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6-22-93

Date of Microfilming

CHAU

Camera Operator

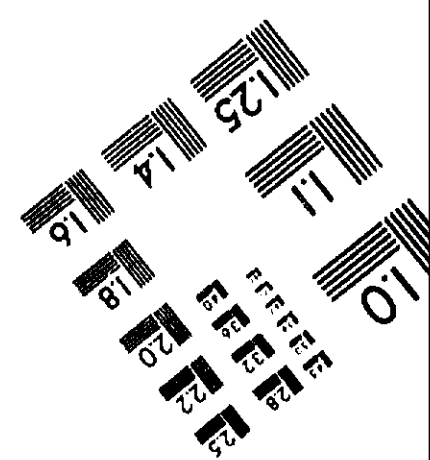
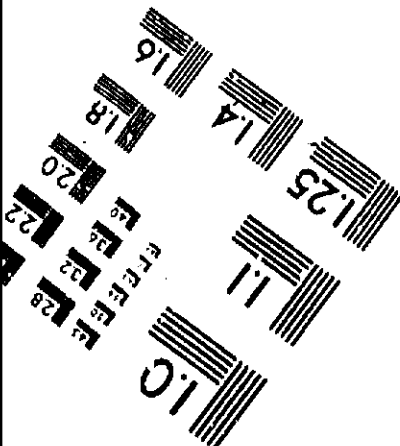
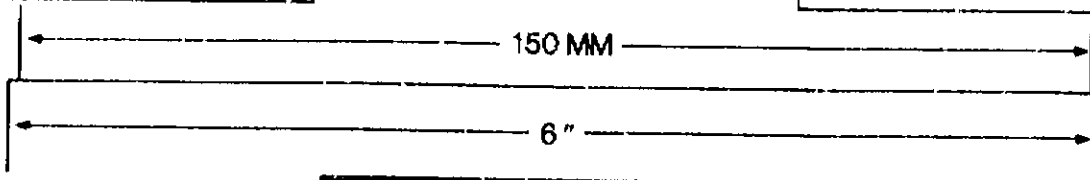
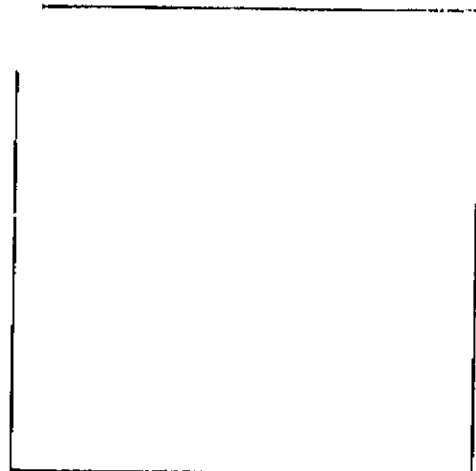
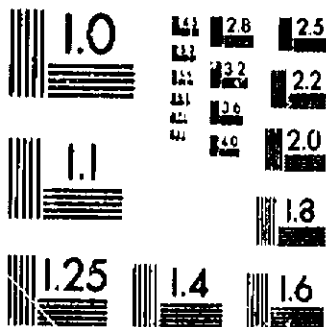
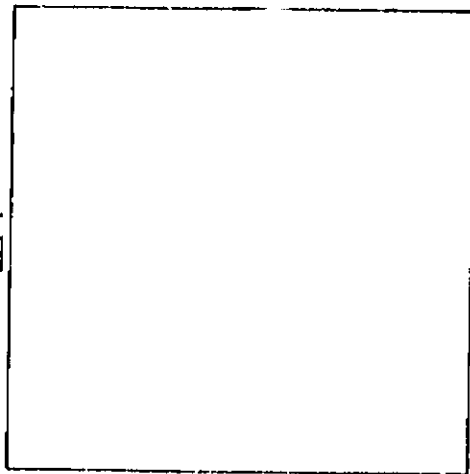
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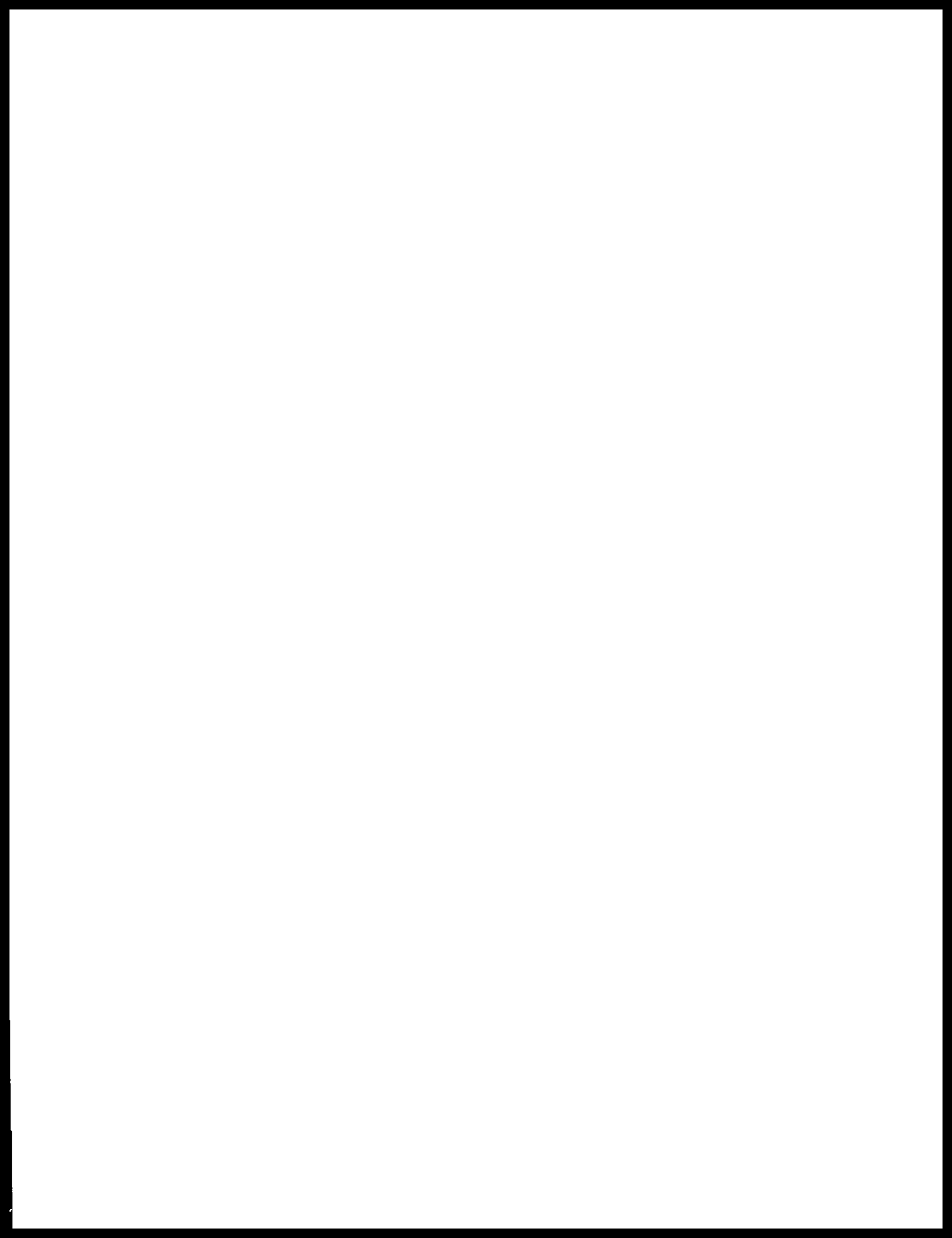
[Signature]

