

## CERTIFICATE OF AUTHENTICITY

This is to certify that the microfilm images appearing on this record are accurate reproductions of the records of: City of Alexandria, VA - Planning Office - and were microfilmed in accordance with established industry and company standards, insuring that all documents, notes, and attachments have been included in this record.

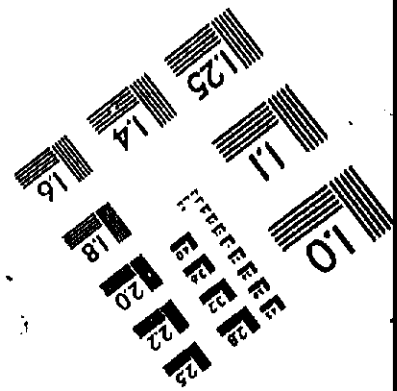
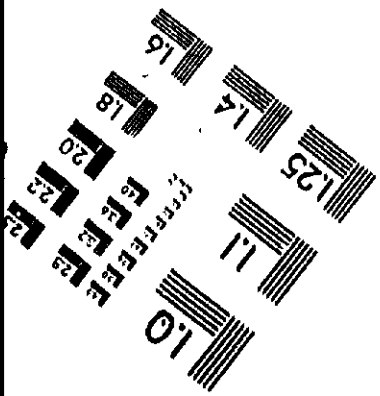
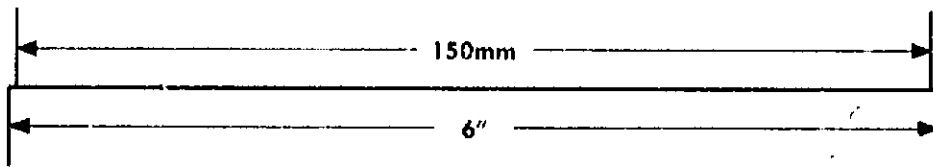
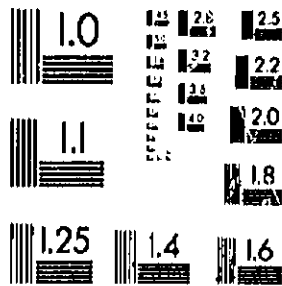
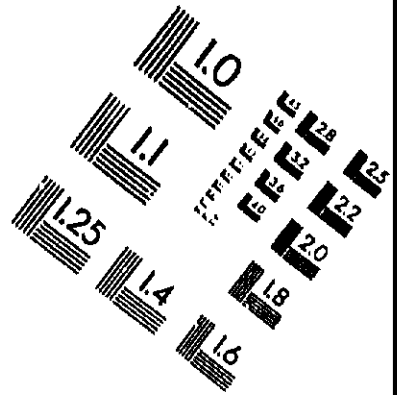
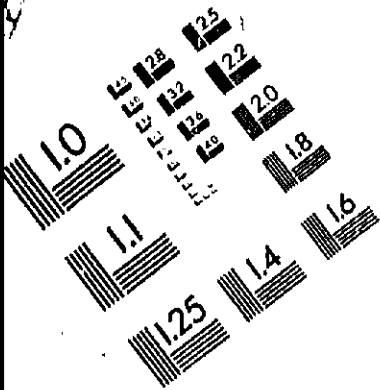
4-23-87  
Date of Microfilming

*Renee Voldar*  
Camera Operator

*Sharon A. Zachary*  
Supervisor

# REMAC

Information Corporation  
544 N. Frederick Avenue  
Gaithersburg, MD 20877  
(301) 948-4650



1/2" x 15"  
COM

1 W. ROSEMONT AV.  
substandard lot development

2422

DEFER TILL SEPT.  
APPROXIMATION INCOMPLETE  
① NO BACK FASE MAP  
② NO ZONE COMPARISONS  
CLOS  
5/30/90

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

Action of City Council:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Location

Assessment Map 63.02 Parcel Block 01 Lot 08-01 Zone

Proposed Use of Property

Owner

Application Filed

Advertised in Newspaper

Property Owners Notified

Public Hearing Before Planning Commission July 3, '90 City Council

Board of Zoning Appeals

Sept. 4, 1990



## SPECIAL USE PERMIT

Special Use Permit No. 2922 was approved by City Council on 9/15/90

Permission is hereby granted to Robert C. Byrnes

to use premises located at 1 West Rosemont Avenue

for the following purpose Construct a single family dwelling on a substandard lot.

and under the following conditions (SEE ATTACHED)

11-1-90

Date

Val L. Lawson, Jr.  
City Manager



# APPLICATION: SPECIAL USE PERMIT No. 2422

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 8, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant ROBERT C. BYRNES

Premises Located ONE WEST ROSEMONT AVENUE

Assessment Map 63.02 Block 01 Lot 08-01

Property Owner MARILYN HANSEN REDDAN 549-6620  
Name Telephone No.

3 W. ROSEMONT AVE, ALEXANDRIA, VA 22301  
Address

USE REQUESTED SINGLE FAMILY DETACHED RESIDENCE ON SUBSTANDARD  
LOT PER SECTION 7-6-45 ZONE R-5

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.

ROBERT C. BYRNES 683-1011  
Applicant or Authorized Agent (Please Print) Telephone Number

Robert Byrne 1100 PRINCESS ST., ALEX. 22314  
Signature Address

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

S.U.P. Application Received 5-21-90 100.00 5-21-90  
Date Fee Date Paid

Section and Provision of Chapter 8 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested

Date(s) of Planning Commission Hearing(s) \_\_\_\_\_

Date(s) of City Council Hearing(s) \_\_\_\_\_

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

Subject Property placarded \_\_\_\_\_

### ACTIONS

Planning Commission 9-4-90 Recommend Approval 6-0

City Council 9/15/90 PH--Granted the SUP, subject to compliance with all applicable codes, ordinances and staff recommendations.

DOCKET ITEM # 21  
SPECIAL USE PERMIT # 2422

PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 4, 1990  
7:30 P.M., COUNCIL CHAMBERS

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

APPLICANT: Robert C. Byrnes

LOCATION: 1 West Rosemont Avenue

ZONE: R-5, Residential

=====

PLANNING COMMISSION MEETING OF SEPTEMBER 1, 1990:

Robert C. Byrnes presented the application.

No one spoke in opposition to the request.

COMMISSION ACTION:

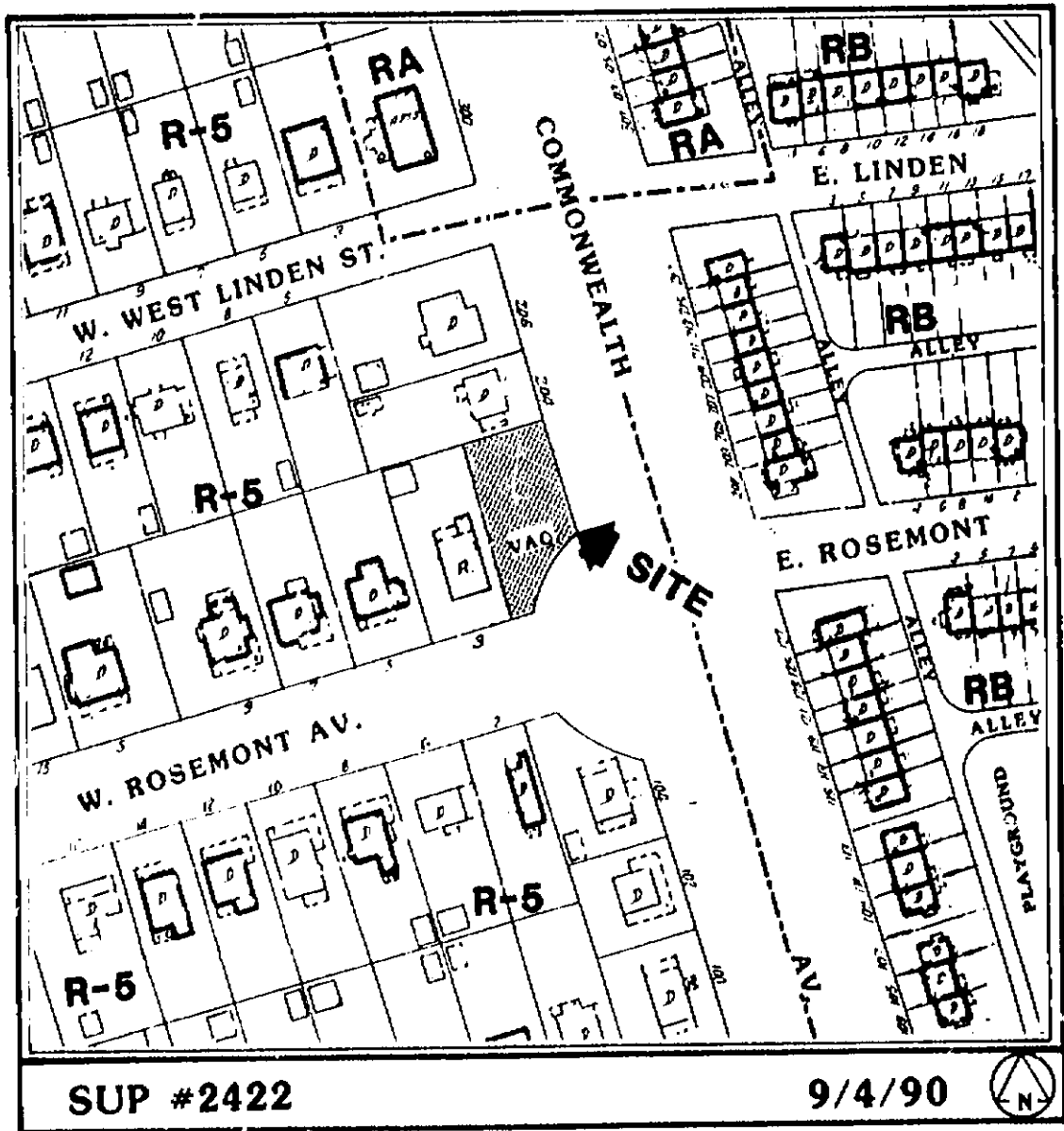
On a motion by Mr. Hurd, seconded by Ms. Fossum the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Bernabucci was absent.

