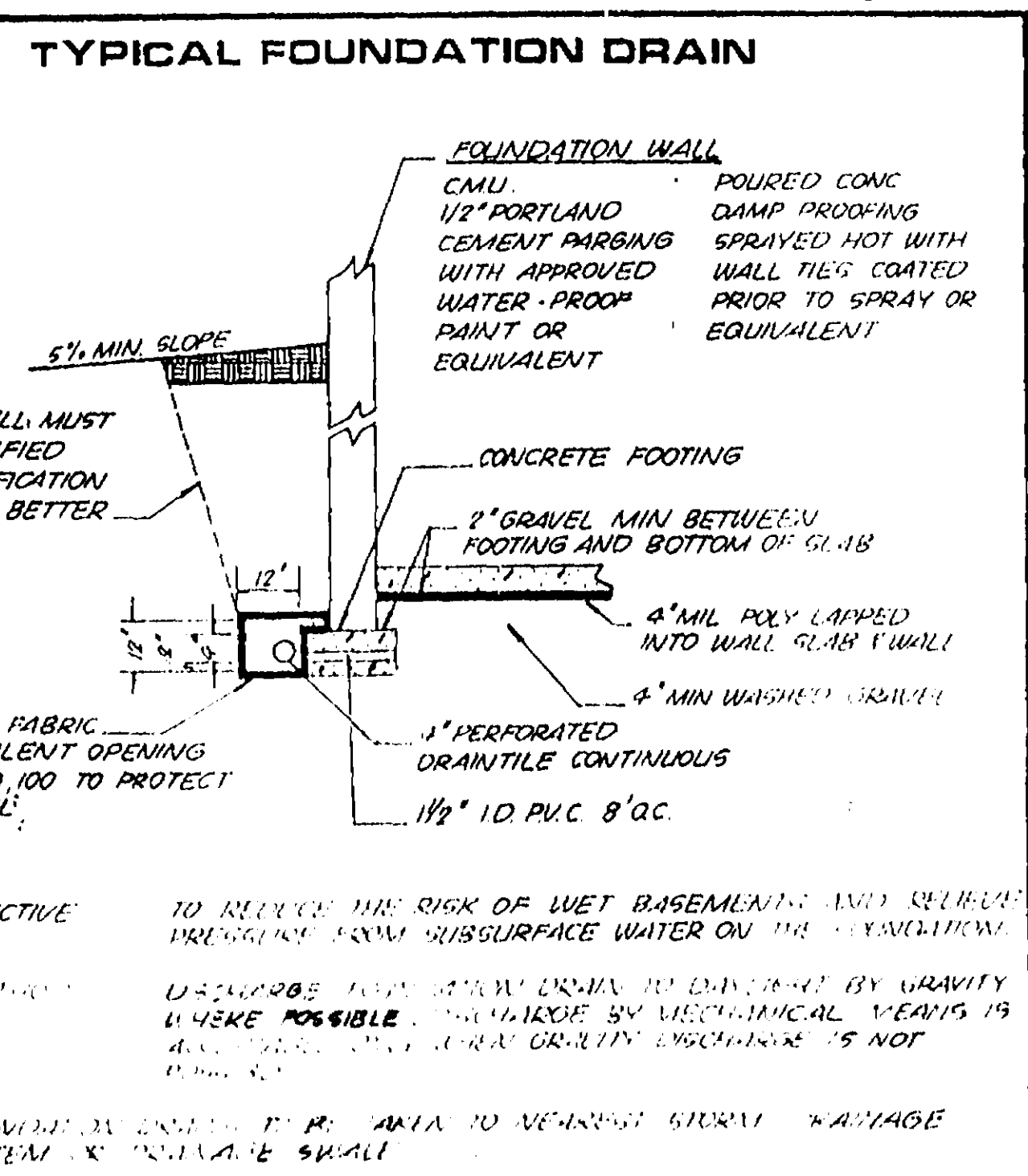


- NOTES:
- OWNER: JAMES B. WHITLEY  
407 VIRGINIA AVE.  
ALEX. VA. 22302  
DB 1294, PG. 803
  - TAX MAP NO. 23.00-10-26
  - ZONE: R-8
  - ALL PROPOSED UTILITIES TO BE UNDERGROUND
  - SPECIAL EXCEPTION & VARIANCE GRANTED.

SITE DATA:

TOTAL LOT AREA	6900 S
TOTAL FLOOR AREA ALLOWED	2415 S
MAXIMUM FLOOR AREA RATIO	0.35
TOTAL PROPOSED FLOOR AREA	2195 S
TOTAL PROPOSED FLOOR AREA RATIO	0.318

1.0	2.8	2.5
1.1	3.2	2.2
1.25	3.6	2.0
1.4	4.0	1.8
1.6	4.4	1.6



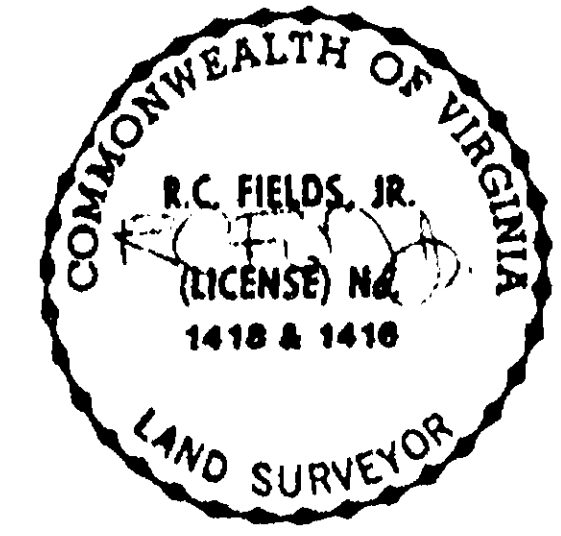
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION; INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA

PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED.

All yard distances shall be measured from the furthest projecting point of the building including roof overhang to the nearest lot line.

GRADING PLAN  
LOT 8 ~ BLOCK 10  
PART 1 ~ SECTION 1  
**JEFFERSON PARK**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'  
APRIL 3, 1990