Supervisor

5110 Roanoke Place, Suite 1018
College Park, MD 20740
Telephone: (301) 982-5815



PA-3 8 1/2" x 11" PAPER PRINTED GENERAL TARGET



PL
✓

608 RAMSEY ST.

Substandard Lot

2525

Application No.

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

Action of City Council:

Granted

Granted Subject to Conditions

Granted in Part

Denied

Deferred

Action 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Withdrawn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Withdrawn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

53.04

Parcel Block

Lot

Zone

Subject

Special Use Permit

Other

Public Hearing

Administrative Hearing

Planning Commission

Public Hearing Before Planning Commission

OCT. 1, 1991

City Council

Board of Zoning Appeals

Subject:



SPECIAL USE PERMIT

Special Use Permit No. 2525 was approved by City Council on 10/12/91

Permission is hereby granted to Coe Eldredge and Edwin Poston

to use premises located at 608 Ramsey Street

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

and under the following conditions (SEE ATTACHED)

Jan 13, 1992
Date

John Lawson
City Manager



APPLICATION: SPECIAL USE PERMIT No. 2525

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 Coe Eldredge and Edwin Poston (contract purchasers)

Premises Located 608 Ramsey Street, Alexandria, Virginia 22301

Assessment Map 53.04 Block 04 Lot 04

Property Owner Edward Guy Stubblefield and Crystal D. Stubblefield

606 Ramsey Street, Alexandria, Virginia 22301 549-3249
Name Telephone No.
Address

USE REQUESTED Special Use Permit to develop substandard lot (Section 7-6-45
of the Alexandria City Code) ZONE R-2-5 Residence Zone

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 Alexander Thomas (703) 838-5109
Telephone Number

BY: [Signature] P. O. Box 820, Alexandria, Virginia 22313
Signature Duncan W. Blair Address

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

S.U.P. Application Received 8-15-91 \$100.- 8-15-91
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 10-1-91 Recommend denial 4-2

City Council 10/12/91 PH--Approved the request, subject to compliance with all applicable codes and ordinances, and subject to the compromise stated in Mr. Blair's letter dated 10/11/91 that the FAR for the proposed single-family dwelling will not exceed .34 and the height will not exceed 25 feet. The drawings and representations in this letter should be considered part of the application.

PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 1, 1991
7:30 P.M., COUNCIL CHAMBERS

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

APPLICANT: Coe Eldredge and Edwin Poston
by Duncan W. Blair, attorney

LOCATION: 608 Ramsey Street

ZONE: R-2-5, Residential

=====

PLANNING COMMISSION MEETING OF OCTOBER 1, 1991:

ACTION: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 4 to 2. Messrs. Hurd and Bernabucci voted in favor; Messrs. Braswell, Komoroske, and Carlton and Ms. Fossum voted against the request. Mr. Leibach was absent.

REASON: The Planning Commission disagreed with the staff analysis. The Commission believed the mass of the proposed single family home was incompatible with the character of the surrounding neighborhood.

Duncan Blair, attorney, presented the application.

John Patrick of the Rosemont Civic Association, Steven Buzenski of 505 Ramsey Street, and Debra Smolly of 609 Little Street, spoke opposing the request.

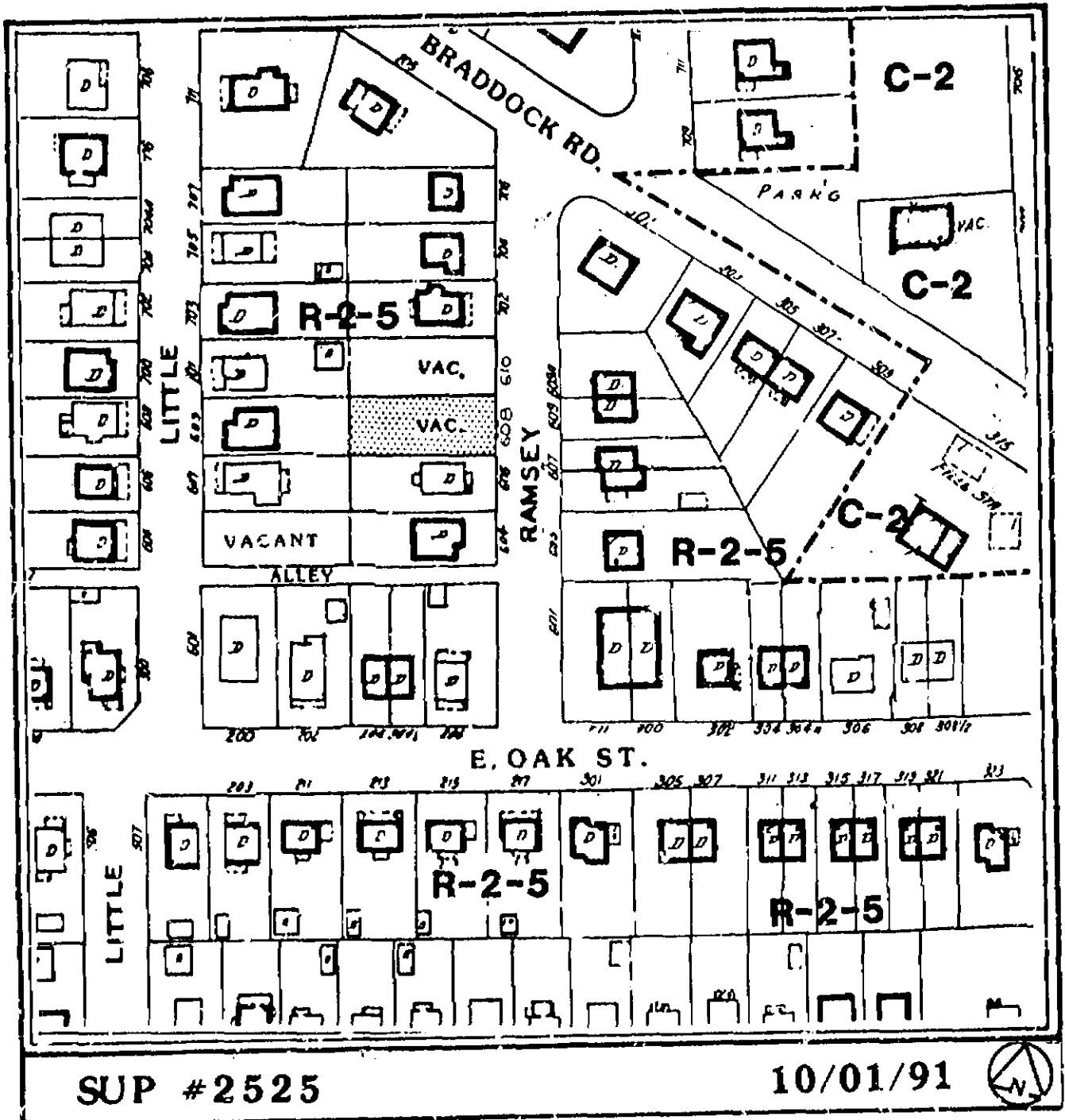
CITY COUNCIL MEETING OF OCTOBER 12, 1991:

ACTION: Approved the request, subject to compliance with all applicable codes and ordinances, and subject to the compromise stated in Mr. Duncan Blair's letter dated October 11, 1991, that the FAR for the proposed single-family dwelling will not exceed 0.34 and the height will not exceed 25 feet. The drawings and representations in this letter should be considered part of the application.

STAFF RECOMMENDATION:

Recommend approval subject to compliance with all applicable codes and ordinances.

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



DISCUSSION:

1. The applicants, Coe Eldredge and Edwin Poston, are requesting a special use permit to construct a two-story single family detached building on the property at 608 Ramsey Street.
2. Coe Eldredge and Edwin Poston are contract purchasers of the subject lot. The lot is presently owned by Edward and Crystal Stubblefield, who have owned the lot since 1982. Prior to this, it was owned by Carrie Willis, who owned the lot since at least 1969 and who purchased the lot from Willard and Lydia Dulin. The Dulins had owned the lot since 1948.
3. The subject property is one (1) lot of record having 40.00 feet of frontage on Ramsey Street, a depth of 100.00 feet, and contains 4,000 square feet. The lot is occupied by a detached garage located at the rear of the property. A gravel driveway near the south property line provides access to the garage. A large tree is also located on the lot.
4. The subject property is part of "Rosemont Park" which was dedicated by resubdivision in April 1925.
5. On September 16, 1989, City Council amended the Zoning Code regulations pertaining to the development of substandard lots in the R-20, R-12, R-8, R-5, R-2-5, and RA zones. This amendment provides regulations for determining the number and location of other lots in the immediate area to be included in determining 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.
6. The block face, as determined on this application, is inclusive of all of the lots on the east and west sides of Ramsey Street between Braddock Road and East Oak Street and three (3) lots directly behind the subject lot fronting Little Street.
7. The block face contains a total of 18 lots. There are 13 lots developed with single family detached dwellings, three (3) lots developed by semi-detached dwellings, and two (2) lots are vacant, of which one is the subject lot.

8. The lot areas and lot widths of the 16 developed lots are as follows:

<u>ADDRESS</u>	<u>LOT AREA</u>	<u>LOT WIDTH</u>
206 EAST OAK ST	5000 sf	50.00 ft
603 RAMSEY ST	4600 sf	46.00 ft
604 RAMSEY ST	4000 sf	40.00 ft
605 RAMSEY ST	6950 sf	50.01 ft
606 RAMSEY ST	4000 sf	40.00 ft
607 RAMSEY ST	5650 sf	50.00 ft
609 RAMSEY ST	2500 sf	27.17 ft
611 RAMSEY ST	3442 sf	47.83 ft
702 RAMSEY ST	4000 sf	40.00 ft
704 RAMSEY ST	4000 sf	40.00 ft
706 RAMSEY ST	4000 sf	40.00 ft
205 BRADDOCK RD	8894 sf	126.00 ft
301 BRADDOCK RD	6057 sf	75.90 ft
607 LITTLE ST	4000 sf	40.00 ft
609 LITTLE ST	4000 sf	40.00 ft
701 LITTLE ST	4000 sf	40.00 ft

9. The applicant's lot at 608 Ramsey Street has 40.00 feet of frontage on Ramsey Street and contains 4,000 square feet. The subject lot is at least the lot area and lot width as exhibited by 63 percent of the developed lots within the block face.
10. The plot plan submitted by the applicant shows the proposed new two-story single family detached dwelling measuring 26.00 feet by 30.00 feet. A family room measuring 17.00 feet by 13.00 feet may be constructed at the rear of the proposed dwelling. The building is shown to be located 25.00 feet from the front property line on Ramsey Street and to have two (2) side yard distances of 7.00 feet. The allowable floor area is 1,800 square feet. The proposed gross floor area is 1,781 square feet. The applicant indicates that the proposed single family dwelling to be constructed will comply with all density and setback requirements of the R-2-5 zone.
11. The attached elevation submitted by the applicant illustrates the type of building to be constructed at 608 Ramsey Street. Staff has determined that the mass, facade treatment, and height of the proposed home will be compatible with the homes along Ramsey Street and the majority of buildings within a two square block area of the subject property.