REASON: The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING SEPTEMBER 15, 1990:

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

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



STAFF RECOMMENDATION:

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

1. That the proposed house be in substantial conformance with the plan layout submitted with the special use permit application. (P&CD)
2. That the proposed house be located no closer than forty (40) feet to the front property line facing West Rosemont Avenue to conform to Section 7-6-45 (b)(1)(b) of the Zoning Code. (P&CD)
3. That the proposed house be located no closer than twenty-five (25) feet from the property line on Commonwealth Avenue. (P&CD)
4. That a proposed off-street parking space be located off Commonwealth Avenue rather than off Rosemont Avenue to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

DISCUSSION:

1. The applicant, Robert C. Byrnes, contract purchaser of the subject lot, is requesting a special use permit to construct a new 2 and 1/2 story single family detached dwelling.
2. The subject property is one recorded lot of record having approximately 50 feet of frontage on West Rosemont Avenue, 113 feet of frontage on Commonwealth Avenue and contains 6,808 square feet.
3. The property in question is vacant.
4. The subject lot was created in 1978 as the result of a plat of resubdivision approved by the Planning Commission Subdivision Committee on April 20, 1978.
5. The subject property is part of the subdivision known as "Rosemont" which was plotted and developed in the 1930's and 1940's.
6. The proposed new house is approximately 27 feet wide, 50 feet long and 23 feet high as measured to the midpoint between the gutter line and roof peak. The overall building height to the roof peak is approximately 32 feet.
7. There are nine (9) single family dwellings on the north side of West Rosemont Avenue between Commonwealth Avenue and Russell Road, and eleven (11) single family dwelling on the south side of West Rosemont Avenue. The lot widths and lot areas of these properties are approximately as follows:

NORTH SIDE:

<u>SITE ADDRESS</u>	<u>LOT WIDTH</u> at front bldg line	<u>LOT AREA</u>
3 W Rosemont Av	55.00 ft	6,875 sq ft
5 W Rosemont Av	55.00 ft	6,875 sq ft
7 W Rosemont Av	50.00 ft	6,250 sq ft
9 W Rosemont Av	75.00 ft	9,375 sq ft
13 W Rosemont Av	75.00 ft	9,375 sq ft
15 W Rosemont Av	50.00 ft	6,250 sq ft
17 W Rosemont Av	62.50 ft	7,813 sq ft
19 W Rosemont Av	75.00 ft	9,375 sq ft
21 W Rosemont Av	75.00 ft	9,375 sq ft

note: The average lot width is 63.62 feet, and the average lot area is 7,951 square feet.

SOUTH SIDE:

<u>SITE ADDRESS</u>	<u>LOT WIDTH</u> at front bldg line	<u>LOT AREA</u> sq ft
2 W Rosemont Av	45.00 ft	3,250 sq ft
4 W Rosemont Av	25.00 ft	9,750 sq ft
6 W Rosemont Av	75.00 ft	6,500 sq ft
8 W Rosemont Av	50.00 ft	6,500 sq ft
10 W Rosemont Av	50.00 ft	6,500 sq ft
12 W Rosemont Av	50.00 ft	6,500 sq ft
14 W Rosemont Av	50.50 ft	9,750 sq ft
16 W Rosemont Av	75.00 ft	6,500 sq ft
18 W Rosemont Av	50.00 ft	9,750 sq ft
20 W Rosemont Av	75.00 ft	6,500 sq ft
22 W Rosemont Av	65.00 ft	8,450 sq ft

note: The average lot width is 55.00 feet, and the average lot area is 6,677 square feet.

8. The existing house on the north side of West Rosemont Avenue appears to be set back from West Rosemont Avenue from 15 feet to 25 feet. The houses on the south side of the street appear to be set back from 20 feet to 30 feet.
9. The West Rosemont Avenue area is zoned R-5, Residential and has been zoned R-5 since the adoption of the Third Revised Zoning Map in 1951.
10. 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 residential zones. Section 7-6-45(b)(1)(b) of this amendment allows an application for a special use permit for development of a substandard lot to be submitted for approval if "the substandard lot contains at least 90 percent of the minimum lot area and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located".

The subject lot complies with this provision as follows:

A.	REQUIRED LOT WIDTH AT FRONT LOT LINE	90 PERCENT OF REQUIRED LOT WIDTH	ACTUAL LOT WIDTH AT FRONT LOT LINE
	40.00 ft	36.00 ft	51.26 ft +/-
B.	REQUIRED LOT WIDTH AT FRONT BLDG LINE	90 PERCENT OF REQUIRED LOT WIDTH	ACTUAL LOT WIDTH AT FRONT BLDG LINE
	65.00 ft	58.00 ft	* 58.50 ft +/-
	* building must be set back at least 40 feet from West Rosemont Avenue to meet this requirement.		
C.	REQUIRED LOT AREA	90 PERCENT OF REQUIRED LOT AREA	ACTUAL LOT AREA
	6,500 sq ft	5,850 sq ft	6,808 sq ft

11. The subject lot, as well as the lot directly across West Rosemont Avenue at the intersection of Commonwealth Avenue, has an irregular "quarter circle " shaped lot frontage on West Rosemont Avenue. This unusual street frontage is the result of the original street dedication by the developer of Rosemont to make room for an "electric railroad" trolley station that at one time was located in the public right-of-way of Commonwealth Avenue (formerly "Washington Avenue") and West Rosemont Avenue.
12. It is possible to construct a single family dwelling on the subject lot without requesting any variances from the City Council or Board of Zoning Appeals.
13. As depicted on the applicant's submitted plot plan, an off-street parking space is proposed to be constructed off West Rosemont Avenue. The Department of Transportation and Environmental Services, in their review of the applicant's submission, prefers that a curb cut for the off-street parking space be located off Commonwealth Avenue which is no closer than 50 feet from the intersection of Commonwealth Avenue and Rosemont Avenue.

14. Ordinance #3407 permits the development of a substandard lot with a special use permit.
15. Zoning History: The subject property has been zoned R-5, Residential since adoption of the Third Revised Zoning Map of 1951. The small area plan of "Potomac West" adopted by City Council on May 20, 1989, shows the subject property for "Residential Medium" use and the zoning to remain R-5, Residential.
16. 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 year of the date of granting of a special use permit by City Council or the use permit shall become void.

STAFF ANALYSIS:

The subject property is part of the subdivision of Rosemont which was developed over 45 years ago. The majority of all the developed lots on West Rosemont Avenue are close to the same size as the applicant's lot.

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

The staff believes that this request is reasonable and in keeping with the character of other lots in the area. The construction of a single family detached dwelling on the subject lot will be in compliance with all the applicable zoning regulations without requiring variances from the City Council or Board of Zoning Appeals. Staff also recommends that the proposed off-street parking space to serve the proposed new home be located off Commonwealth Avenue and not off Rosemont Avenue. Staff supports this request for a special use permit.

CITY DEPARTMENT COMMENTS

Transportation & Environmental Services:

No comment.

Public Safety (Code Enforcement):

C-1 All construction shall conform to the Virginia Statewide Building Code 1987/Edition.

F-1 Substandard lot falls within a designated marine clay area. A soils report shall be submitted to this office by a Certified Virginia Soils Engineer prior to obtaining building permits.

Alexandria Sanitation Authority:

No comment.

Health Department:

F-1 No objection to the proposed use.

Police Department:

No comments.

Historic Alexandria (Archeology):

This lot is in the vicinity of a Civil War period Federal troop encampment.

C-1 Call Alexandria Archeology (838-4399) immediately if any structural remains (walls, privies, cisterns, etc.) or artifact concentrations (especially military items) are discovered during construction activities. The recording and sampling of these finds by city archaeologists will not delay the construction schedule. All artifacts remain the property of the land owner.

Recreation Department (Arborist):

F-1 No specimen trees are affected by this plan.

SUP 2422

REPORT ATTACHMENTS

SPECIAL USE PERMIT # 2422

STATEMENT OF INTENT

DATE: MAY 21, 1990

PROPERTY ADDRESS: ONE WEST ROSEMONT AVENUE

MAP(S) 63.02 BLOCK(S) 01 LOT(S) 08-01

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

SINGLE FAMILY DETACHED RESIDENCE. ON SUBSTANDARD LOT PER SECTION 7-6-45.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Robert Byrnes  
SIGNATURE APPLICANT/AGENT

SPECIAL USE PERMIT # 2422

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.

NORMAL 5 TON RESIDENTIAL COOLING EQUIPMENT. WILL  
COMPLY WITH CITY CODE.

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

c. Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.  
NORMAL RESIDENTIAL TRASH GENERATION AND WEEKLY  
CITY REMOVAL.

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.

ONE PARKING SPACE LOCATED ON SITE.

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

WEST ROSEMONT AVENUE - 750 VEHICLES PER HOUR

COMMONWEALTH AVENUE - 1700 VEHICLES PER HOUR

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

ONE FAMILY.

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

CONTINUOUS.

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

NO LOITERING PROBLEM IS ANTICIPATED

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 - NONE

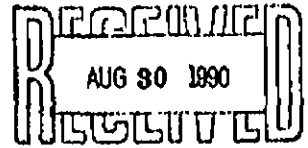
k. Organic compounds. Identification, monthly quantity and specific disposal method of any paint, ink or lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated on the property.

NOT APPLICABLE - NONE

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

MARILYN HANSEN REDDAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P &amp; CO-ADMINISTRATION



August 15, 1990

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

Dear Chairman Braswell and Members of the Planning Commission:

On September 5, 1990, you will hear a request for a special use permit to build a single family dwelling on the substandard lot at the corner of West Rosemont Avenue and Commonwealth Avenue (Docket Item 21). Those of use who reside on West Rosemont have reviewed the drawings of the proposed structure, and we write to you today because of a modest concern regarding the placement of a driveway and parking area on the Rosemont Avenue side of the property. We ask the Commission to disallow the applicant from locating the driveway and parking area on Rosemont.

According to the drawings, the substandard lot has approximately 125 feet of frontage on Commonwealth and 50 feet of frontage on Rosemont. The lot in question is oddly shaped at the corner of Rosemont and Commonwealth, with a circular cut-out on the corner. In effect, this cut-out reduced the true frontage on Rosemont to less than 25 feet. The lot is to be purchased from the owner who lives at 3 West Rosemont.

If the driveway were to be placed in this small frontage area, two negative results will occur. First, those residents on Rosemont Avenue who do not have off-street parking (7 homeowners) would lose 1 or possibly 2 street parking places near our homes. Second, the placement of a driveway so close to the corner may present a safety hazard, especially with regard to drivers turning right onto Rosemont from Commonwealth who may not have sufficient time or visibility to stop. With so many small children in the neighborhood, the safety issue is of concern to many residents.

We understand that city staff has also been concerned about the driveway placement, not only for safety and parking access reasons, but also because the Rosemont side of the lot has a significant grade, possibly requiring a retaining wall for the parking area.

Since the lot in questions provides more than average frontage on Commonwealth Avenue and there are only two existing homes on Commonwealth (both with off street parking), we urge the Planning Commission to preclude placement of the driveway and parking area on Rosemont Avenue.

Thank you,

James Burke  
April Burke  
7 W. Rosemont.

Lady Z. Harper  
John Harper  
6 Wks of Rosemont

Dorcas K. Rao  
Dorcas Rao  
4 W. Rosemont Ave.

Ann Marie  
12 West Rosemont Ave.

Elizabeth Silver Stille  
7 West Rosemont Avenue

Martin & Ruth Walsh  
13 W. Rosemont Ave.

Patricia J. White  
5 W. Rosemont Ave.