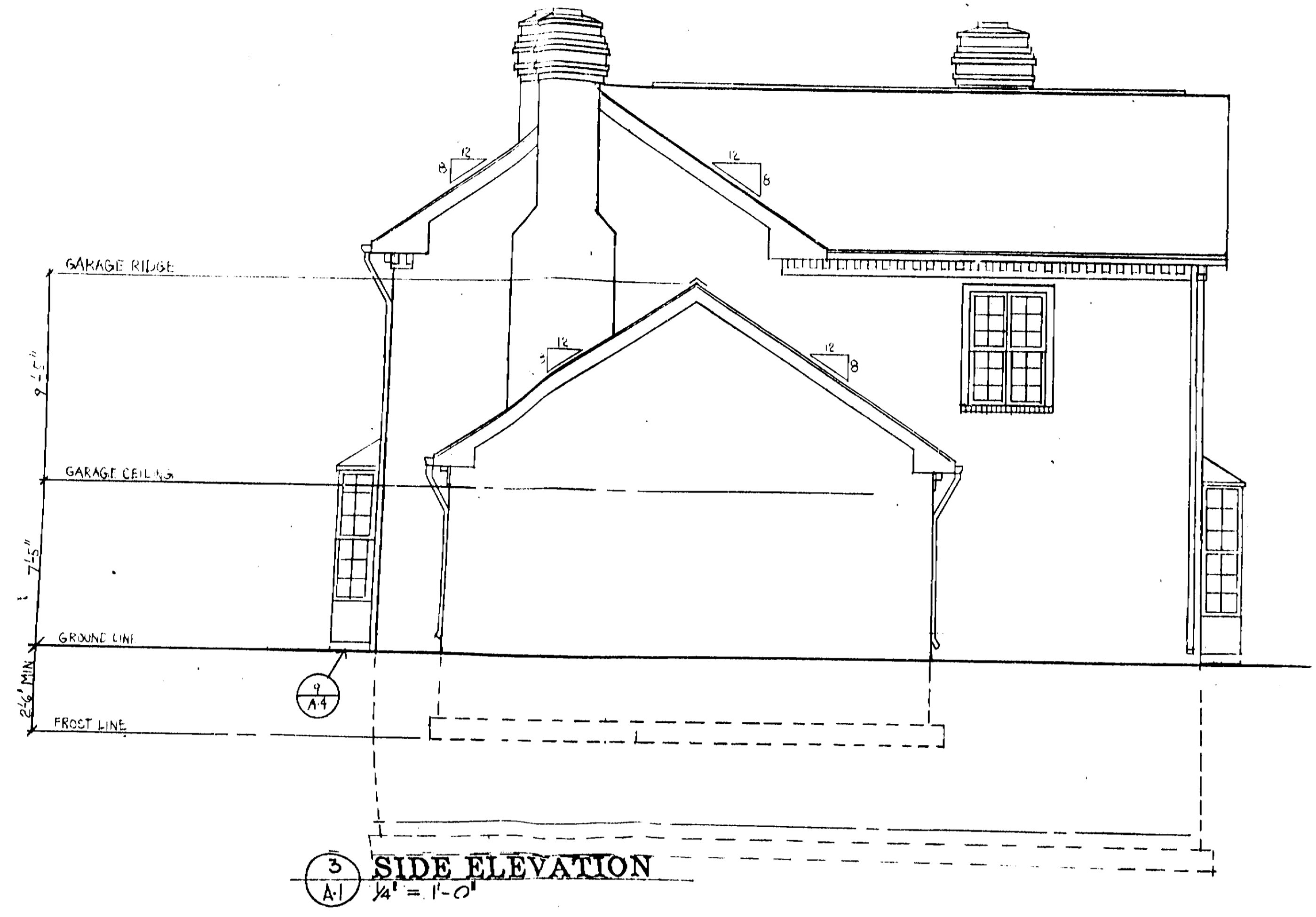
5-1-90  
Director of Planning  
M. SR 270 cc 4-11-90

**R.C. FIELDS, JR. & ASSOCIATES**  
A PROFESSIONAL CORPORATION

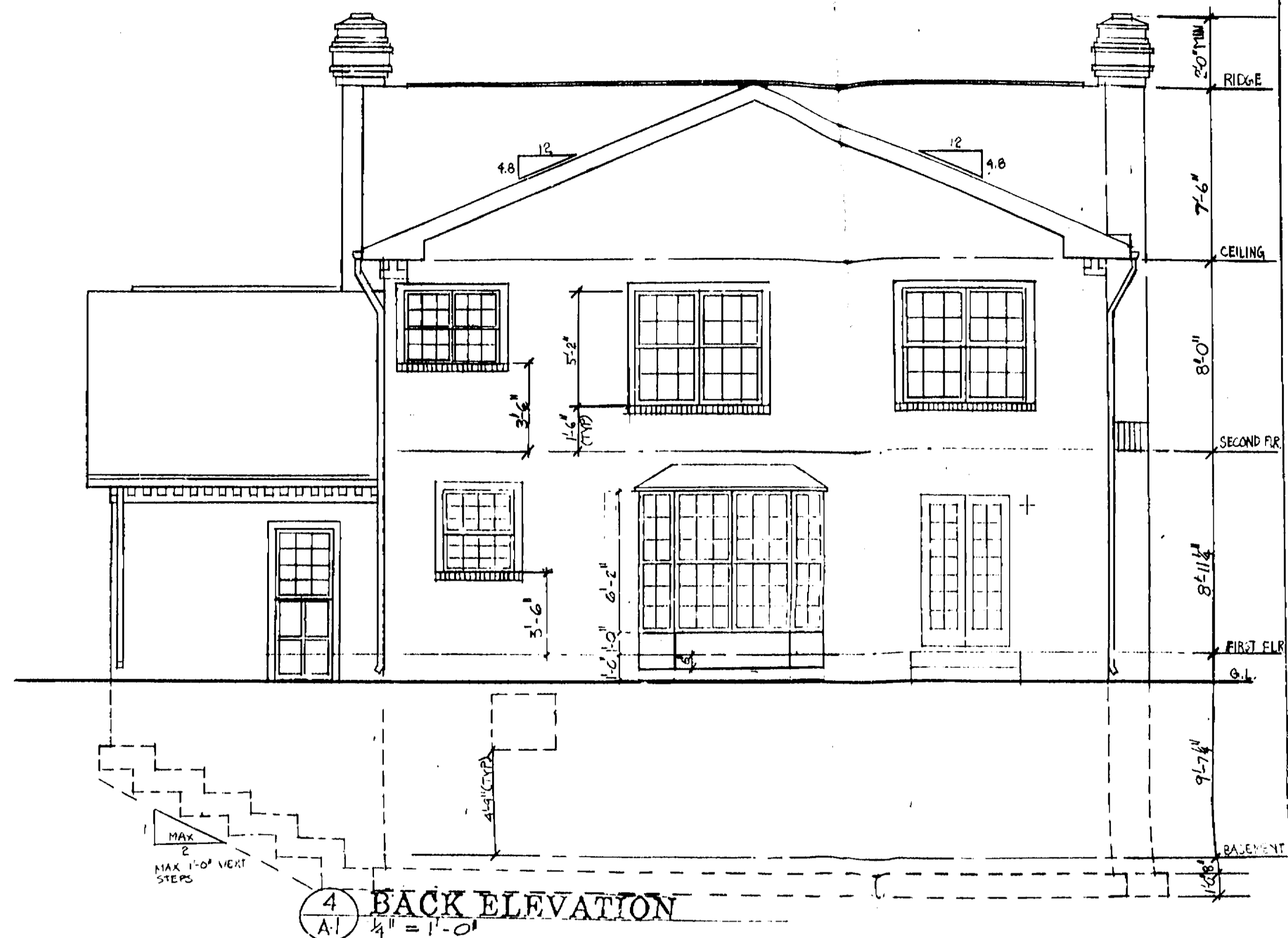
• LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN  
718 Jefferson Street Alexandria, Virginia 22314 (703) 549-6422