12. The applicant indicates that one (1) off-street parking space will be provided on-site, to comply with Section 7-6-72(6)(a) of the City Zoning Code. The submitted plat shows that a curb-cut off Ramsey Street will provide access to an existing driveway and garage located at the rear of the lot.
13. Based upon available City records, it appears that the dwellings on the east and west side of Ramsey Street between Braddock Road and East Oak Street are set back approximately 25.00 feet from the front property line on Ramsey Street.
14. It is possible to construct a detached single family dwelling on the subject property.
15. Section 7-6-45 of the City Zoning Code permits construction on a substandard lot with approval of a special use permit.
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 Rosemont Park subdivision which was developed over 66 years ago. Most all of the developed lots in this area of Rosemont are the same size as the applicant's lot or larger. The proposal submitted by the applicant clearly meets the requirements of the ordinance, and the proposal can be considered on its merits.

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

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation
 S - suggestion F - finding

Transportation & Environmental Services:

F-1 No comment.

Public Safety (Code Enforcement):

C-1 All construction shall comply with the applicable sections of the 1990 Uniform Statewide Building Code (USBC).

Health Department:

F-1 No comments.

Police Department:

S-1 Contact the Crime Prevention Unit concerning security hardware for home.

City Arborist:

F-1 No specimen trees will be affected by this plan.

Planning Department (Comprehensive Division):

F-1 The proposed house at 608 Ramsey Street is compatible in scale and character with other residences on Ramsey Street and in the immediate area.

REPORT ATTACHMENTS

SPECIAL USE PERMIT # 2525

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.

RESPONSE: It is not anticipated that the noise levels emanating by residents of the single family dwelling to be constructed on the property will exceed the permitted level of the City Code.

All mechanical equipment will be selected and located on the property to comply with the noise levels permitted by the City Code.

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

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

- 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.

RESPONSE: It is not anticipated that trash and litter will accumulate on the property or adjacent public rights-of-way as a result of the use of the property as a single family residence.

Trash and garbage generated by the use of the property as a single family dwelling will be picked up by the City of Alexandria.

- 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.

RESPONSE: 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.

RESPONSE: Off-street parking for the single family residence required pursuant to §7-6-72 of the Alexandria City Code will be provided.

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

RESPONSE: Ramsey Street is designated as a secondary street on the City Thoroughfare Plan.

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

RESPONSE: The dwelling to be constructed will be a single family residence.

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

RESPONSE: Not applicable.

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

RESPONSE: It is not anticipated that loitering will occur or be the result of 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.

RESPONSE: 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.

RESPONSE: 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.

RESPONSE: Edwin Poston (50%)
o/o 510 King Street, Suite 200
Alexandria, Virginia 22314

Coe Eldredge (50%)
o/o 510 King Street, Suite 200
Alexandria, Virginia 22314

SPECIAL USE PERMIT 2525

STATEMENT OF INTENT

PROPERTY ADDRESS: 608 Ramsey Street

TAX MAP(S) 53.04

BLOCK(S) 04

LOT(S) 04

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 applicants, Coe Eldredge and Edwin Poston, are the contract purchasers of two lots of land located on Ramsey Street in the Rosemont Park Subdivision. Rosemont Park Subdivision was dedicated by Deed of Vacation and Dedication dated August 25, 1925, being a resubdivision of a 1922 development. One of the two lots is improved by a single family dwelling. The remaining lot is unimproved and is designated as substandard (noncomplying) under the Zoning Code by virtue of its noncompliance with the R-2-5 zone regulations governing its use and development.

The applicant is requesting a special use permit pursuant to the provisions of Section 7-6-4s(b)(1)(a) to develop the unimproved and noncomplying lot (the "Subject Property") as a single family residence. Attached are preliminary architectural elevations that the applicant proposes to construct on the Subject Property, and a preliminary plot plan. It is the applicants' plan to construct the single family dwelling to be compatible in size and scale with the existing residences in the immediate area.

The single family dwelling to be constructed on the Subject Property will comply with all density and setback requirements of the R-2-5 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 D. THOMAS


Duncan W. Blair APPLICANT/AGENT

RE\Poston. Inf

SUP 2525



— #603 Ramsey Street —

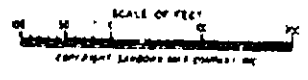


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36

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SUP 2525



**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 fifteen (15) lots having a frontage on the east and west sides of the 700 block of Ramsey Street and the three (3) lots located on the 600-700 blocks of Little Street immediately adjacent to the rear of 608 Ramsey Street. 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 53.04 04 04, known as 608 Ramsey 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 fifty (50%) percent of the lots on the designated block face in which the subject substandard lot is located.

RE\Poston.VER

BLOCK FACE CALCULATIONS FOR SUBSTANDARD LOT AT 608 RAMSEY STREET

MAP-BLOCK-LOT	ADDRESS	AREA	WIDTH
53.04-04-07	206 E. OAK STREET	5000 L	50.00 L
53.04-05-16	603 RAMSEY STREET	4600 L	46.00 L
53.04-04-06	604 RAMSEY STREET	4000 E	40.00 E **
53.04-05-17	605 RAMSEY STREET	6950 L	50.01 L
53.04-04-05	606 RAMSEY STREET	4000 E	40.00 E **
53.04-05-18	607 RAMSEY STREET	5650 L	50.00 L
53.04-04-04	608 RAMSEY STREET	4000	40.00 *
53.04-05-19	609 RAMSEY STREET	2500	27.17 S **
53.04-05-20	611 RAMSEY STREET	3442 S	47.83 L
53.04-04-03	700 RAMSEY STREET	4000 E	40.00 E **
53.04-04-02	702 RAMSEY STREET	4000 E	40.00 E **
53.02-10-14	704 RAMSEY STREET	4000 E	40.00 E **
53.02-10-15	706 RAMSEY STREET	4000 E	40.00 E **
53.02-10-16	205 BRADDOCK ROAD	8894 L	126.00 L
53.04-05-01	301 BRADDOCK ROAD	6057 L	75.90 L
53.04-04-13	607 LITTLE STREET	4000 E	40.00 E **
53.04-04-14	609 LITTLE STREET	4000 E	40.00 E **
53.04-04-15	701 LITTLE STREET	4000 E	40.00 E **

L = LARGER THAN SUBJECT PROPERTY
 S = SMALLER THAN SUBJECT PROPERTY
 E = EQUAL TO THE SUBJECT PROPERTY

19 LOTS IN BLOCK FACE INCLUDING SUBJECT PROPERTY
 18 LOTS IN BLOCK FACE EXCLUDING SUBJECT PROPERTY
 16 LOTS IN BLOCK FACE ARE PRESENTLY DEVELOPED.