#2422

CITY OF ALEXANDRIA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

RECEIPT

Applicant's Name R.C. BYRNES Telephone Number 683-1011  
Mailing Address 100 PRINCESS ST, ALEXANDRIA VA 22-314  
Property Location A 1 W. ROSEMONT AVE

Account	Description Applications / Lists	Amount Due	Amount Paid
105106-9133	<input checked="" type="checkbox"/> Special Use Permits	100.00	
	<input type="checkbox"/> TMP SUP*		
	<input type="checkbox"/> Transitional SUP*		
	<input type="checkbox"/> Cluster / Co SUP		
	<input type="checkbox"/> Rezoning*		
	<input type="checkbox"/> Subdivisions		
	<input type="checkbox"/> Board of Zoning Appeals*		100.00 08/21/80
	<input type="checkbox"/> Board of Architectural Review*		100.00 08/21/80
	<input type="checkbox"/> Docket Mailing Lists		
	<input type="checkbox"/> Advance Docket Mailing List		
105106-9135	<u>Applications</u>		
	<input type="checkbox"/> Vacations		
	<input type="checkbox"/> Encroachments		
105106-9058	<u>Fines</u>		
105106-9131	<u>Sales</u>		
	<input type="checkbox"/> Tax Maps*		
	<input type="checkbox"/> Copying Charges*		
	<input type="checkbox"/> Documents*		
010009-208-02	Sales Tax*		
		<b>TOTAL</b> 100.00	

\* Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received 10/21/80 Cashier Initials SC  
 Cash  Check Number 1509 Date 1/24/80  
Payer R.C. BYRNES

# DEPARTMENT REPORT

# 2422

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  TRANSPORTATION & ENVIRONMENTAL SERVICES - Halim  
 PUBLIC SAFETY - CODE ENFORCEMENT  
 SANITATION AUTHORITY  
 HEALTH DEPARTMENT  
 POLICE DEPARTMENT  
 HUMAN SERVICES - SOCIAL SERVICES  
 HISTORIC ALEXANDRIA - ARCHAEOLOGY  
 REAL ESTATE ASSESSMENTS  
 RECREATION - ARBORIST  
 PLANNING DEPARTMENT - B.A.R



The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV ZONE: R-5

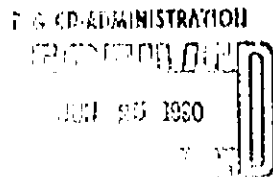
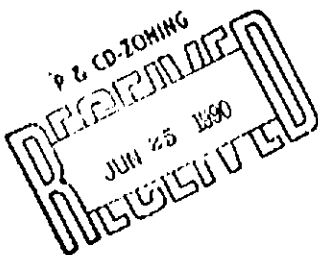
PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY 11

### DEPARTMENT COMMENT

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

No Comment



- ENCLOSURES:
- Floor Plans
  - Plat
  - Letter of Intent
  - Form 7-8-182
  - Application

Robert C. Byrnes  
 \_\_\_\_\_  
 SIGNATURE  
6/25/90  
 \_\_\_\_\_  
 DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2422

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90  
FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

- TO:
- TRANSPORTATION & ENVIRONMENTAL SERVICES
  - PUBLIC SAFETY - CODE ENFORCEMENT - *Joel Webb* (#9)
  - SANITATION AUTHORITY
  - HEALTH DEPARTMENT
  - POLICE DEPARTMENT
  - HUMAN SERVICES - SOCIAL SERVICES
  - HISTORIC ALEXANDRIA - ARCHAEOLOGY
  - REAL ESTATE ASSESSMENTS
  - RECREATION - ARBORIST
  - PLANNING DEPARTMENT - B.A.R

CODE ENFORCEMENT DIVISION  
**RECEIVED**  
 JUN 12 1990  
**RECEIVED**  
 ALEXANDRIA, VIRGINIA

The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV ZONE: R-5

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY #10

### DEPARTMENT COMMENT

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

### CODE ENFORCEMENT:

C-1 ALL CONSTRUCTION SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 1987/edition

F4 SUBSTANDARD LOT FALLS WITHIN A DESIGNATED MARINE CLAY AREA. A SOILS REPORT SHALL BE SUBMITTED TO THIS OFFICE BY A CERTIFIED VIRGINIA SOILS ENGINEER PRIOR TO OBTAINING BUILDING PERMITS.

*[Signature]*  
6-13-90

### ENCLOSURES:

- Floor Plans
- Plat
- Letter of Intent
- Form 7-4-182
- Application

*[Signature]*  
 SIGNATURE  
06-14-90  
 DATE

# DEPARTMENT REPORT

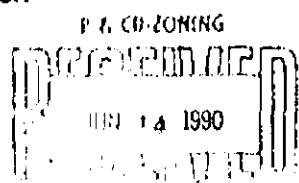
# 2422

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  TRANSPORTATION & ENVIRONMENTAL SERVICES  
 PUBLIC SAFETY - CODE ENFORCEMENT  
 SANITATION AUTHORITY - Sam Shafer  
 HEALTH DEPARTMENT  
 POLICE DEPARTMENT  
 HUMAN SERVICES - SOCIAL SERVICES  
 HISTORIC ALEXANDRIA - ARCHAEOLOGY  
 REAL ESTATE ASSESSMENTS  
 RECREATION - ARBORIST  
 PLANNING DEPARTMENT - B.A.R.



The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV. ZONE: R-5

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY 11

### DEPARTMENT COMMENT

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

NO COMMENT  
 SANITATION AUTHORITY

- ENCLOSURES:
- Floor Plans
  - Plat
  - Letter of Intent
  - Form 7-8-192
  - Application

*James J. [Signature]*  
 SIGNATURE  
 Deputy Engineering Director  
 DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2422

SUBDIVISION

VACATION

ENCROACHMENT

SPECIAL USE PERMIT

DATE:

6-12-90

FROM:

PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:

TRANSPORTATION & ENVIRONMENTAL SERVICES

PUBLIC SAFETY - CODE ENFORCEMENT

SANITATION AUTHORITY

HEALTH DEPARTMENT - Bob Pritchett

POLICE DEPARTMENT

HUMAN SERVICES - SOCIAL SERVICES

HISTORIC ALEXANDRIA - ARCHAEOLOGY

REAL ESTATE ASSESSMENTS

RECREATION - ARBORIST

PLANNING DEPARTMENT - B.A.R.

#26

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

SEP. 4

APPLICANT:

ROBERT C. BYRNES, ARCHITECT

PHONE:

683-1011

LOCATION:

1 W. ROSEMONT AV.

ZONE:

R-5

PROPOSAL:

CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by:

JULY 11

## DEPARTMENT COMMENT

Preface comments with:


C - code requirement

R - recommendation

S - suggestion

F - finding

F: This department has no objections to the proposed use.

  
F. Dickman, Sanitarian

## ENCLOSURES:

Floor Plans

Plat

Letter of Intent

Form 7-6-182

Application

  
SIGNATURE

JUNE 21, 1990

DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2422

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90

FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:  TRANSPORTATION & ENVIRONMENTAL SERVICES  
 PUBLIC SAFETY - CODE ENFORCEMENT  
 SANITATION AUTHORITY  
 HEALTH DEPARTMENT  
 POLICE DEPARTMENT - *Ralph Carlton* (#54)  
 HUMAN SERVICES - SOCIAL SERVICES  
 HISTORIC ALEXANDRIA - ARCHAEOLOGY  
 REAL ESTATE ASSESSMENTS  
 RECREATION - ARBORIST  
 PLANNING DEPARTMENT - B.A.R

P & C ZONING  
 JUN 11 1990  
 RECEIVED

The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV. ZONE: R-5

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY 11

### DEPARTMENT COMMENT

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

No comments

- ENCLOSURES:
- Floor Plans
  - Plan
  - Letter of Intent
  - Form 7-6-182
  - Application

John V. Streeter (RMS)  
 SIGNATURE

6-16-90  
 DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

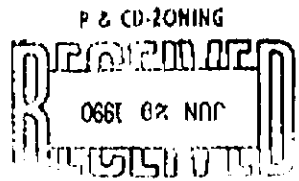
# DEPARTMENT REPORT

# 2422

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90  
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
  - PLANNING DEPARTMENT - B.A.R.



John Noelle (#61)

The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT

PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV.

ZONE: R-5

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY 11

### DEPARTMENT COMMENT

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

F. No SPECIMEN TREES ARE AFFECTED BY THIS PLAN

- ENCLOSURES:
- Floor Plans
  - Plat
  - Letter of Intent
  - Form 7-6-182
  - Application

John C. Noelle  
SIGNATURE

6/21/90  
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2422 ✓

SUBDIVISION     VACATION     ENCROACHMENT     SPECIAL USE PERMIT

DATE: 6-12-90    PTS #523  
FROM: PLANNING AND COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION    P & CD-ZONING

- TO:
- TRANSPORTATION & ENVIRONMENTAL SERVICES
  - PUBLIC SAFETY - CODE ENFORCEMENT
  - SANITATION AUTHORITY
  - HEALTH DEPARTMENT
  - POLICE DEPARTMENT
  - HUMAN SERVICES - SOCIAL SERVICES
  - HISTORIC ALEXANDRIA - ARCHAEOLOGY - Steve Shepherd (#33)
  - REAL ESTATE ASSESSMENTS
  - RECREATION - ARBORIST
  - PLANNING DEPARTMENT - B.A.R.

JUN 20 1990  
ROBERT L...

The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT: ROBERT C. BYRNES, ARCHITECT    PHONE: 683-1011

LOCATION: 1 W. ROSEMONT AV.    ZONE: R-5

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by: JULY 11

### DEPARTMENT COMMENT

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

This lot is in the vicinity of a Civil War period Federal troop encampment.

C-1 Call Alexandria Archaeology (838-4399) immediately if any structural remains (wells, privies, cisterns, etc.) or artifact concentrations (especially military items) are discovered during construction activities. The recording and sampling of these finds by City archaeologists will not delay the construction schedule. All artifacts remain the property of the land owner.