FILE NO. 90-14  
SHEET 1 OF 1

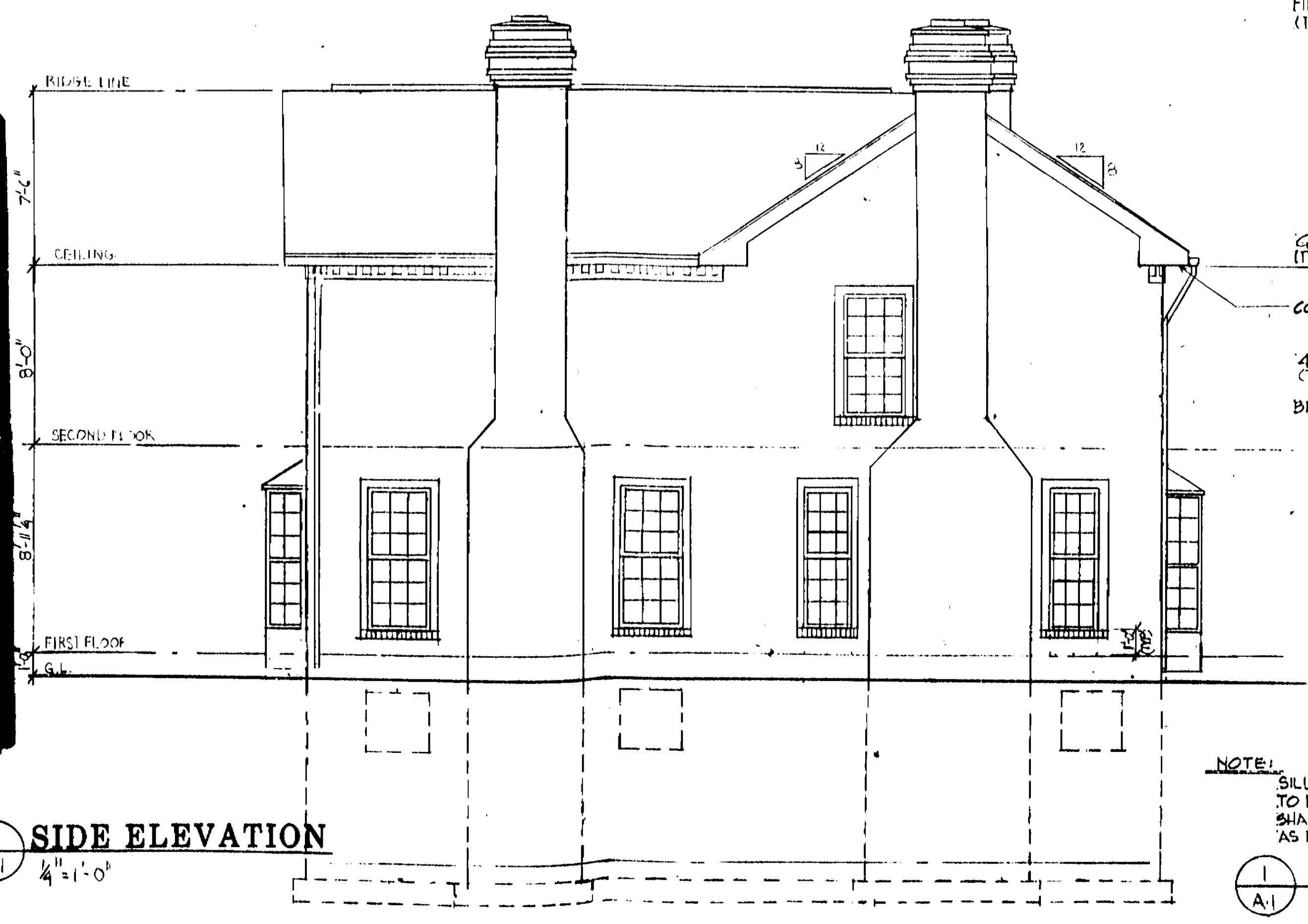
16:1



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



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



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



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

NOTE:

SILL HEIGHT DIMENSIONS ARE TO FINISHED SILL, CONTRACTOR SHALL LOCATE ROUGH OPENINGS AS REQUIRED.

All yard dimensions shall be measured from the furthest projecting point of the building including roof overhang to the nearest lot line.

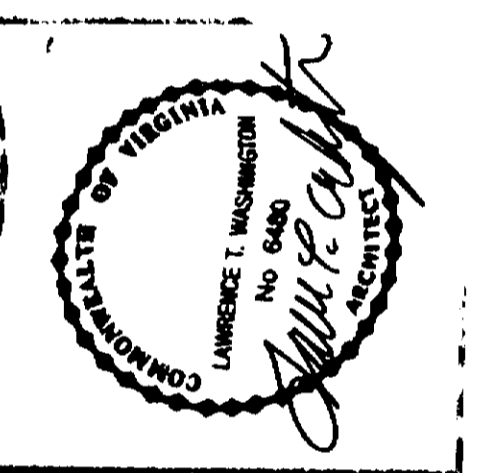
N.B. SEE FRAMING TO VERIFY SINGLE ANGLE WINDOW.

1.0	1.25	1.5	1.75	2.0	2.25	2.5
1.1	1.375	1.625	1.875	2.125	2.375	2.625
1.25	1.5	1.75	2.0	2.25	2.5	2.75
1.4	1.75	2.0	2.25	2.5	2.75	3.0
1.6	2.0	2.25	2.5	2.75	3.0	3.25

24:1

CLAY AVENUE RESIDENCE  
LOT 8  
2504 CLAY AVE.  
ALEXANDRIA

PRINTED  
APR 6 1990  
TEMPLE WASHINGTON  
AND ASSOC.



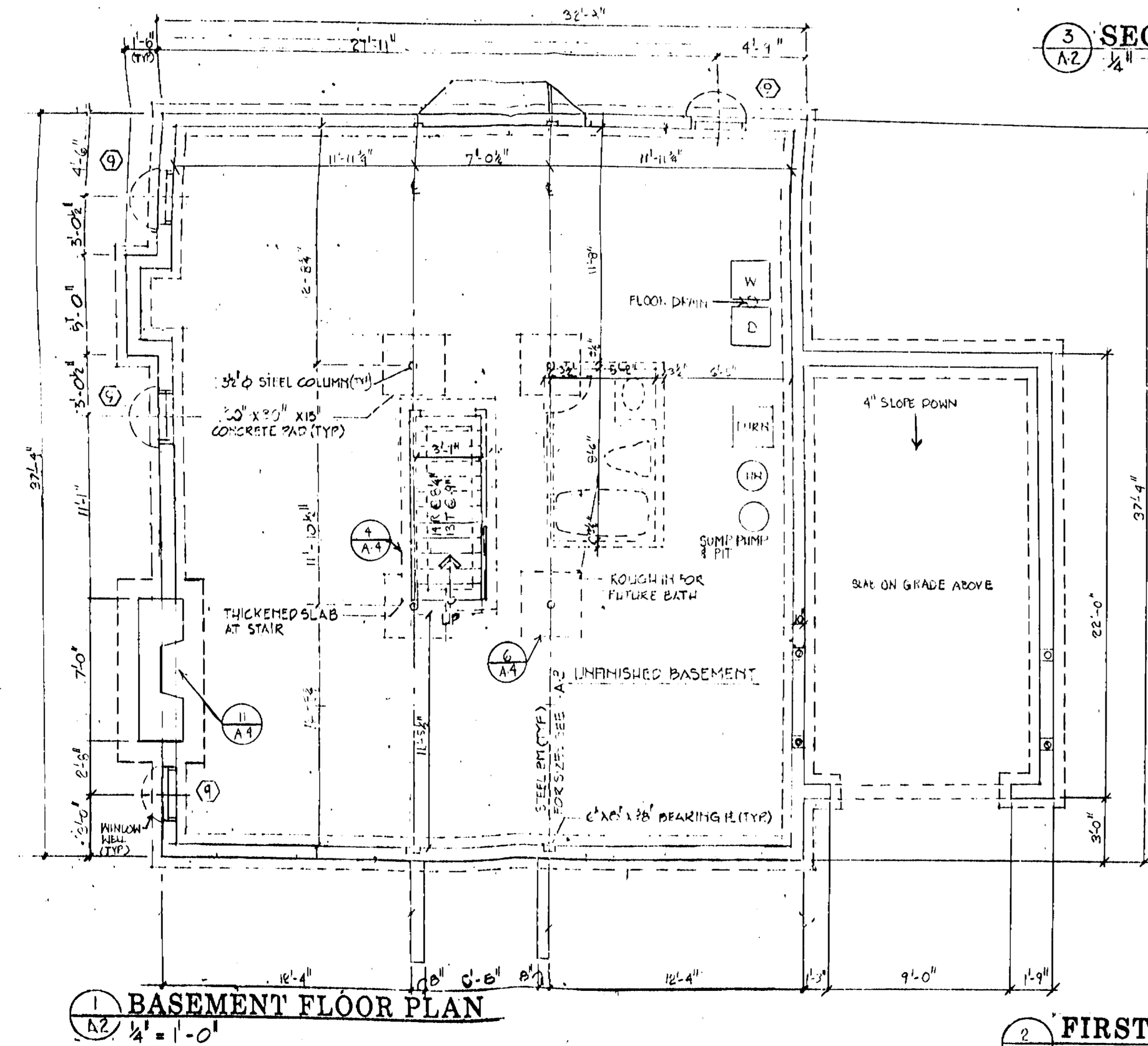
Temple Washington  
& Associates  
ARCHITECTURE PLANNING INTERIOR DESIGN  
977 S WALTER REED DR. SUITE 5, ARLINGTON, VA 22204  
7031 527-4885