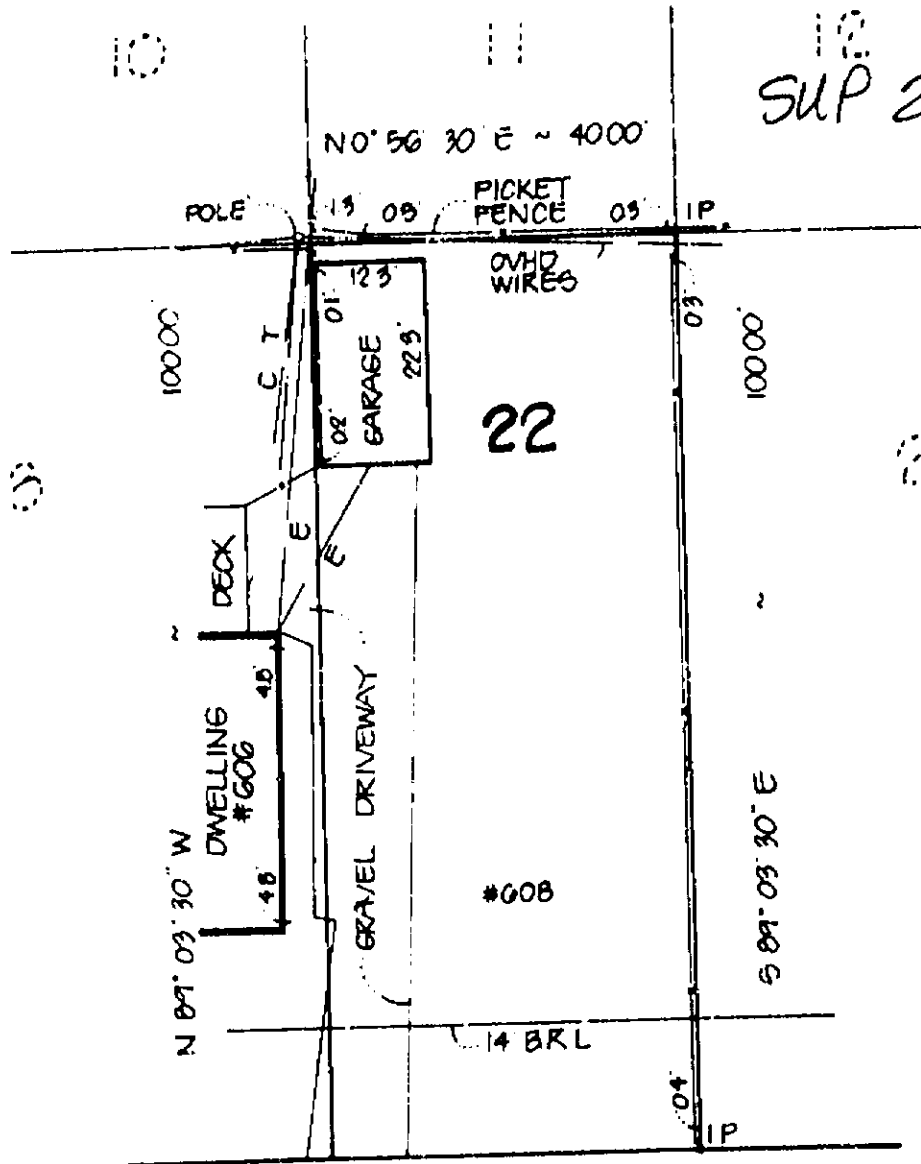
THE SUBJECT LOT, INDICATED BY*, HAS AT LEAST THE LOT AREA, AND AT LEAST THE LOT WIDTH AT BOTH THE FRONT LOT LINE AND THE FRONT BUILDING LINE AS EXHIBITED BY TEN [10] OF THE SIXTEEN [16] DEVELOPED LOTS, OR 63%, IN THE BLOCK FACE AS INDICATED BY**.

complies with c.c.s. can apply for S.U.P.