Kim T. Barr  
ARCHAEOLOGIST    838-4399

Jeff T. ...  
SIGNATURE  
DEPARTMENT HEAD  
June 20 - 90  
DATE

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

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2422

SUBDIVISION

VACATION

ENCROACHMENT

SPECIAL USE PERMIT

DATE:

6-12-90

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
- PLANNING DEPARTMENT - B.A.R

The following request is scheduled for consideration by the Alexandria Planning Commission on SEP. 4

APPLICANT:

ROBERT C. BYRNES, ARCHITECT

PHONE:

683-1011

LOCATION:

1 W. ROSEMONT AV.

ZONE:

R-5

PROPOSAL:

CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by:

JULY 11

## DEPARTMENT COMMENT

Preface comments with:

C - code requirement

R - recommendation

S - suggestion

F - finding

## ENCLOSURES:

Floor Plans

Plat

Letter of Intent

Form 7-6-1B2

Application

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# SUBSTANDARD LOTS

ORDINANCE NO. 3407

AN ORDINANCE to amend and reordain Section 7-6-44 (USE OF SUBSTANDARD LOTS; VISION CLEARANCE AT CORNERS; LIMITATION ON GROUPS OF ROW HOUSES; SPECIAL USES IN SUBSEQUENT ZONES; ADDRESSES FOR LICENSE PURPOSES; UNIT OF LAND NOT HAVING FRONTAGE ON PUBLIC STREET; RESIDENTIAL CLUSTER DEVELOPMENT; RESIDENTIAL PORTIONS OF URBAN RENEWAL PROJECTS; FRONT YARD SETBACK FOR BUS SHELTERS; FRONT, SIDE AND REAR YARD PARKING LIMITATIONS; OUTDOOR DISPLAY OR STORAGE OF GOODS OR MERCHANDISE) of Article C (ADDITIONAL USE, AREA, ETC., REGULATIONS), Chapter 6 (ZONING), Title 7 (PLANNING AND DEVELOPMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended, by repealing subsection (a) (USE OF SUBSTANDARD LOTS) thereof, and to further amend Article C, Chapter 6, Title 7 by adding thereto a new Section 7-6-45 (USE OF SUBSTANDARD LOTS IN CERTAIN RESIDENTIAL ZONES).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-6-44 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained by amending the catchline and by repealing subsection (a) as follows:

Sec. 7-6-44 Vision clearance at corners; limitation on groups of row houses; special uses in subsequent zones; addresses for license purposes; unit of land not having frontage on public street; residential cluster development; residential portions of urban renewal projects; front yard setback for bus shelters; front, side and rear yard parking limitations; outdoor display or storage of goods or merchandise.

(a) Reserved.

\* \* \*

Section 2. That Article C, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, be and the same hereby is amended by adding thereto a new Section 7-6-45 to read as follows:

Sec. 7-6-45 Use of substandard lots in certain residential zones.

(a) Any lot in the R-20, R-12, R-8, R-5, R-2-5 or RA residence zones, which lot was of record on December 28, 1951, and continuously thereafter, but which lot has less area or less width at the front lot line or front building line than the minimum required for use in the zone where it is situated

10/20  
NBR/AMDRD

✓  $\frac{5850}{6808} = 90\%$  of 6500¢  
✓ 6808 = lot area  
+ 65' x 90% = 58.50'  
lot has 51.23' of  
shortage on requirement

(referred to hereafter in this section as a substandard lot), may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

(1) No person has at any time from and after May 14, 1974, contemporaneously held any present or future freehold estate, except as trustee only, or an equitable interest of like quantum, in the substandard lot and in any contiguous land; and

(2) A special use permit is granted under the provisions of sections 7-6-191 through 7-6-195 of this code; and

(3) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property values in the surrounding areas, and will be compatible with the existing neighborhood character.

(b) Notwithstanding the provisions of subsections (a)(1) through (a)(3), a substandard lot ~~which complied with the provisions of this chapter or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date,~~ may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

(1) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and

a. the substandard lot 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 developed lots on the block face in which the substandard lot is located (or)

b. the substandard lot contains at least 90 percent of the minimum lot area and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located; and

(2) A special use permit is granted under the provisions of sections 7-6-191 through 7-6-195 of this code; and

(3) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property values in

APR. 4/20/88

20026  
4/12/88

what if only one applies. "or"

OR →

C.D. should come out

lot occupied when was recorded in 1978 by action of P.D. Subd. Comm.

2) MAR 1/88 Adj. lot is developed

adj. lot is developed

3) HDPD NKISF PDIC

the surrounding areas, and will be compatible with the existing neighborhood character.

(4) As used in this subsection, block face means the street frontage on both sides of a street located between two intersecting streets or one intersecting street and a street dead end; provided, that the street frontage between two intersecting streets or one intersecting street and a street dead end shall not constitute a block face if the frontage on either side of the street contains less than 10 lots or is less than 400 feet in length, as measured along the front lot lines. Where the location of a substandard lot is such that the minimum number of lots or the minimum length of street frontage herein specified for a block face is not present, the director may designate an appropriate block face for such substandard lot, if any there be, without regard to intersecting streets, subject to city council approval as part of the special use permit granted pursuant to subsection (b)(2). Where the street frontage, on either side of a street, within a block face contains more than 30 lots or is greater than 1,200 feet in length, as measured along the front lot lines, the director shall designate an appropriate block face comprised of the closest and most appropriate 30 lots or 1,200 feet lot frontage, whichever is less, on each side of the street, subject to city council approval as part of the special use permit granted pursuant to subsection (b)(2).

(c) Nothing in this section shall be deemed to authorize city council to approve a special use permit under the provisions of this section for a development which would exceed the maximum floor-to-area-ratio, density or height regulations of the zone or zones in which such development is located, or the maximum floor-to-area-ratio, density or height regulations otherwise provided in this chapter.

(d) In approving a special use permit under this section for a substandard lot meeting the requirements of subsection (a) or (b), city council may vary the minimum yard, coverage or other minimum requirements imposed by this chapter, for the zone or zones in which the lot is located, or otherwise applicable to the lot or the development thereof, if the council determines that such a variance is necessary or desirable to develop the lot in conformity with the approved special use permit, and that such variance will not be detrimental to the public health, safety and general welfare.

(e) From and after September 16, 1989, the remedy and procedure provided in this section shall be the exclusive remedy and procedure for the use and development of substandard lots in the zones herein designated, and any use or development of such lots in a manner not herein provided for and authorized shall be conclusively presumed to be contrary to the public interest and contrary to the intended spirit and purpose of this chapter.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

JAMES P. MORAN, JR.  
Mayor

Final Passage: September 16, 1989

1978

Docket Item #5 \_\_\_\_\_

Subdivision Committee Meeting  
Thursday, April 20, 1978  
3:30 P.M., 320 King Street  
Room 201

Consideration of a plat of resubdivision of the property located at the northwest corner of Rosemont and Commonwealth and zoned R-5, single family residential; Applicant: CD Four Associates, by Michael Reddan, agent.

FINDINGS

1. The property is located at the northwest corner of Rosemont and Commonwealth Avenues.
2. A variance was granted by the Board of Zoning Appeals on February 9, 1978 to construct a dwelling on the western lot with no sideyard setback. The Board of Zoning Appeals required an eight(8) foot perpetual maintenance easement be placed on lot 2.
3. The applicant has decided to resubdivide these lots moving the property line ten (10) feet to the east.
4. The new lots meet zoning requirements with regard to frontage and lot size.

COMMENTS OF OTHER CITY DEPARTMENTS

Fire:

No comments received as of the docket date.

Transportation & Environmental Services:

Sanitary sewer available in West Rosemont Avenue. No sewer tap fees paid.

Place recording grid marks on plat.

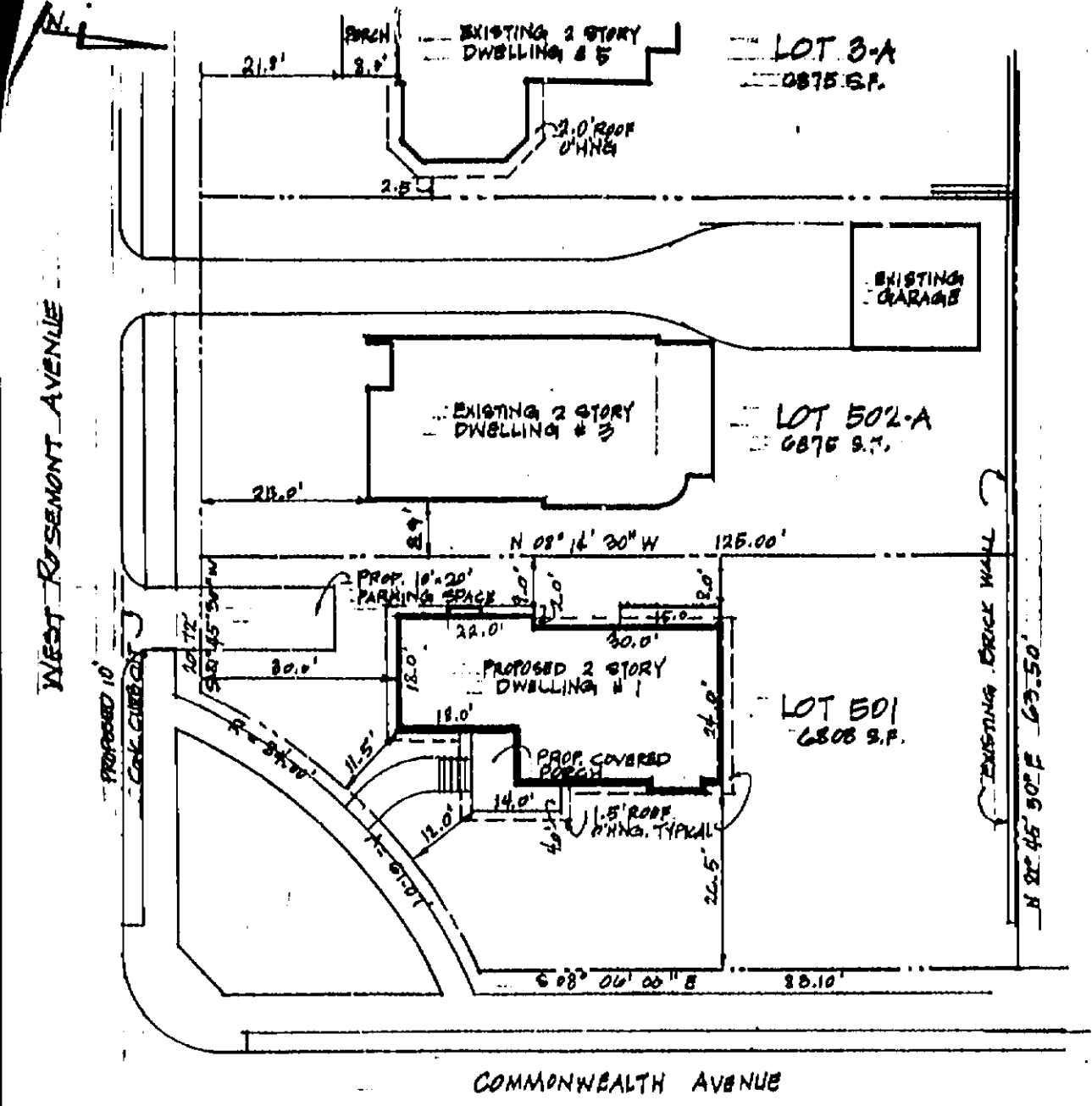
Building & Mechanical Inspections:

No objections.