Revisions  
PERMIT SET  
4/14/90  
Proj. No.  
Date 4/14/90

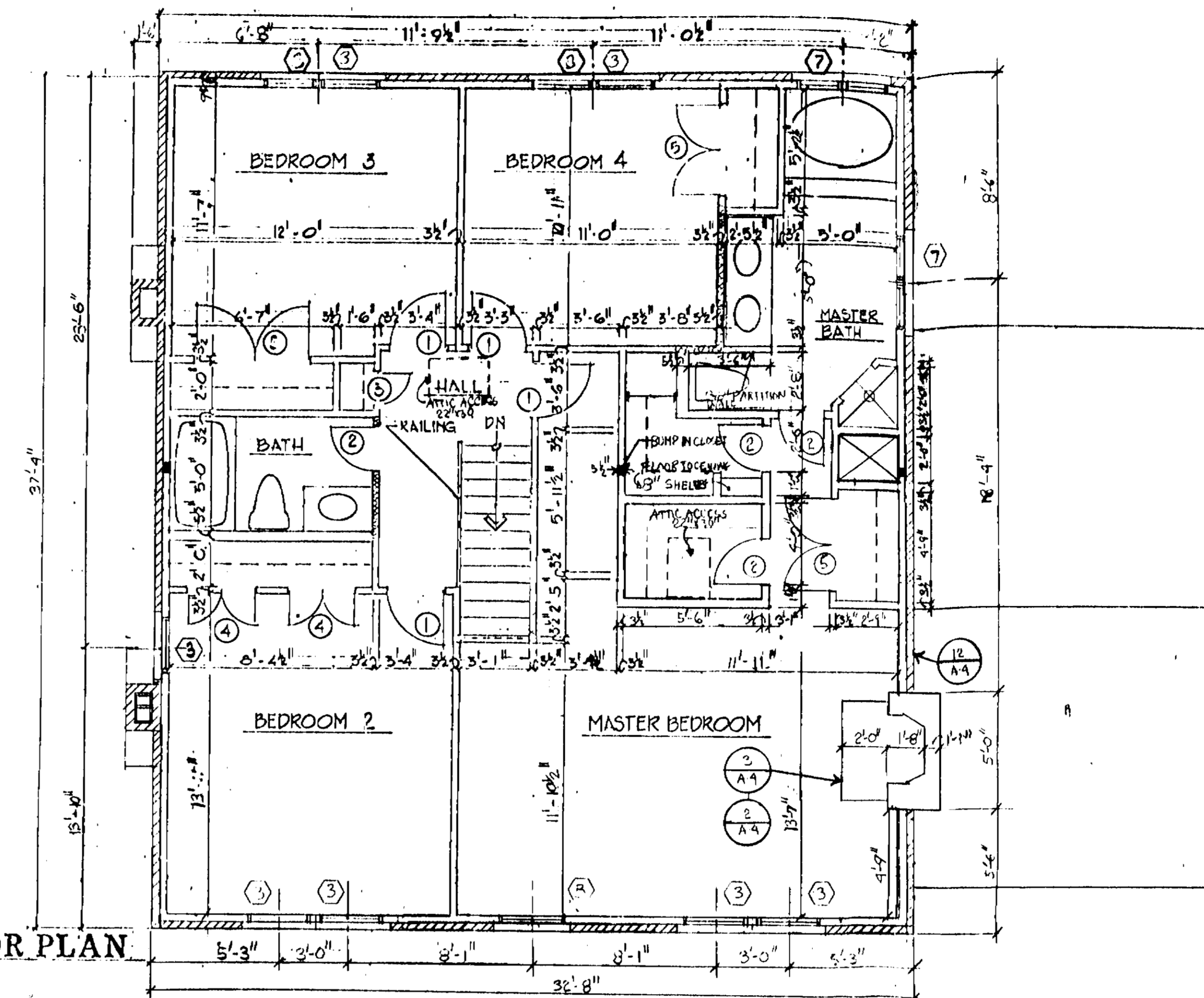
AI

WINDOW SCHEDULE			
MARK	SIZE	REMARKS	FRAME
①	2'-8" x 5'-2"	PIL BRICK MOLD	HW
②	2'-8" x 6'-2"	"	"
③	2'-8" x 5'-2"	" ADAMS MOLD	"
④	2'-8" x 6'-2"	"	"
⑤	2'-0" x 6'-2"	" BRICK MOLD	"
⑥	PR 1'-0" x 3'-0"	"	"
⑦	2'-2'-0" x 3'-10"	"	"
⑧	3'-0" x 3'-2"	"	"
⑨	2'-8" x 2'-6"	" WINDOW WELL	"
⑩	8'-0" x 6'-2"	" BAY WINDOW	"
⑪	PR 2'-4" x 6'-0"	FRENCH PRS, CENTER OP	"
⑫	4'-0" x 9'-2"	MALLARD WINDOW	"

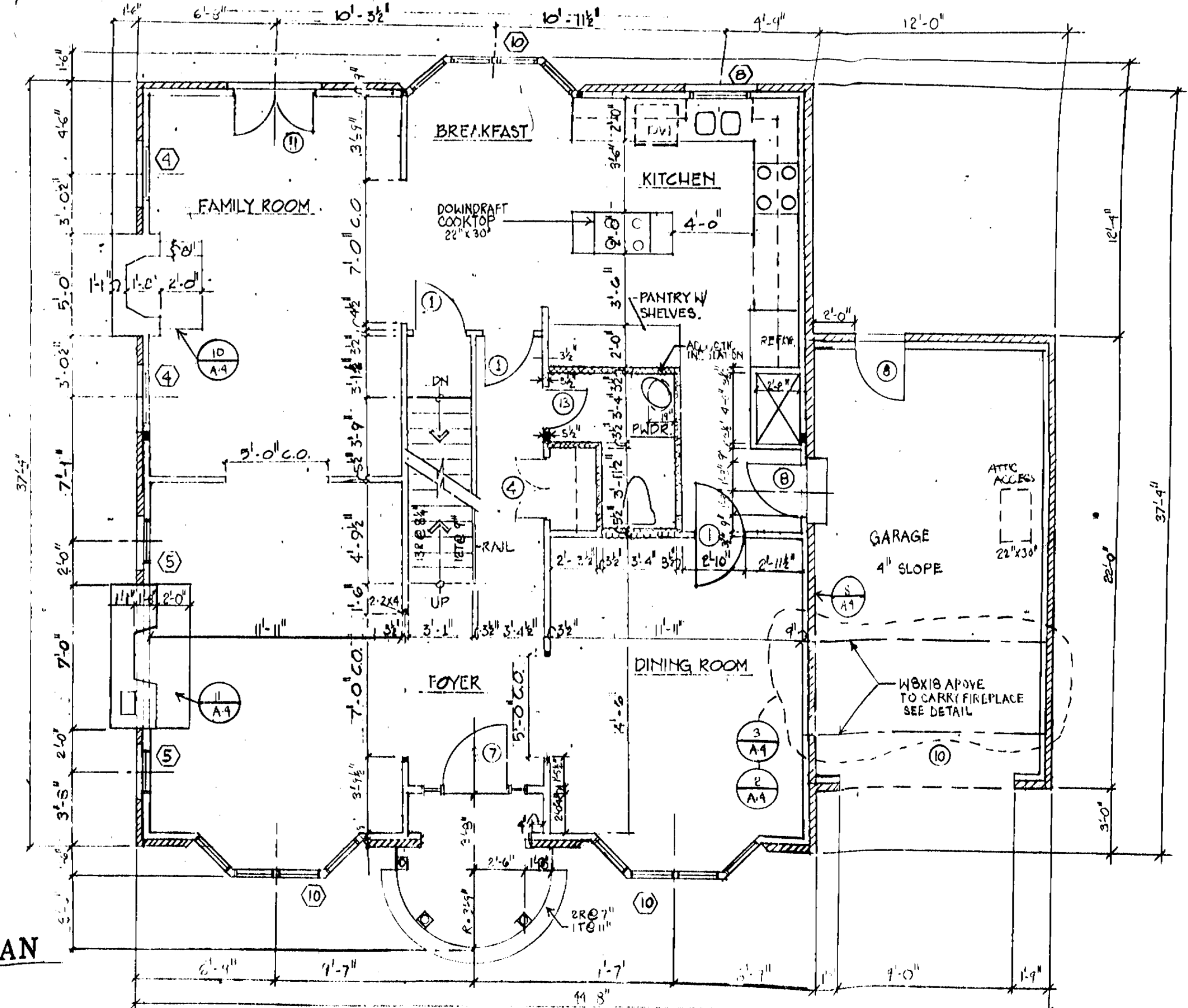
DOOR SCHEDULE		
MARK	SIZE	REMARKS
①	2'-0" x 6'-0"	
②	2'-0" x 6'-0"	
③	1'-6" x 6'-6"	
④	PR 1'-6" x 6'-0"	
⑤	PR 2'-0" x 6'-0"	
⑥	PR 1'-6" x 6'-0"	BI FOLD
⑦	3'-0" x 6'-8"	EXTERIOR W/ THRESHOLD
⑧	2'-6" x 6'-8"	" / 1-HR, MTL
⑨	PR 2'-0" x 6'-0"	
⑩	9'-0" x 7'-0"	ROLL-UP GARAGE DR.
⑪	PR 2'-6" x 6'-3"	FRENCH PRS, CENTER OP
⑫	2'-0" x 6'-8"	⑤ 5/8" WALL DOOR JAMB EXTENSION