*John B. Co.
6-12-91*

NOTE CHAIN LINK FENCES
UNLESS NOTED

12
SUP 2525



Existing Conditions
#608

RAMSEY STREET

44 R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 22 BLOCK B

ROSEMONT PARK

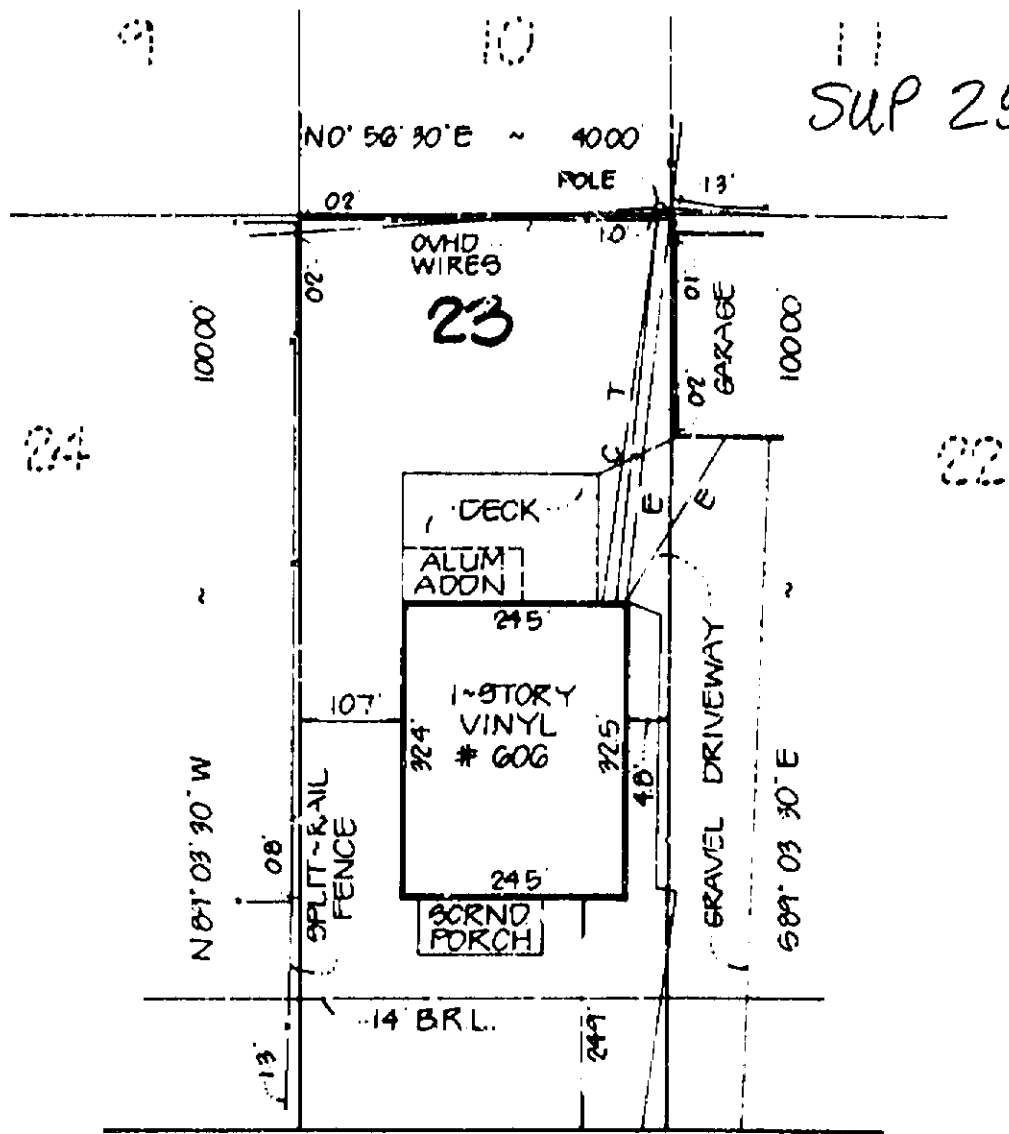
CITY OF ALEXANDRIA, VIRGINIA

SCALE 1" = 20'

AUGUST 20, 1991

NOTE CHAIN LINK FENCES
UNLESS NOTED

SUP 2525



Adjacent Home
#606

50° 56' 30" W ~ 4000'
RAMSEY STREET
44' R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 23 BLOCK 8

ROSEMONT PARK

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 20, 1991

SUP # 2525
Docket Item # 12

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 27, 1991
TO: CHARLES B. MOORE, JR., ZONING ADMINISTRATOR
FROM: TOD CHERNIKOFF, URBAN PLANNER *TC*
SUBJECT: 608 RAMSEY STREET -- SUP 2425, SUBSTANDARD LOT

=====

I received a call today from Ms. Anne Ware Montgomery, owner of adjacent property at 700-702 Ramsey Street, one improved lot and one vacant unimproved building lot in the Rosemont Park Subdivision.

Ms. Montgomery called regarding the docketing of the above referenced Special Use Permit application. She advised me that she had not received a notice of the public hearing in the mail. I explained as much as possible the particulars of the proposed development over the phone.

After I explained the proposal she wished to relate a number of comments since she would not be able to make it to the hearing on Tuesday, October 1, 1991. According to Ms. Montgomery:

1. The block of Ramsey Street where the subject property is not a dedicated street. The street is 24.00 +/- feet wide.
2. Maintaining the average building setback line required by the subdivision has been permitted in the past.
3. The building restriction line is 14.00 feet from the front property line.
4. The zoning front yard setback line is in reality subject to measurement from the curb line. Therefore, a 25.00 feet front yard setback is being proposed by this application.

As a courtesy I told her that the dockets had gone out and that I would pass this information along since any written comments would likely not arrive in time for Tuesday's hearing. Please see me if you have any questions regarding this matter.

cc: Sheldon Lynn

FILE: C:\WS55C\TOD\MONT.MEM

STATEMENT TO BE READ AT CITY OF ALEXANDRIA PLANNING**COMMISSION ON OCTOBER 1, 1991 BY DUNCAN W. BLAIR ON****BEHALF OF ANNE WARE MONTGOMERY.**

Mrs. Anne Ware Montgomery of 703 Ramsey Street called me because I am listed on the application as the attorney for the applicants, and requested me to make this statement on the record. "Mrs. Montgomery has appointments of an urgent nature and is out of town and unable to attend. She has reviewed the plans with Tod Chernikoff, who described in detail the application, the footprints and details of the proposal. She greatly appreciated Mr. Chernikoff's willingness to discuss the application with her. He was most helpful. Mrs. Montgomery asked me to state that she has no expressed objections to the requested provided:

- 1. The existing front yard setback of the block is maintained.**
- 2. The minimum space of 7 ft. (side yard setback) is maintained.**

That no projections extend into the setback to reduce the 7 ft. setback, so that a drainage swale can be installed to manage surface water runoff to the rear and front of the properties."

11
10.12.91

LAW OFFICES OF HENRY A. THOMAS
510 KING STREET
P.O. BOX 820
ALEXANDRIA, VIRGINIA 22313
(703) 698-5106

HENRY A. THOMAS

October 11, 1991

DUNCAN W. BLAIR

Honorable Patricia S. Ticer, Mayor
Members of the Alexandria City Council
City of Alexandria
301 King Street
City Hall
Alexandria, Virginia 22314

In re: Docket Item No. 11 - Special Use Permit No. 2525
Request for a Special Use Permit to construct a single-family detached dwelling on a substandard lot located at 608 Ramsey Street; R25 Residential.
Applicant: Coe Eldredge and Edwin Poston

Dear Mayor Ticer and Members of City Council:

In connection with the above docket item, I submit as an amendment to the special use permit application revised architectural elevations of the single-family dwelling proposed to be constructed on the above referenced property.

Also enclosed is a letter of support from Dr. Charles E. Jenkins.

Subsequent to the Planning Commission public hearing, Mr. Eldredge met with Mr. John Patrick, President of the Rosemont Civic Association, and adjoining property owners to discuss the issues which they presented at the Planning Commission hearing and to resolve all differences. The enclosed drawings reflect such an agreement. The FAR for the proposed single-family dwelling will not exceed .34 and the height will not exceed 25 feet.

The drawings and representations in this letter should be considered part of our application.

If you have any questions or require any further information, please do not hesitate to call.