STAFF RECOMMENDATION

It is recommended that this plat be approved subject to all applicable codes and ordinances and the following conditions:

1. Place recording grid marks on plat.



**NOTES**

- 1. GROSS AREA OF PROPOSED DWELLING IS 2890 SQ. FT. FOR 2 STORIES + 112 SQ. FT. FRONT PORCH = 2502 SQ. FT.
- 2. PROPOSED FAR = 2502 ÷ 6808 = .37

**PLOT PLAN**

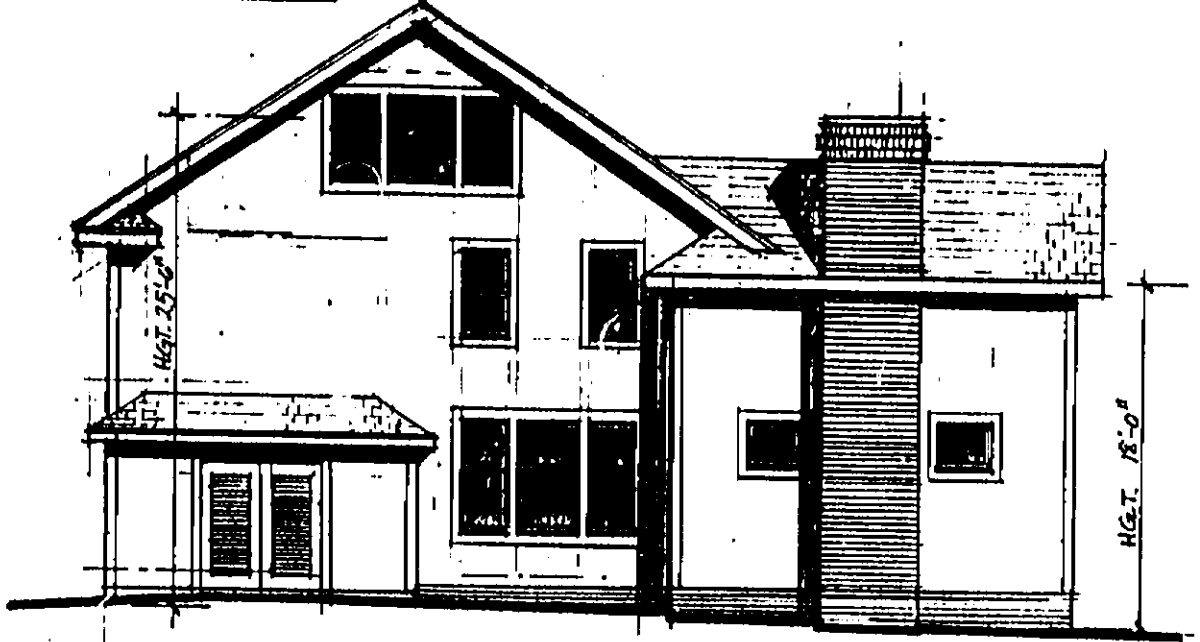
SCALE 1" = 20'



SOUTH (ROSEMONT AVE.) ELEVATION  
SCALE 1/8" = 1'-0"



EAST (COMMONWEALTH AVE.) ELEVATION



WEST ELEVATION 1/8"=1'-0"

PROPOSED HOUSE @ #1 ROSEMONT AVENUE 5/29/90

5. Consideration of a plat of resubdivision of the property located at the northwest corner of Rosemont and Commonwealth and zoned R-5, single-family residential; Applicant: C D Four Associates, by Michael Reddan, agent.

Mr. Reddan presented the plat.

On motion of Mr. Cockrell, seconded by Mr. Turner, the plat was approved 3-0, subject to all applicable codes and ordinances.

*Engin Artemel*  
Engin Artemel, Secretary

Date July 26, 1979

*SUBDIVISION COMMITTEE 4/20/78*

*Cockrell, Turner, Artemel > Committee*

*Mr. Reddan Rep. Opposed*

FOR NO  
SUBDIVISION

204  
N

60.00

2

ELSI B BUSINESS COK  
5 N. ROSEMONT AVE  
R-5

N. 05° 14' 30" W. 125.00'

502  
7.5000

30' OLD DR. DE

60.00

330

5.814900

WEST ROSE

CLIENT - OWNER  
C.D. FOUR ASSOC  
218 NORTH LEE

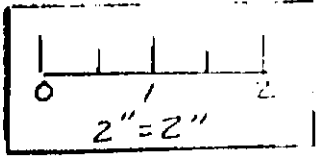
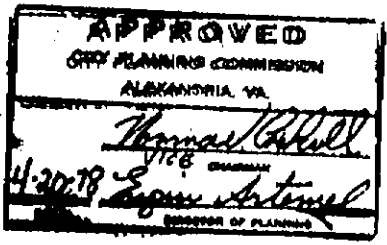
1978

**SURVEYOR'S CERTIFICATE**

CORRECTLY DESCRIBED PROPERTY DELINEATED ON THIS PLAN; THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS NOW IN THE NAME OF CD FOUR ASSOCIATES A GENERAL PARTNERSHIP WHICH WAS ACQUIRED BY THEM FROM SIE BOGUESS COX BY DEED DATED 10 MARCH 1978 AND RECORDED IN DEED BOOK 886 AT PAGE 803 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.



CERTIFIED CORRECT  
*John A. Kephart*  
CERTIFIED LAND SURVEYOR



**KEPHART'S ADDITION TO  
ROSEMONT**

A RESUBDIVISION OF LOTS 1 AND 2  
BLOCK 5, SECTION 5, ROSEMONT  
30'x160'x20' ZONE R-5 MAR 1978

**COPELAND AND KEPHART**  
CIVIL ENGINEERING & LAND SURVEYING  
510 MONTGOMERY STREET  
ALEXANDRIA, VIRGINIA

#770

9/2/78

COMMONWEALTH AVENUE

S. 08° 06' E., 85.10'

1978

05.02 / 201

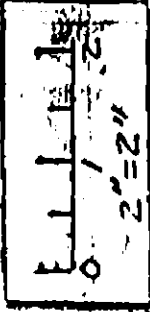
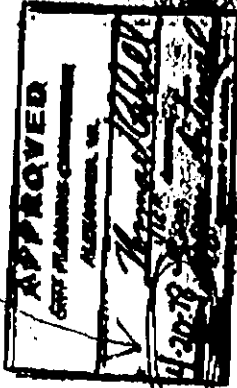
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS MAP; THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS NOW IN THE NAME OF SIX FOUR ASSOCIATES A GENERAL PARTNERSHIP, AND WAS ACQUIRED BY THEM FROM ELIE DEE BOGGS COX BY DEED DATED 10 MARCH 1976 AND RECORDED IN DEED BOOK 506 AT PAGE 508 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

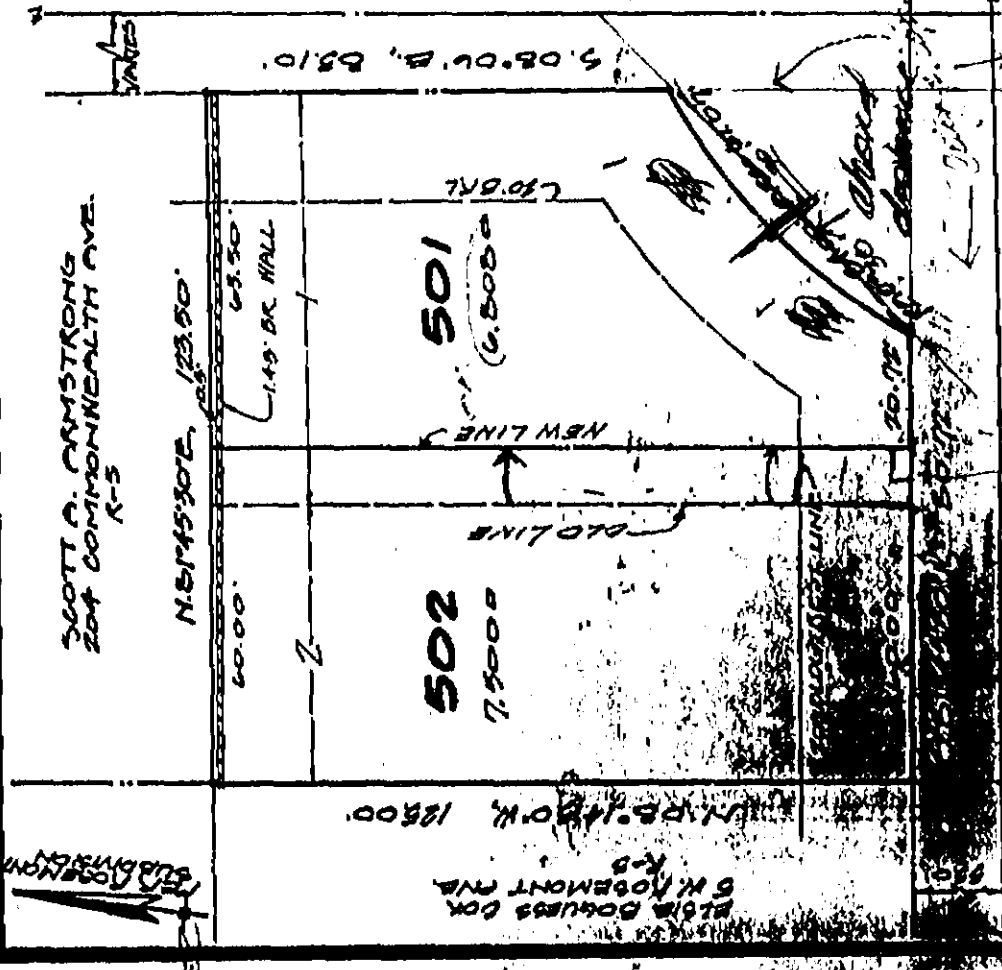
*John H. Koffel*  
CERTIFIED CORSEY  
ESTIMATED LAND SURVEYOR



APPROVED BY  
P.O. S. ROSENBERG  
COMMITTEE IN 1978



**COMMONWEALTH AVENUE**



**WILSON ROSEMONT AVENUE**

20.00' 1/2" of lot  
20.71' 1/2" of lot  
20.71' 1/2" of lot  
50.42' 1/2" of lot

**ROSEMONT**

R.S. OF  
FOURTEEN  
FOR COPIES

1985

*NO REVISION  
OF 1985  
CONSENT TO NOT  
CHANGE IN DEED, LEE  
NOT EVEN INVOLVED IN THIS  
SUBJECT. - COULD HAVE BEEN LEFT OFF*

BUCKET 127 #1

ALEXANDRIA SUBDIVISION COMMITTEE  
THURSDAY, JULY 18, 1985  
3:30 P.M., ROOM 201  
320 KING STREET

Consideration of a plat of subdivision of the property located at 3 and 5 West Rosemont Avenue and zoned R-5, residential. Applicant: Marilyn Hansen and Charles White.

**FINDINGS:**

The property in question consists of two lots with a combined frontage of 110 feet on West Rosemont Avenue and a total lot area of 13,750 square feet.

The property is developed by two single-family dwellings and a detached garage. The existing dwelling known as 5 West Rosemont Avenue has a 2 foot roof overhang on the east side of the dwelling. This overhang is currently encroaching 2 feet onto the adjacent property at 3 West Rosemont.