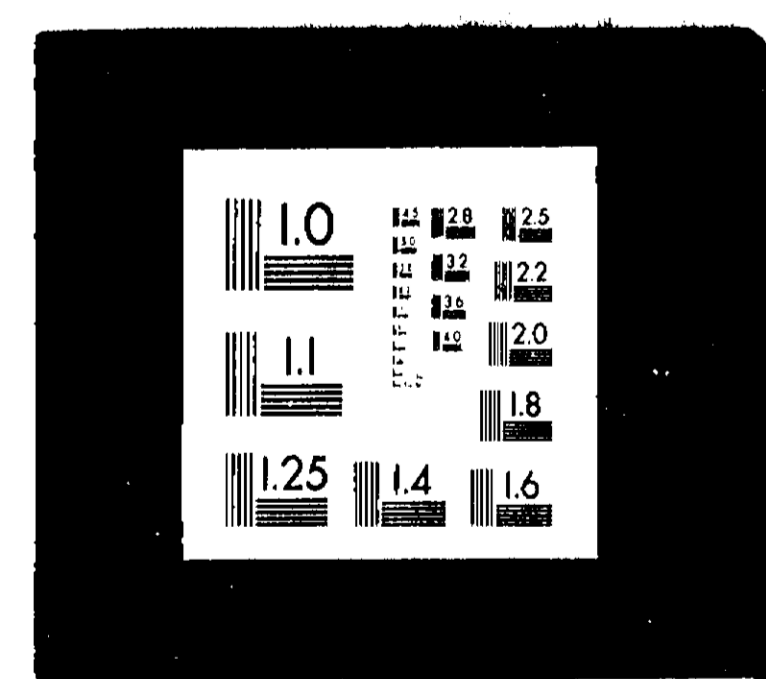
1 BASEMENT FLOOR PLAN  
A2 1/4" = 1'-0"



3 SECOND FLOOR PLAN  
A2 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
A2 1/4" = 1'-0"



24:1

CLAY AVENUE RESIDENCE  
LOT 8  
2504 CLAY AVE.  
ALEXANDRIA

PRINTED  
APR 6 1990  
TEMPLE WASHINGTON  
AND ASSOC.