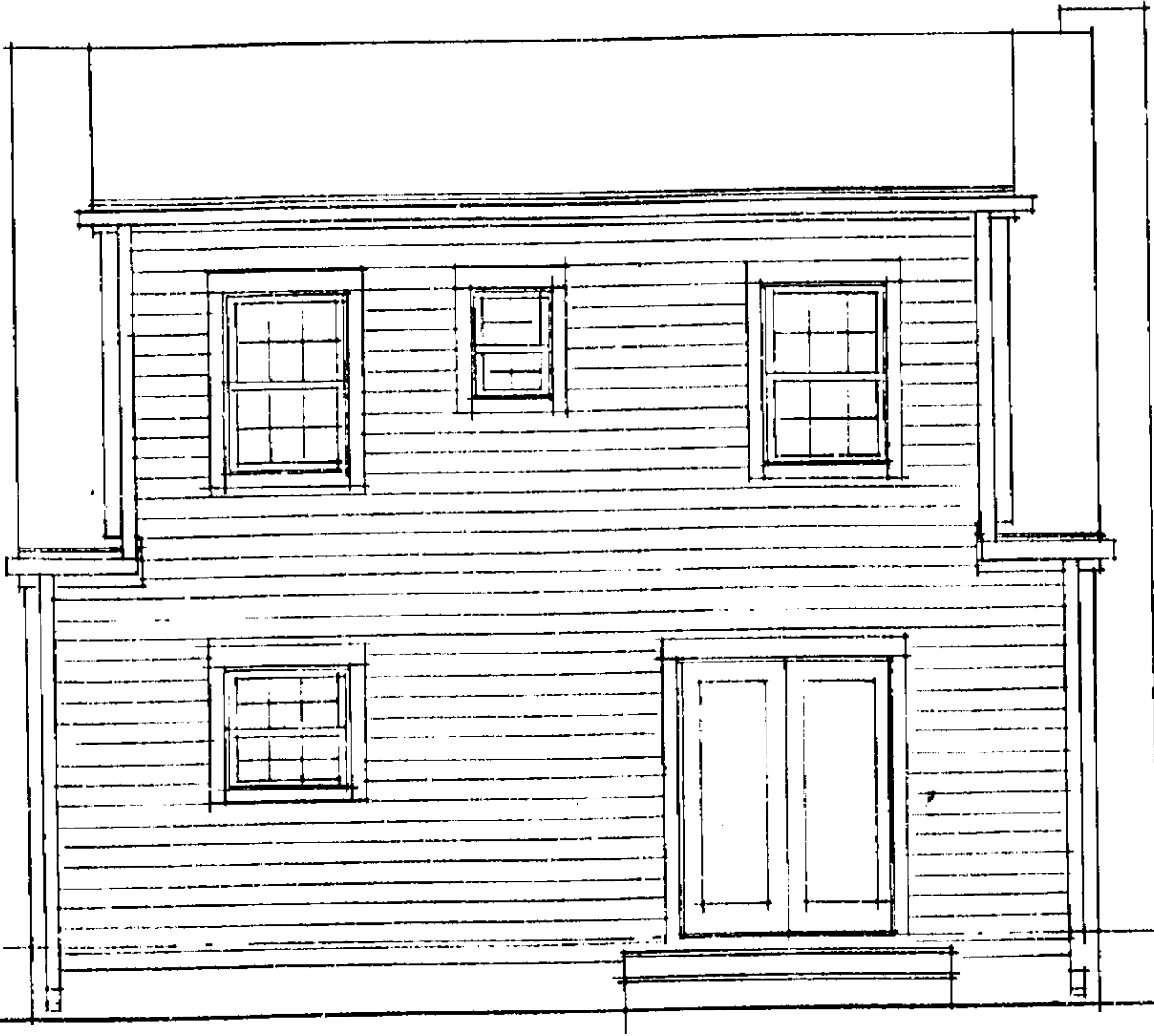
Very truly yours,
Duncan W. Blair
Duncan W. Blair

DWB:kl\Ticer.111
Enclosures
cc: Mr. Coe Eldredge
Mr. John Patrick

RECEIVED
OCT 11 1991
CITY CLERK'S OFFICE
ALEXANDRIA, VIRGINIA



FRONT ELEVATION



REAR ELEVATION

Sept. 20, 1991

To: T. Edward Braswell, Chairman
Alexandria Planning Commission

From: Dr. Charles E. Jenkins

Re: 608 Ramsey Street

Dear Members of the Planning Commission:

My name is Dr. Charles E. Jenkins and I live at 607 Ramsey Street. I support the application for a Special Use Permit for 608 Ramsey as I feel it would be an improvement to the neighborhood. I hope that you will act favorably upon the application.

Sincerely,


Dr. Charles E. Jenkins

DEPARTMENT REPORT

2525

SUBDIVISION

VACATION

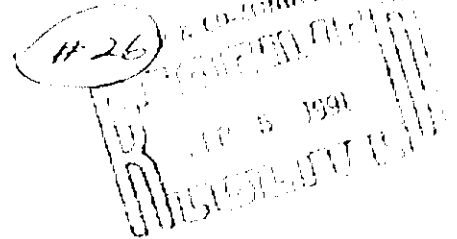
ENCROACHMENT

SPECIAL USE PERMIT

DATE: 8-16-91

FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

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



The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: COE ELDREDGE and EDWIN POSTON by

DUNCAN W. BLAIR, atty. PHONE 838-5109

LOCATION: 608 RAMSEY ST.

ZONE R2-5

PROPOSAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP. 6

DEPARTMENT COMMENT

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

F: This department has no comments.

William G. Skrabak, Program Manager
Office of Environmental Quality

ENCLOSURES:

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

Director, Environmental Health
SIGNATURE

September 4, 1991

DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

DEPARTMENT REPORT

2525

SUBDIVISION

VACATION

ENCROACHMENT

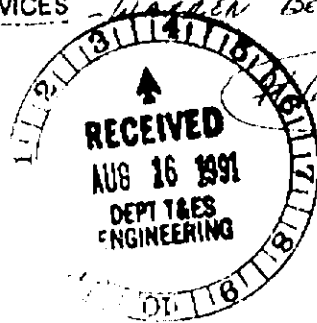
SPECIAL USE PERMIT

DATE: 8-16-91

FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO: TRANSPORTATION & ENVIRONMENTAL SERVICES - *WAGNER Be II*

- CODE ENFORCEMENT
- HEALTH DEPARTMENT
- POLICE DEPARTMENT
- HUMAN SERVICES - SOCIAL SERVICES
- HISTORIC ALEXANDRIA - ARCHAEOLOGY
- RECREATION - ARBORIST
- REAL ESTATE ASSESSMENTS
- SANITATION AUTHORITY
- PLANNING DEPARTMENT - B.A.R.