The applicants propose to move their common property line approximately 5 feet to the east to correct the existing encroachment. The existing garage on proposed lot 500-A will then be located 3.5 feet from the new property line. A variance was granted on June 14, 1985, to permit the existing garage to be located to within 3.5 feet of the west side property line.

An identical plat of subdivision was approved by the Subdivision Committee on May 24, 1984. The applicant failed to record the plat within the 180 day time limit.

**DEPARTMENTAL COMMENTS:**

Transportation & Environmental Services:

P-1 Sanitary sewer available in West Rosemont Avenue. Sanitary sewer tap fee paid for house #3. Sanitary sewer in West Rosemont was privately built therefore, tap status of #5 has to be assumed paid. Public improvements in place.

**Code Enforcement:**

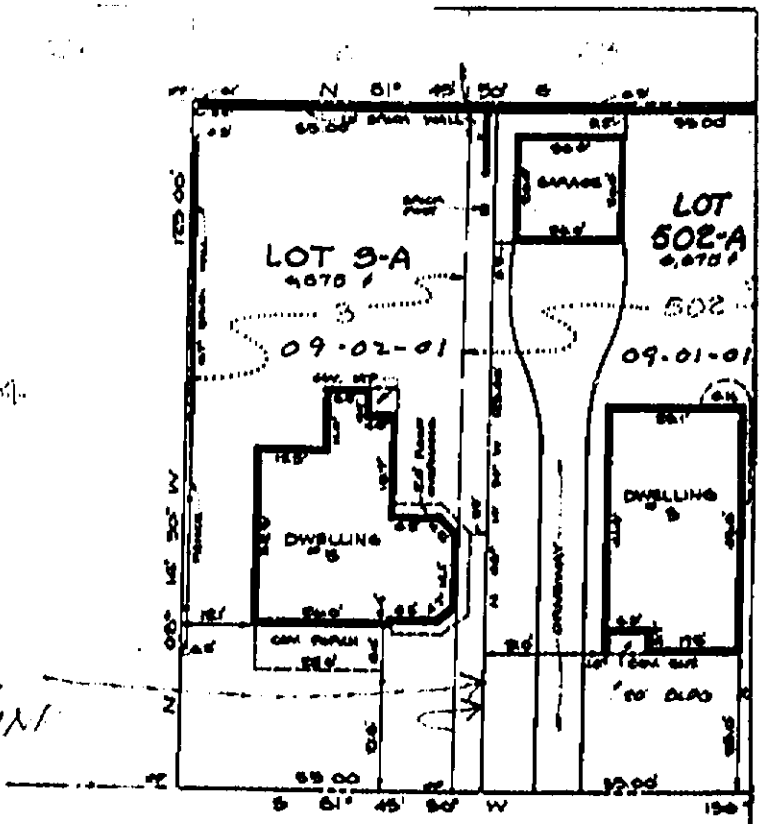
No objections.

**STAFF RECOMMENDATION:**

Recommend approval.

COMMITTEE ACTION JULY 18, 1985:  
MINOR 3-0.

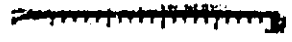
THIS CORNER  
MOVED THIS  
PROPERTY LINE

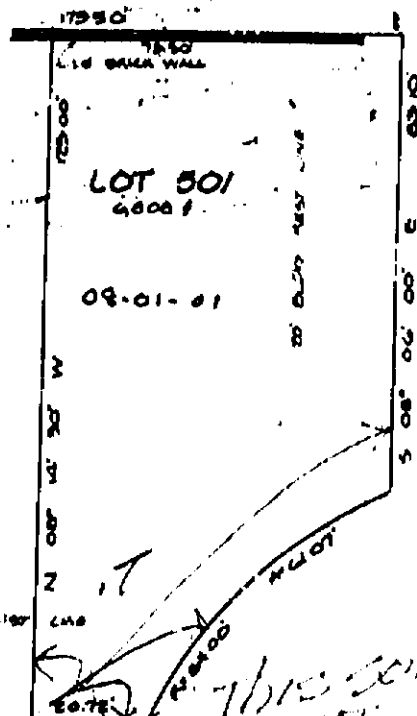


WEST ROSEMONT AVE  
95' 10" E

**NOTES**

1. THE PROPERTY DESCRIBED ON THIS PLAT IS SUBJECT TO A RESTRICTION FILED 11/15/59, PARCELS 01, 02, AND 03.
2. LOTS 501 AND 502 WERE ACQUIRED BY MARTIN S. HANSEN BY DEED BOOK 938, PAGE 145.
3. LOT 9 WAS ACQUIRED BY CHARLES A. NUNIS JR. BY DEED BOOK 100, PAGE 161.
4. IRON PIPES SHALL BE SET AT ALL LOT CORNERS.





COMMONWEALTH AVENUE

1985

**APPROVED**  
CITY PLANNING COMMISSION  
ALEXANDRIA, VA.

*William Lockball*  
CITY PLANNING COMMISSION CHAIRMAN

*William Lyons*  
CITY PLANNING COMMISSION DIRECTOR

Alexandria City Code, 1963 as amended, Sec. 24-16(d)  
"Approval of a final plat shall be null and void if the plat is not recorded within 90 days after date of approval..."  
Approval of this plat shall be null and void after 180 days.

PLAT SHOWING  
A RESUBDIVISION OF  
LOT 5 BLOCK B SECTION 1  
**ROSEMONT**  
DEED BOOK 119, PAGE 266 IN THE LAND  
RECORDS OF ARLINGTON COUNTY, VIRGINIA  
AND  
LOT 501 & 502  
REDDAN'S ADDITION TO  
**ROSEMONT**  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=50'      DATE: 8-15-84

THIS SHOULD  
DID NOT  
CHANGE LOTS  
NUE NOT NEEDED

*John T. Monaghan*  
JOHN T. MONAGHAN  
CERTIFIED PLANNING  
EXAMINER  
LAND SURVEYOR

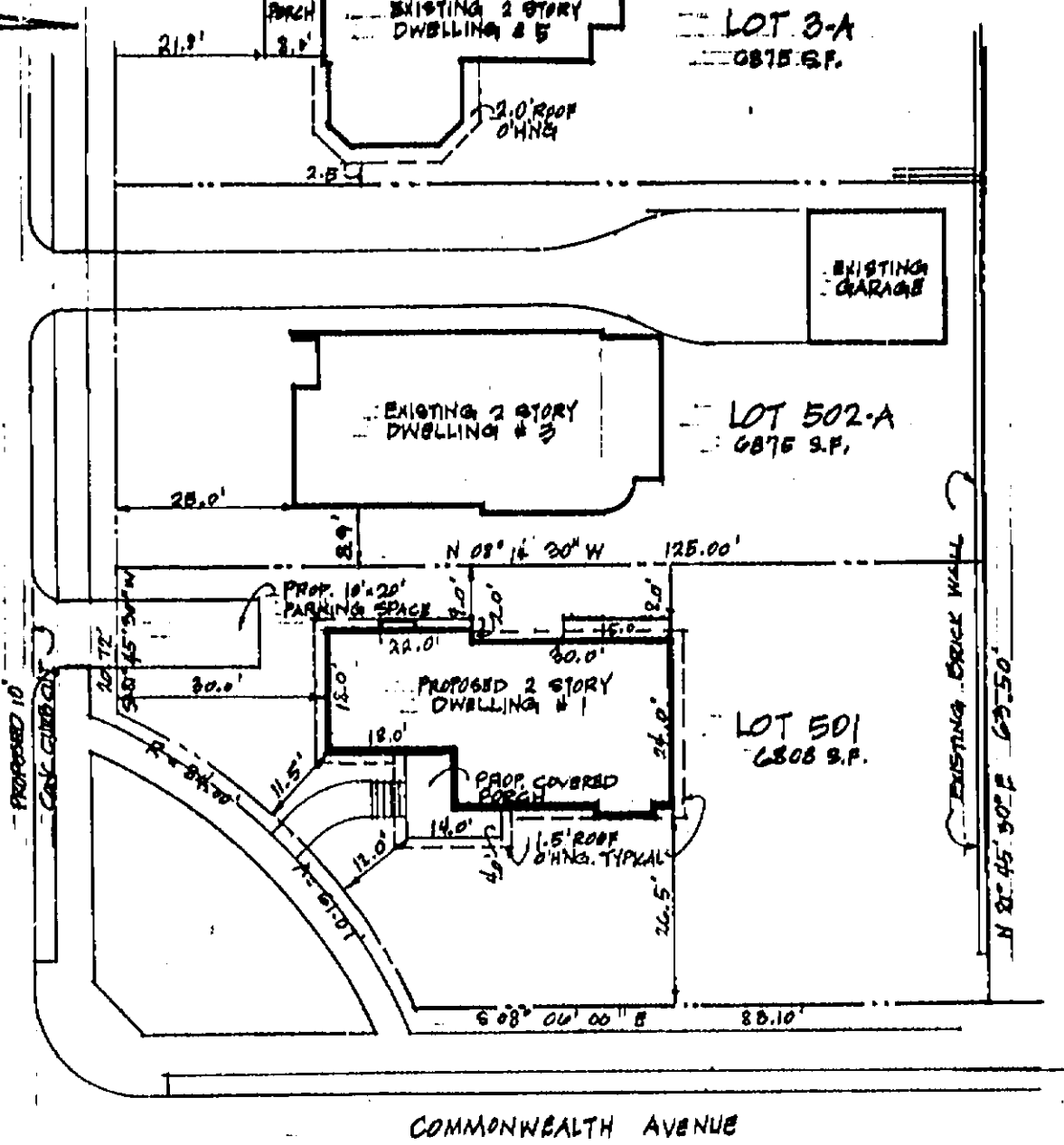
**Dewberry & Davis**

Engineers  
Architects  
Planners





WEST ROSEMONT AVENUE



NOTES

1. GROSS AREA OF PROPOSED DWELLING IS 2990 SQ. FT. FOR 2 STORIES + 112 SQ. FT. FRONT PORCH = 2502 SQ. FT.
2. PROPOSED FAR =  $2502 \div 6808 = .37$

PLOT PLAN

SCALE 1" = 20'



HOUSE @ #3

PROPERTY LINE

SOUTH (ROSEMONT AVE.) ELEVATION

SCALE 1/8" = 1'-0"



EAST (COMMONWEALTH AVE.) ELEVATION

PROPOSED HOUSE @ #1 ROSEMONT AVENUE

5/29/10



WEST ELEVATION 1/8"=1'-0"