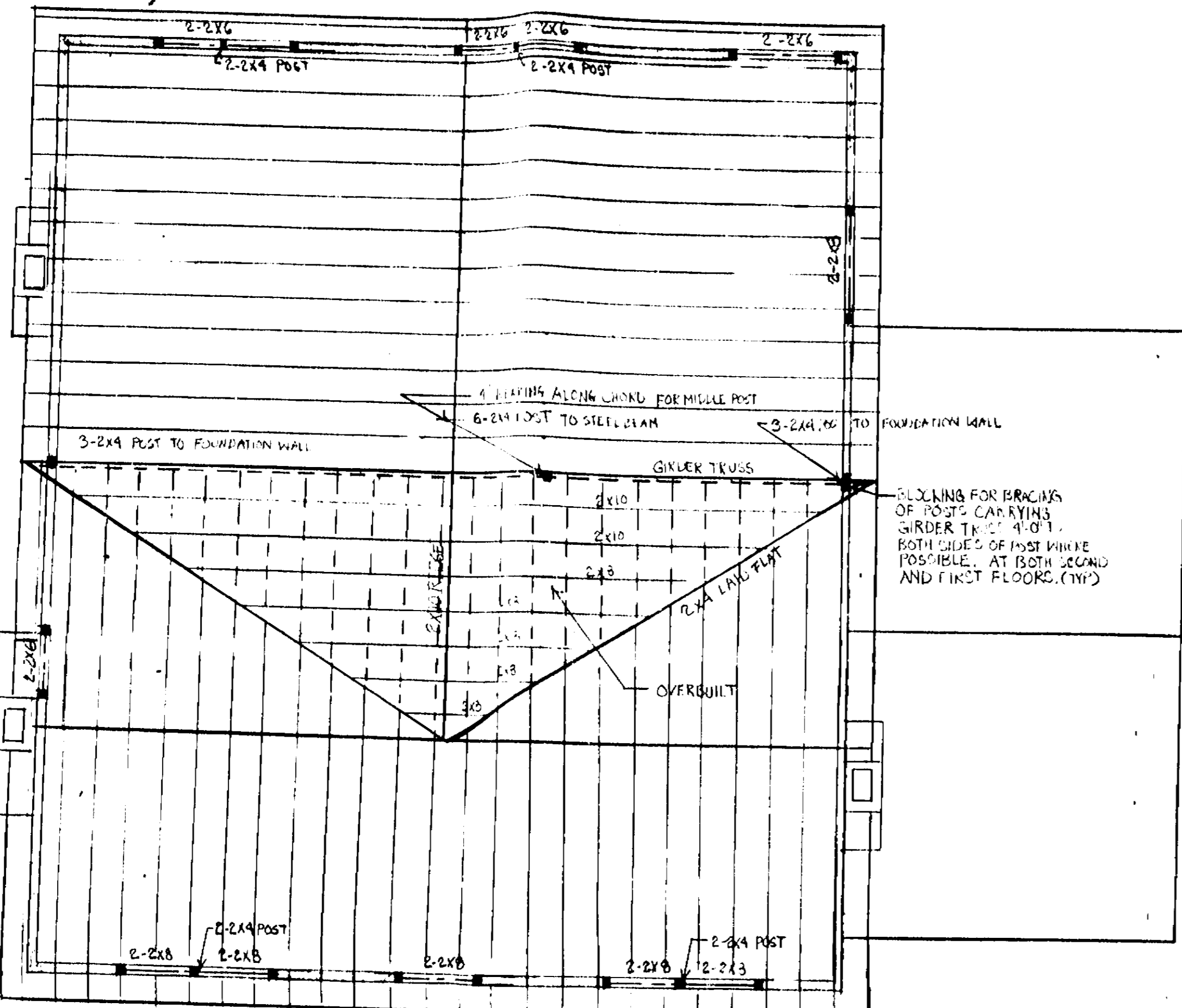


Temple Washington  
& Associates  
ARCHITECTURE PLANNING INTERIOR DESIGN

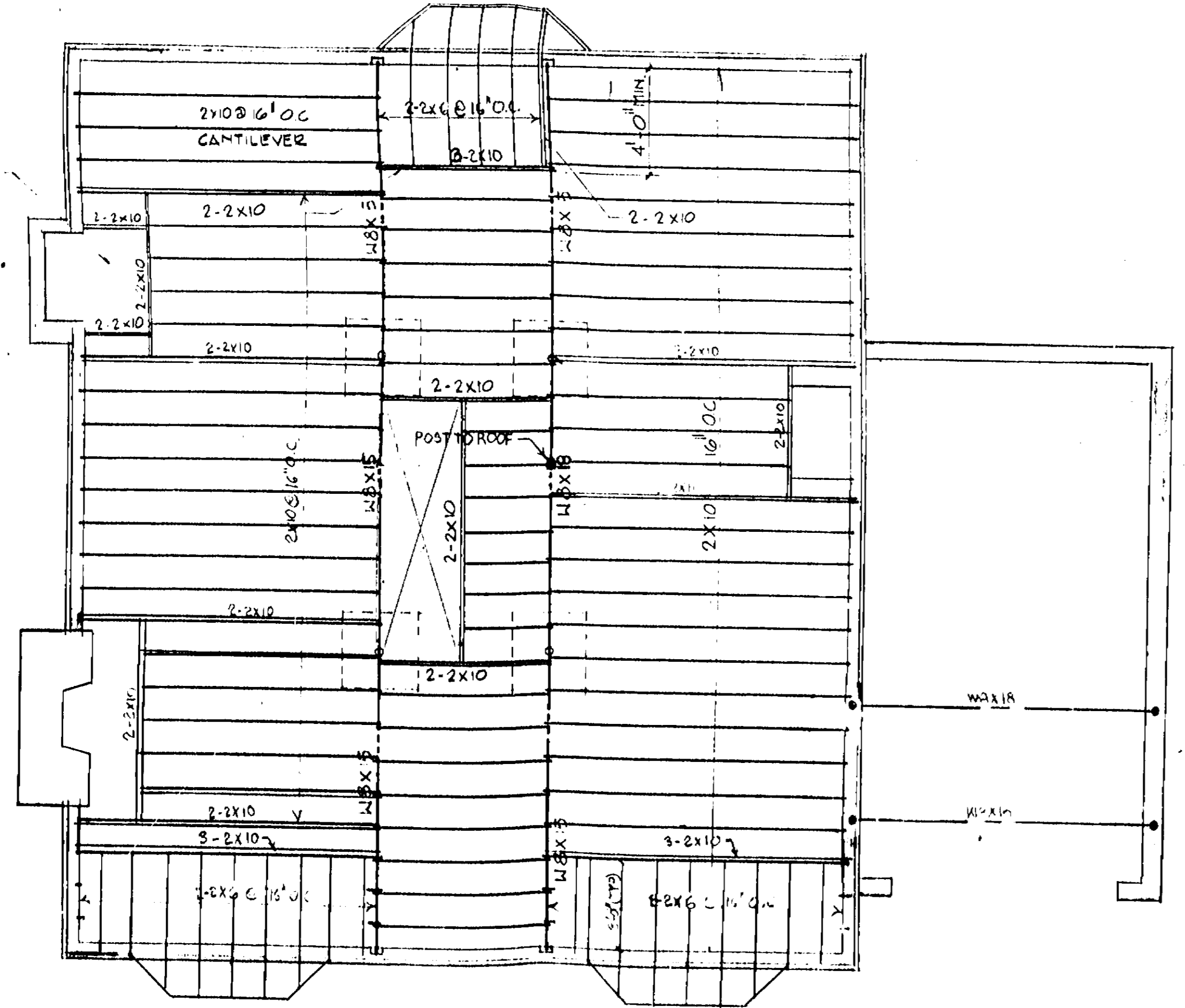
1507 S WALTER REED DR. SUITE 5 ARLINGTON VA 22204  
(703) 251-4880

Revisions  
P. 6/11/90  
4/16/90  
Proj. No.  
Date 4/6/90

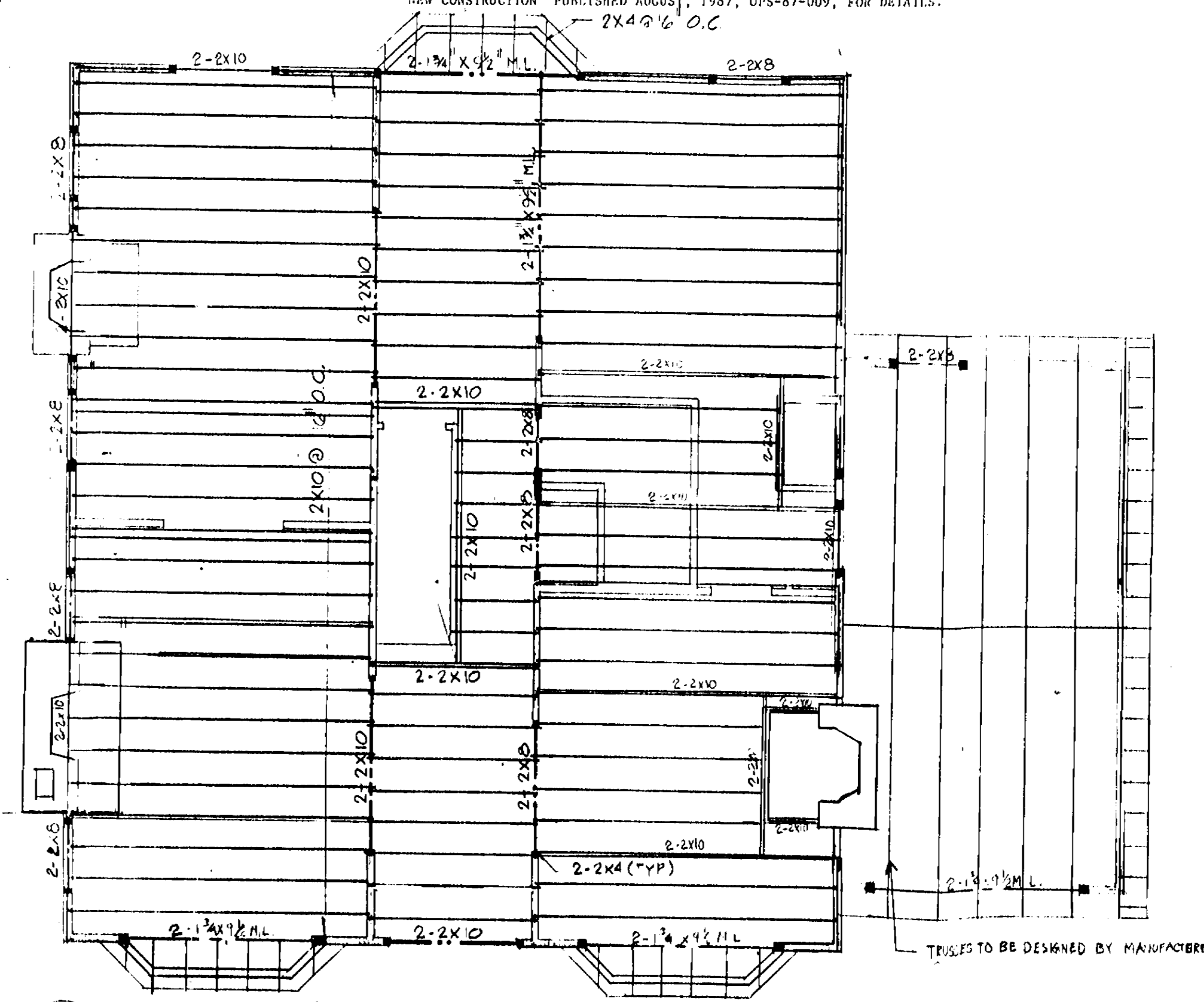
A.2



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



1 1ST FLOOR FRAMING PLAN  
A-4  
1/4" = 1'-0"