PROPOSED HOUSE @ #1 ROSEMONT AVENUE 5/29/10



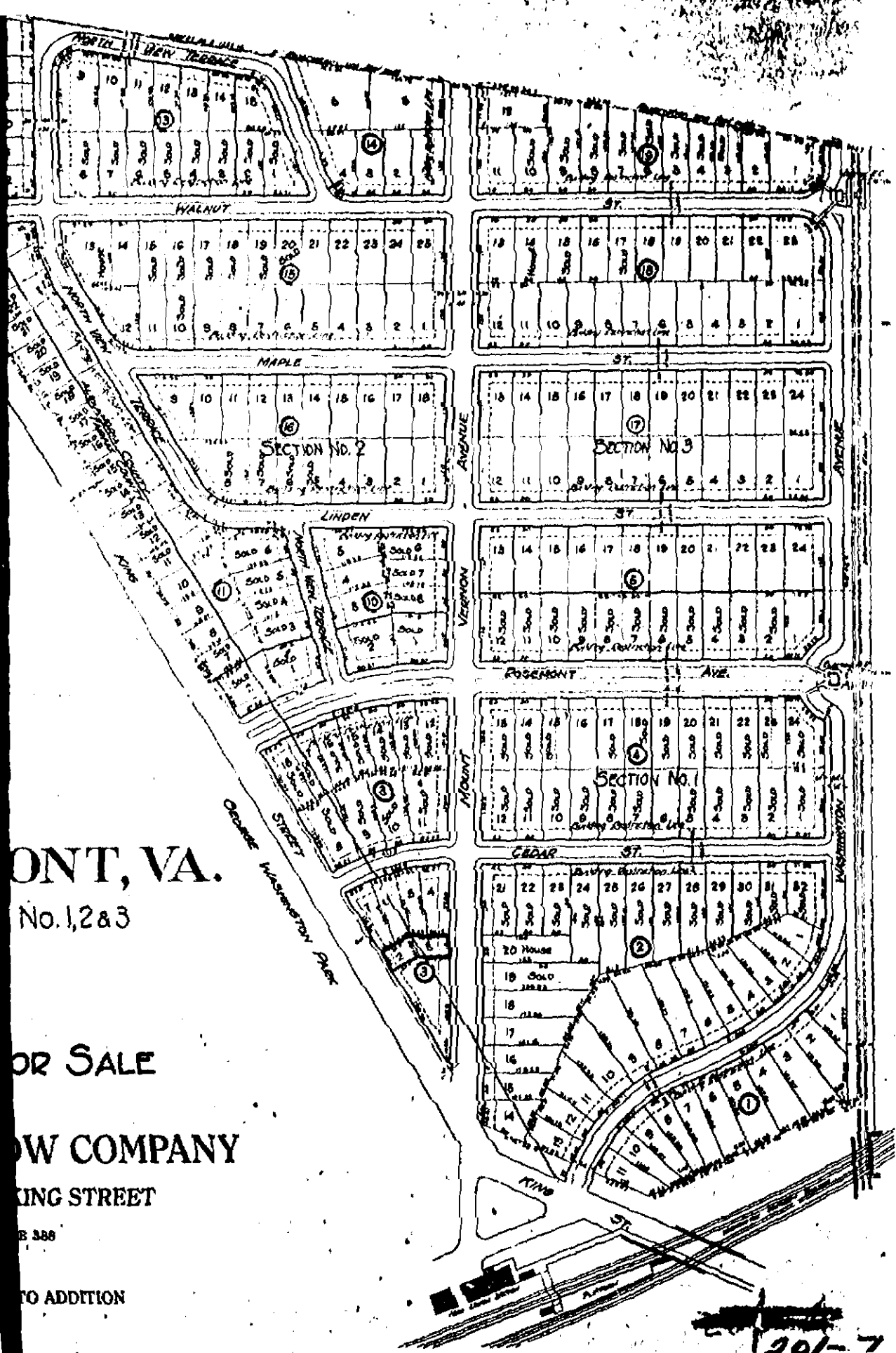


6301

REAL ESTATE ASSESSMENT MAP  
CITY OF ALEXANDRIA  
Alexandria, Virginia

Map No.	6301	Scale	1" = 100'	Date	11/15/00
Project No.	00000	Sheet No.	1 of 1	City	Alexandria
Project Name		Project Description		Project Status	
Project Manager		Project Engineer		Project Designer	
Project Surveyor		Project Checker		Project Approver	

3747 WSC



ONT, VA.

No. 1, 2 & 3

OR SALE

OW COMPANY

ING STREET

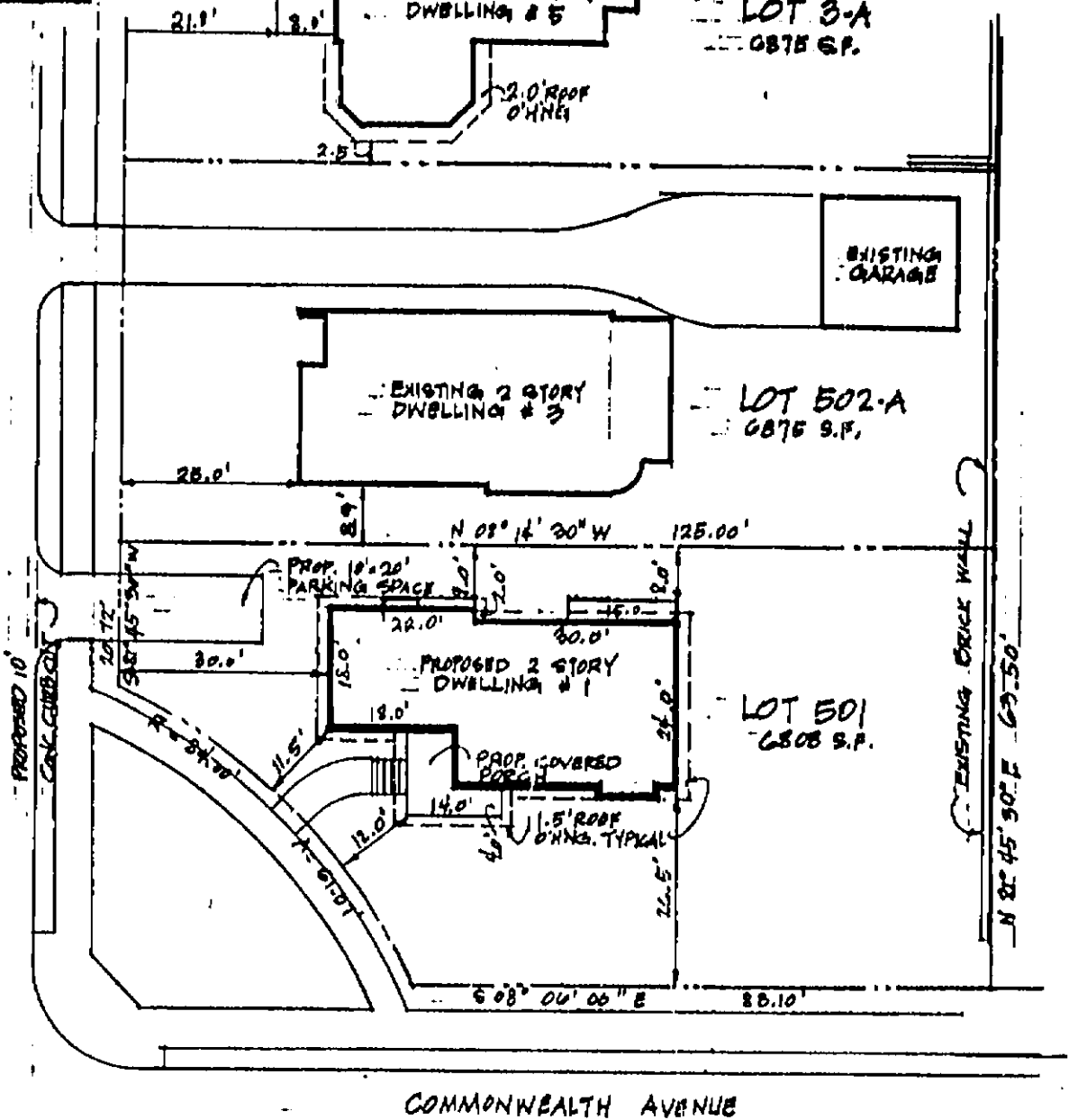
B 388

TO ADDITION

~~201-7~~  
201-7



WEST ROSEMONT AVENUE



NOTES

1. GROSS AREA OF PROPOSED DWELLING #1  
 = 2990 SQ. FT. FOR 2 STORIES + 112 SQ. FT.  
 FRONT PORCH = 2502 SQ. FT.
2. PROPOSED FAR =  $2502 \div 6808 = .37$

PLOT PLAN

SCALE 1" = 20'

ONE WEST ROSEMONT AVENUE  
ALEXANDRIA, VIRGINIA

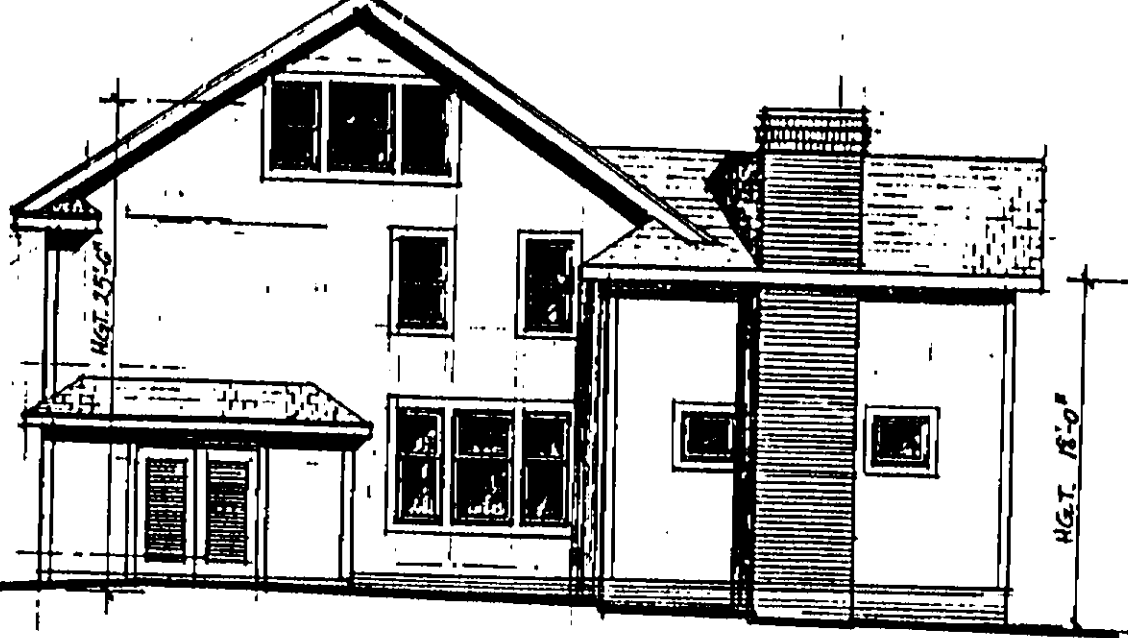
RODNEY C. BYRNES ARCHITECT  
680-1011  
8/21/90  
7/13/90