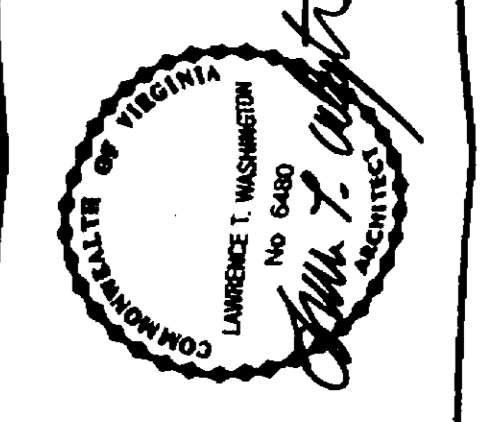


2 2ND FLOOR FRAMING PLAN  
A-4  
1/4" = 1'-0"

- STRUCTURAL NOTES**
- LOADS: ROOF 30 PSF (TOP CHORD)/STORAGE & ATTIC (BOTTOM CHORD)
  - 2nd FLOOR (Sleeping) 30 PSF
  - 2nd FLOOR (Living) 40 PSF
  - 1st FLOOR 40 PSF
  - CARAGE FL. 100 PSF
  - BASEMENT FL. 100 PSF
  - DECKS 60 PSF
  - SOIL VALUE: SOIL BEARING VALUE IS ASSUMED AT 2,000 PSF. CONTRACTOR SHALL VERIFY PRIOR TO INSTALLING FOUNDATION. DESIGN EQUIVALENT FLUID PRESSURE AT 30 PSF PER FOOT BELOW FIN. GRADE.
  - BOTTOM OF ALL FOOTINGS SHALL EXTEND 1'-0" INTO UNDISTURBED SOIL AND SHALL BE BELOW FROST LINE (MIN. 2'-0" BELOW FIN. GRADE)
  - CONCRETE: 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. 1,500 PSI FOR GARAGE AND EXTERIOR SLABS, AIR ENTRAINED 54-74.
  - REINFORCING STEEL: ASTM A-615 GRADE 60, W.W. RESH: ASTM A-185. MINIMUM 2" CONCRETE PROTECTION AROUND STEEL IN FOOTINGS; 1-1/2" MIN. AT OTHER LOCATIONS.
  - SLAB ON GRADE: 4" THICK 4045 W. 4045.4 (F10/10) W.F. SLAB TO BE FORMED IN AREAS 10' TO EXCEED 30 FT. IN EITHER DIRECTION. SEPARATE POORS WITH DETAIL T & C OR CONSTRUCTION JOINT.
  - FOR HEADERS AND SHOR. REFER TO "1 & 2 FAMILY DRILLING CODE", CARO 1996 EDITION. SEE HEADER DETAIL.
  - FLOOR FRAMING TO BEAS ON 2x4 WOOD PLATE OR STEEL BEAMS. ATTACH CONT. PLATE 3/16" DIAMETER ANCHOR BOLTS @ 2' O.C. STAGGERED.
  - TIMBER: ALL FRAMING SHALL BE NO. 2 DRY LUMBER (F1-1150 PSI - SINGLE; F1-1350 PSI, F1-1400,000 PSI), UNLESS NOTED OTHERWISE. STRUCTURAL LUMBER SHALL HAVE BENDING STRENGTH 16-2800 PSI AND MODULUS OF ELASTICITY E=1,600,000 PSI. DECK FRAMING TO BE PRESSURE TREATED #2 SOUTHERN PINE #2 1000 & E=1,600,000.
  - PROVIDE DOUBLE JOISTS UNDER ALL NON-BEARING PARTITIONS WHICH RUN PARALLEL TO JOISTS.
  - STUD WALLS SHALL BE 2x4 @ 16" O.C. (TYPICAL). BEARING STUD WALLS IN BASEMENT SHALL BE 2x6 @ 16" O.C. WITH SHEATHING REQUIRED ON ONE SIDE.
  - STUD POSTS AT ENDS OF WOOD BEAMS AND HEADERS SHALL BE 2-2x4 MIN. OR AS OTHERWISE NOTED.
  - PASSEY VENEER SHALL COMPLY WITH REQUIREMENTS OF THE CARO "USE AND TWO FAMILY BUILDING CODE."
  - STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 AND ALSO SPECIFICATIONS FOR BUILDING.
  - ROOFING SHALL CONFORM TO ASTM C-270, TYPE S.
  - ROOF FRAMING/TRUSSES SHALL BE DESIGNED BY A WOOD TRUSS MANUFACTURER. BRACKETING LAYOUT, CALCULATIONS, JOINT STRENGTH INFORMATION, LOAD TESTS DATA AND DETAILS FOR TRUSS TO TRUSS CONNECTIONS SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS DESIGN SHALL BE CERTIFIED BY A REGISTERED ENGINEER AND SHALL BE INSPECTED BY AN APPROVED INSPECTION TESTING LAB. SECURE TRUSSES AT BEARING WITH TRUSS BRACING ANCHORS OR EQUIVALENT. ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH "BRACING WOOD TRUSSES" (BTR-76), PUBLISHED BY I.P.T.
  - WIND BRACING WILL BE PROVIDED BY APPROVED DIAGONAL METAL STRAP OR 1/2"X2"X2" PLYWOOD OR 100# 1"X3" DIAGONALLY ON BOTH SIDES OF EACH GABLE AT EVERY FLOOR.
  - MAXIMUM UNBALANCED FILL AGAINST FOUNDATION WALL SHALL BE 7'-0".
  - DRAPERY WEIGHT SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT UGAL TIES. WEIGHT TIES, IF STRAID WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 6 U.S. GAUGE WIRE AND SHALL HAVE A HOOK HEBBERED TO THE HOOKER JOINT, OR IF SHEET METAL, NOT LESS THAN NO. 22 U.S. GAUGE BY 1 INCH CORNATED. EACH TIE SHALL BE SPACED 120 INCHES FROM THE 26 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 3 1/8 SF OF WALL AREA.
  - LINTELS: UNLESS OTHERWISE SHOWN ON DRAWINGS, PROVIDE ANGLE LINTELS WHERE ARCHITECTURAL DRAWINGS INDICATE FACE BRICK AND PRECAST LINTELS ELSEWHERE. PROVIDE ONE LINTEL WITH 6 IN. MINIMUM BEARING FOR EACH 4 IN. OF WALL THICKNESS AS FOLLOWS:  
UP TO 4'-0" - 3 1/2 X 3 1/2 X 1/4 OR 4"X8" PCC W/83 TOP AND BOTTOM.  
4'-0" TO 5'-0" - 4 X 3 1/2 X 5/16 OR 4"X8" PCC W/84 TOP AND BOTTOM.  
5'-0" TO 6'-0" - 5 X 3 1/2 X 5/16 OR 4"X8" PCC W/84 TOP AND BOTTOM.  
6'-0" TO 8'-0" - 6 X 3 1/2 X 3/8 OR 4"X8" PCC W/84 TOP AND BOTTOM.  
OVER 8'-0" TO LESS THAN 10'-0" X 8 X 18 W/5/16 CONT. HUNG AND 1/4" HANGERS @ 16" O.C.
  - SLIDING GLASS DOORS AND TUB AND SHOWER GLASS DOORS SHALL BE TEMPERED GLASS.
  - INSULATION: BATT INSULATION SHALL BE FOIL FACED, VAPOR BARRIER ON HEATED SIDE, MIN. R-13 OR AS NOTED ON DRAWINGS.
  - NOTIFY "MISS UTILITIES" AND OTHER APPROPRIATE PARTIES PRIOR TO WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
  - FOLLOW RADON GAS REDUCTION METHODS AS RECOMMENDED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). SEE "RADON REDUCTION IN NEW CONSTRUCTION" PUBLISHED AUGUST, 1987, EPA-87-009, FOR DETAILS.
- GENERAL NOTES**
- ALL WORK SHALL BE ACCORDING TO APPLICABLE BUILDING CODES AND REGULATIONS.
  - NO DIM SCALE DRAWINGS: DIMENSIONAL DIMENSIONS AND NOTES SUPERSEDE SCALED DIMENSIONS. CONSULT ARCHITECT FOR DIMENSIONS NOT INDICATED OR IN ERROR.
  - WHERE IN CONTACT WITH "MASONRY" OR WITHIN 1" OF FINISH GRADE, WOOD SHALL BE PRESURE-TREATED.

CLAY AVENUE RESIDENCE  
LOT 8  
2504 CLAY AVE.  
ALEXANDRIA

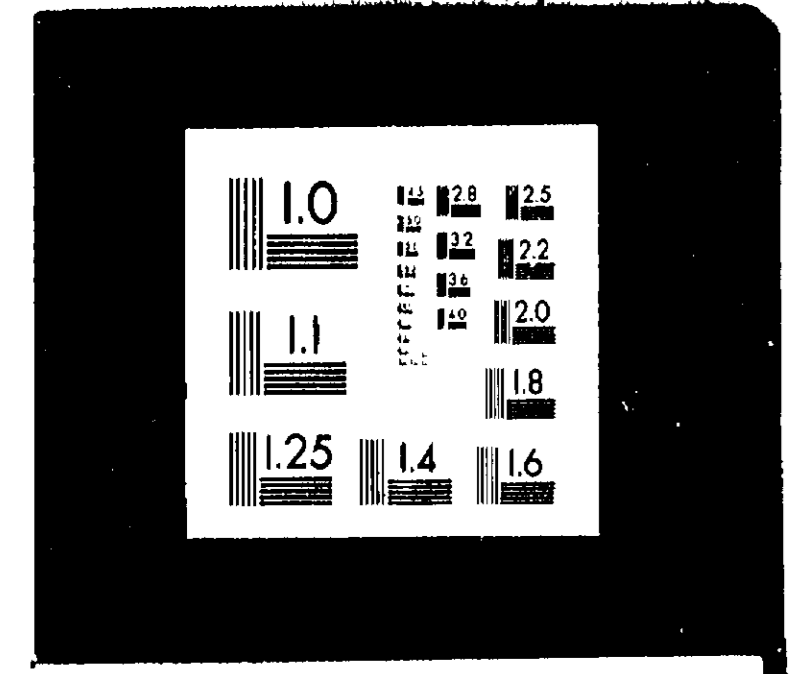
PRINTED  
APR 6 1990  
TEMPLE WASHINGTON  
AND ASSOC.



Temple Washington  
& Associates  
ARCHITECTURE PLANNING INTERIOR DESIGN  
677 S. WATER REED DR. SUITE 5 ARLINGTON, VA 22204  
(703) 527-4882

Revisions  
FILED SET  
4/2/90  
Proj. No.  
Date 4/2/90

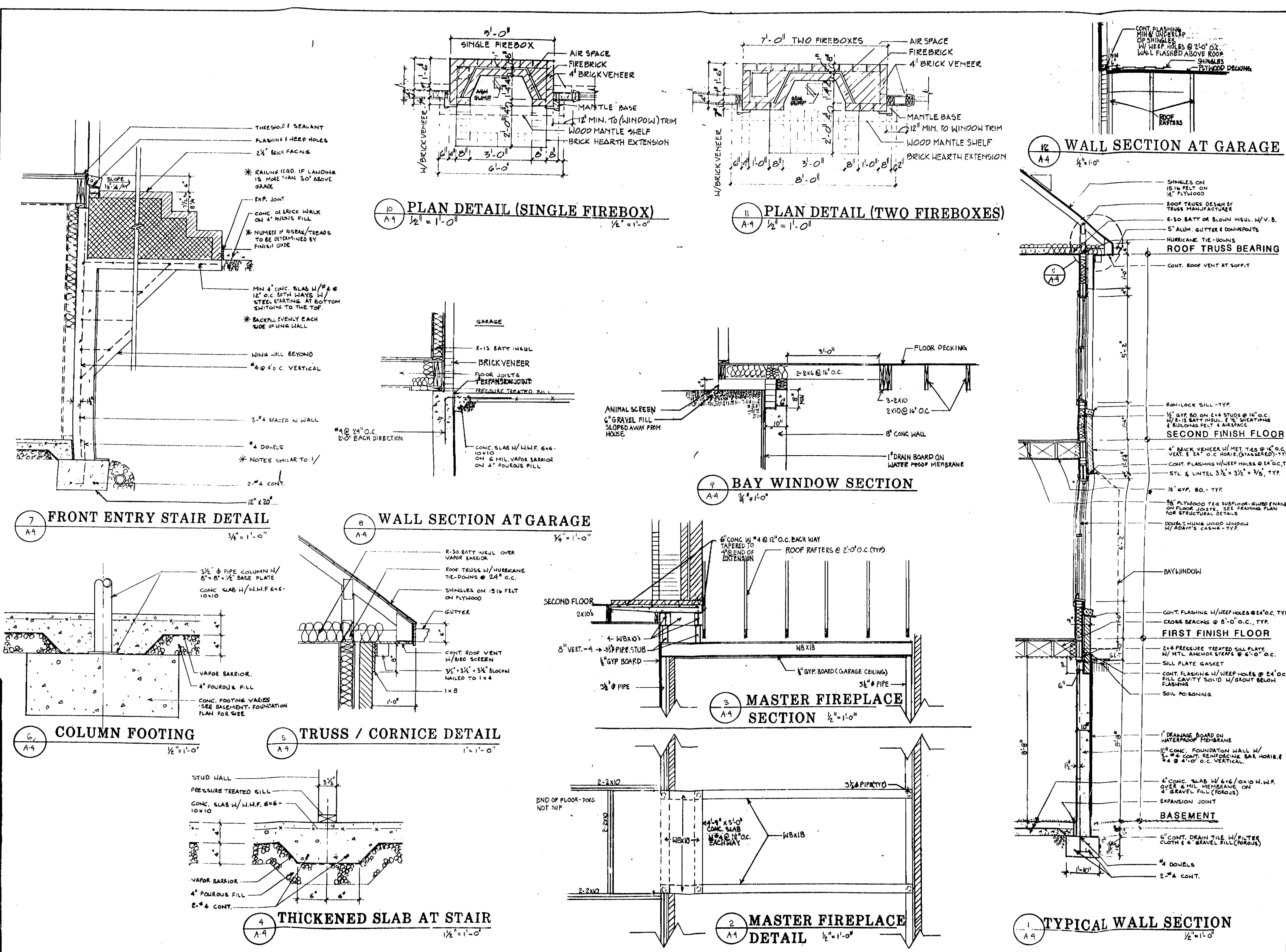
A.3



24:1

1.0	1.1	1.2	1.3
1.4	1.5	1.6	1.7
1.8	1.9	2.0	2.1
2.2	2.3	2.4	2.5

24:1



CLAY AVENUE RESIDENCE  
 LOT 8  
 2504 CLAY AVE.  
 ALEXANDRIA

PRINTED  
 APR 6 1990  
 TEMPLE WASHINGTON  
 AND ASSOC.

COMMONWEALTH OF VIRGINIA  
 LICENSED PROFESSIONAL ARCHITECT  
 No. 10000  
 Date 4/1/90

Temple Washington  
 & Associates  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 927 S. WALTER REED DR. SUITE 5 ARLINGTON, VA 22204  
 (703) 521-4880

Revisions  
 1. PERMIT SET  
 4/1/90  
 Proj. No.  
 Date 4/1/90

A-4