SOUTH (ROSEMONT AVE.) ELEVATION  
SCALE 1/8" = 1'-0"



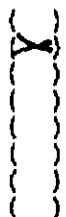
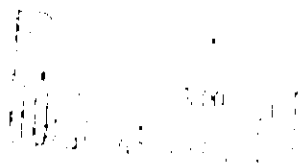
EAST (COMMONWEALTH AVE.) ELEVATION



WEST ELEVATION 1/8"=1'-0"

PROPOSED HOUSE @ #1 ROSEMONT AVENUE 5/29/90

CERTIFICATION OF NOTICE



- B.Z.A. VARIANCE
- SPECIAL USE PERMIT 29-0
- SUBDIVISION
- VACATION
- ENCROACHMENT
- B.A.R.
- REZONING
- OTHER

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

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

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

The undersigned hereby certifies that the property owner notice, (copy attached), as required pursuant to Section 7-6-301, Article P, Chapter 6 of the Code of the City of Alexandria, Virginia, 1981 as amended, was sent to the attached list of property owners on 22 AUGUST 1990 on the following issue:  
 (Date)

-----  
 - (DESCRIBE ITEM AS CHECKED ABOVE):  
 -  
 - ADDRESS: 1 W. ROSEMONT AVE.  
 -  
 - REQUEST: PERMISSION TO BUILD A SINGLE FAMILY DETACHED  
 - RESIDENCE ON A LOT CONTAINING LESS STREET  
 - FRONTAGE THAN IS REQUIRED  
 -  
 -----

ROBERT C. BYRNES  
 Print Name  
Robert Byrnes  
 Signature  
683-1011  
 Telephone  
23 AUGUST 1990  
 Date

22 August 1980

NOTICE OF PUBLIC HEARINGS

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

ALEXANDRIA PLANNING COMMISSION  
Tuesday, 4 September 1980  
7:30 P.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL  
Saturday, 15 September 1980  
9:30 A.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Permission to build a single family detached residence on a lot containing less street frontage than is required.

PROPERTY ADDRESS: #1 West Rosemont Avenue

TAX MAP REFERENCE: 63.02 - 01 - 08-01-01

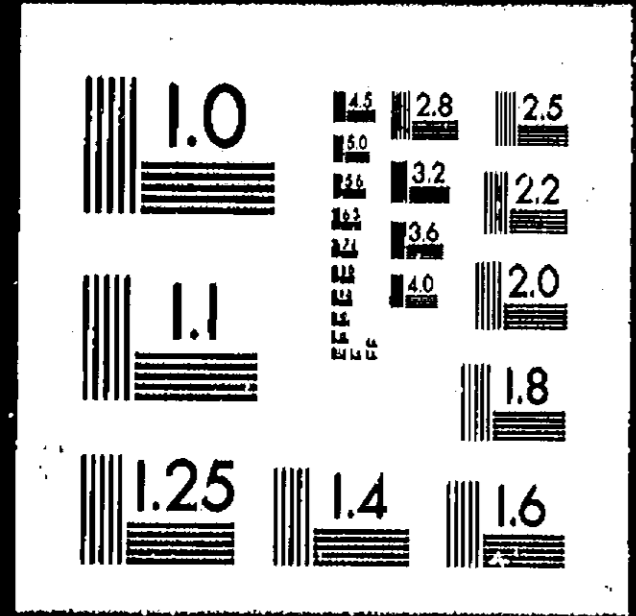
As a citizen and party in interest, you are invited to attend these meetings and express your views concerning the above request.

If you have any questions regarding the request you may call at 883-1011

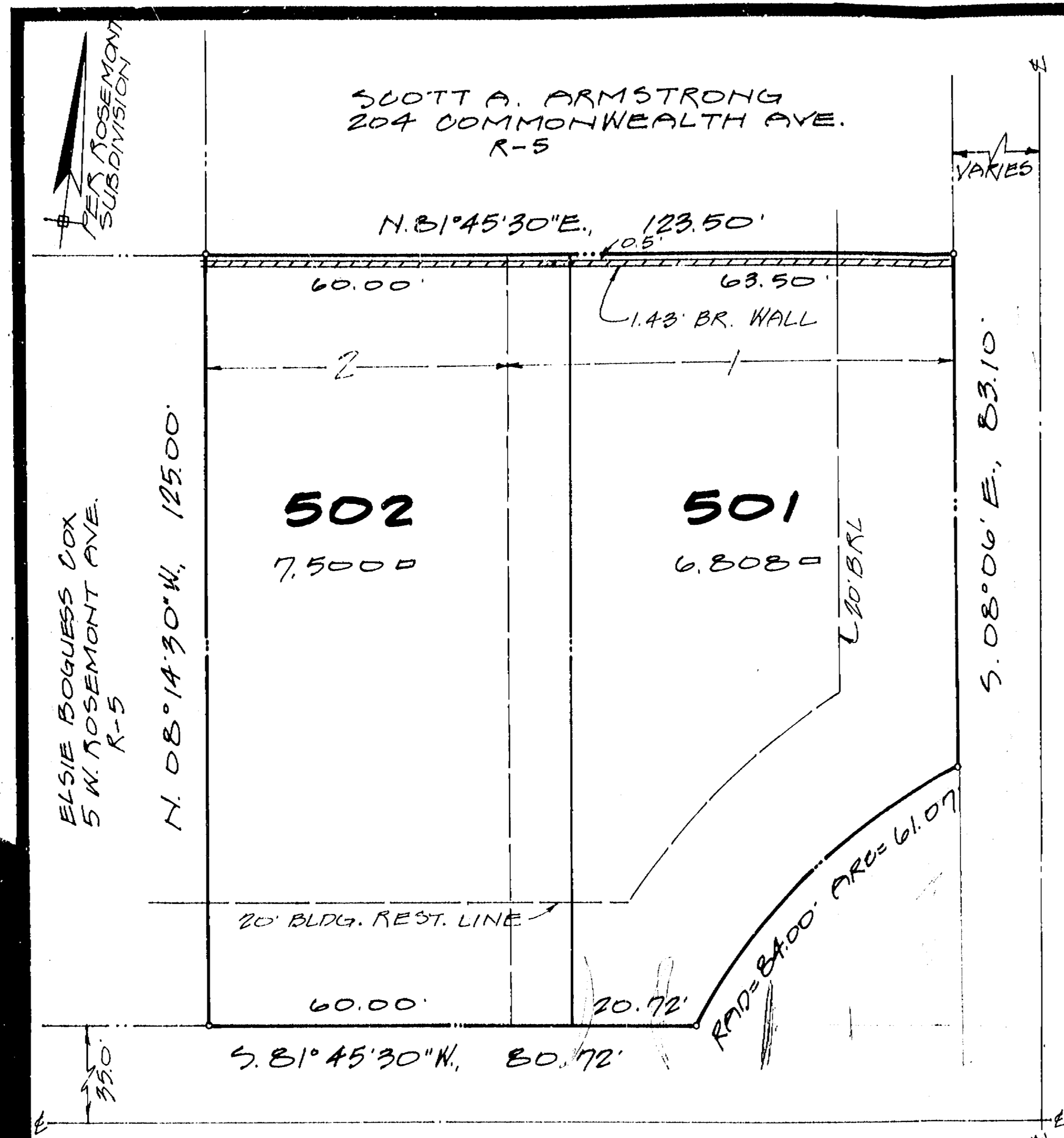
Sincerely yours,



Robert C. Eyrnes



16:1



WEST ROSEMONT AVENUE

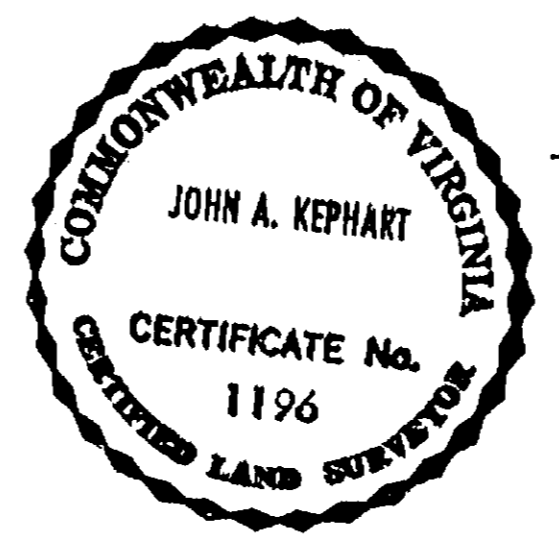
CLIENT - OWNER  
 C.D. FOUR ASSOCIATES  
 218 NORTH LEE STREET

TOTAL AREA =  
 14,308 sq ft

COMMONWEALTH AVENUE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT; THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS NOW IN THE NAME OF C.D. FOUR ASSOCIATES, A GENERAL PARTNERSHIP, AND WAS ACQUIRED BY THEM FROM ELSIE BOGUESS COX BY DEED DATED 10 MARCH 1978 AND RECORDED IN DEED BOOK 886 AT PAGE 803 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.



CERTIFIED CORRECT  
*John A. Kephart*  
 CERTIFIED LAND SURVEYOR

KEDDAN'S ADDITION TO  
**ROSEMONT**

A RESUBDIVISION OF LOTS 1 AND 2  
 BLOCK 5, SECTION 3, ROSEMONT  
 SCALE: 1"=20' ZONE: R-5 MAR. 1978

**COPELAND AND KEPHART**  
 CIVIL ENGINEERING & LAND SURVEYING  
 510 MONTGOMERY STREET  
 ALEXANDRIA, VIRGINIA

#770

PROPERTY OWNERS LIST

ADDRESS OF PROJECT	MAP	BLOCK	LOT
1 W. ROSEMONT AVE.	63.02	01	08-01-01
OWNER'S NAME & ADDRESS	MAP	BLOCK	LOT
	63.02	01	09-01-01
SCOTT A. OR BARBARA S. ARMSTRONG 451 PROSPECT CIRCLE SOUTH PASADENA, CA 91030	63.02	01	07
LELIA G. HARRISON 209 COMMONWEALTH AVE ALEXANDRIA VA 22301	63.02	04	05
JAMES M. OR BETTY M. MALLON 2203 SCROGGINS RD. ALEXANDRIA, VA 22302	63.02	04	06
MARY ELLEN SURETT 205 COMMONWEALTH AVE ALEXANDRIA, VA 22301	63.02	04	07
JOHN W. DAYLISS 203 COMMONWEALTH AVE ALEXANDRIA VA 22301	63.02	04	08
RONALD F. OR BURGESS VENEZIA 6504 WESTERN AVE CHEVY CHASE, MD 20815	63.02	04	09
MARY D. SCOTT P.O. Box 127 DELA PLAIN, VA 22025	63.02	11	01
SHAWN P. McLAUGHLIN & TIMOTHY W. BYRNE 104 COMMONWEALTH AVE ALEXANDRIA, VA 22301	63.02	12	05