The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: COE ELDREDGE and EDWIN POSTON by

DUNCAN W. BLAIR, atty. PHONE 838-5109

LOCATION: GCB RAMSEY ST. ZONE: R2-5

PROPOSAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP. 6

DEPARTMENT COMMENT

Preface comments with:

C - code requirement

R - recommendation

S - suggestion

F - finding

NO COMMENT.

ENCLOSURES

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

Wagner
SIGNATURE

8/30/91
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

DEPARTMENT REPORT

2525

SUBDIVISION VACATION ENCROACHMENT SPECIAL USE PERMIT

DATE: 8-16-91
FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

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

119

CODE ENFORCEMENT DIVISION

APPROVED

AUG 19 1991

ALEXANDRIA, VIRGINIA

The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: COE ELDREDGE and EDWIN POSTON by DUNCAN W. BLAIR, atty. PHONE 838-5109

LOCATION: 608 RAMSEY ST. ZONE R2-5

PROPOSAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP. 6

DEPARTMENT COMMENT

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

C-1 All construction shall comply with the applicable sections of the 1990 Uniform Statewide Building Code (USBC).

ENCLOSURES:

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

[Signature]

SIGNATURE

08-31-91

DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

DEPARTMENT REPORT

2525

SUBDIVISION

VACATION

ENCROACHMENT

SPECIAL USE PERMIT

DATE:

8-16-91

FROM:

PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO:

- TRANSPORTATION & ENVIRONMENTAL SERVICES
- CODE ENFORCEMENT
- HEALTH DEPARTMENT
- POLICE DEPARTMENT - *Ralph Keegan*
- HUMAN SERVICES - SOCIAL SERVICES
- HISTORIC ALEXANDRIA - ARCHAEOLOGY
- RECREATION - ARBORIST
- REAL ESTATE ASSESSMENTS
- SANITATION AUTHORITY
- PLANNING DEPARTMENT - B.A.R.

AS4

W

The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: COE ELDREDGE and EDWIN POSTON by

DUNCAN W. BLAIR, atty. PHONE: 838-5109

LOCATION: 608 RAMSEY ST. ZONE: R2-5

PROPCAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP. 6

DEPARTMENT COMMENT

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

*OS. Contact CRIME PREVENTION unit of
the ALEXANDRIA Police concerning
SECURITY hardware for home.*

ENCLOSURES:

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

C. E. ...

SIGNATURE

1-2-91

DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

DEPARTMENT REPORT

2525

SUBDIVISION

VACATION

ENCROACHMENT

SPECIAL USE PERMIT

DATE: 8-16-91

FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

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

The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: GOE ELDREDGE and EDWIN POSTON by

DUNCAN W. BLAIR, atty. PHONE: 838-5109

LOCATION: 608 RAMSEY ST.

ZONE: R2-5

PROPOSAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP 6

DEPARTMENT COMMENT

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

ENCLOSURES:

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

SIGNATURE

DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

DEPARTMENT REPORT

2525

SUBDIVISION

VACATION

ENCROACHMENT

SPECIAL USE PERMIT

DATE: 8-16-91

FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

TO: TRANSPORTATION & ENVIRONMENTAL SERVICES

CODE ENFORCEMENT

HEALTH DEPARTMENT

POLICE DEPARTMENT

HUMAN SERVICES - SOCIAL SERVICES

HISTORIC ALEXANDRIA - ARCHAEOLOGY

RECREATION - ARBORIST

REAL ESTATE ASSESSMENTS

SANITATION AUTHORITY

PLANNING DEPARTMENT - BAR: COMPREHENSIVE USE PERMIT

The following request is scheduled for consideration by the Alexandria Planning Commission on OCT. 1

APPLICANT: COE ELDREDGE and EDWIN POSTON by

DUNCAN W. BLAIR, atty. PHONE: 838-5109

LOCATION: 608 RAMSEY ST.

ZONE: R 2-5

PROPOSAL: SUBSTANDARD LOT DEVELOPMENT

Please return this report with your comments by: SEP. 6

DEPARTMENT COMMENT

Preface comments with:

C - code requirement

R - recommendation

S - suggestion

F - finding

F-1 THE PROPOSED HOUSE AT 608 RAMSEY STREET IS COMPATIBLE IN SCALE AND CHARACTER WITH OTHER RESIDENCES ON RAMSEY STREET AND IN THE IMMEDIATE AREA.

ENCLOSURES:

Floor Plans

Plat

Letter of Intent

Form 7-6-192

Application

Gregory L. Jato
SIGNATURE

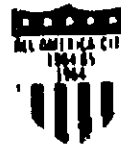
September 20, 1991
DATE FORM RECEIVED

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES



City of Alexandria, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
301 King Street, Room 2100
Alexandria, Virginia 22314
703-838-4666



January 16, 1992

Law Offices of Henry Alexander Thomas

P.O. Box 820

Alexandria, VA 22313

Re: Special Use Permit # 2525


On October 12, 1991, City Council approved your application for a special use permit, subject to specific conditions. A list of those conditions is enclosed.

It is your responsibility to adhere to the conditions approved by City Council. This Department will periodically inspect your property to identify whether you are in compliance with the approved conditions. If you are found in violation of those conditions, you will be cited and issued a violation ticket. The first violation carries a fine of \$50.00; subsequent violations carry an increasing fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

In February 1992, City Council will consider a requirement that the special use permit conditions be posted on the property or be available for inspection upon request. You may wish to plan now to meet that requirement.

If you have any questions about your special use permit or the conditions approved by City Council, please call zoning staff at 838-4688.

Very truly yours,


Sheldon Lynn
Director

Enclosure: Special Use Permit Conditions

file: z-2 [Forms] sup-ltr.lkr

P.F.

11

10-12-91

LAW OFFICES OF HENRY A. THOMAS

510 KING STREET

P.O. BOX 820

ALEXANDRIA, VIRGINIA 22313

(703) 696-6100

HENRY A. THOMAS

October 11, 1991

DUNCAN W. BLAIR

Honorable Patricia S. Ticer, Mayor
Members of the Alexandria City Council
City of Alexandria
301 King Street
City Hall
Alexandria, Virginia 22314

In re: Docket Item No. 11 - Special Use Permit No. 2525
Request for a Special Use Permit to construct a single-family detached dwelling on a substandard lot located at 608 Ramsey Street; R25 Residential.
Applicant: Coe Eldredge and Edwin Poston

Dear Mayor Ticer and Members of City Council:

In connection with the above docket item, I submit as an amendment to the special use permit application revised architectural elevations of the single-family dwelling proposed to be constructed on the above referenced property.

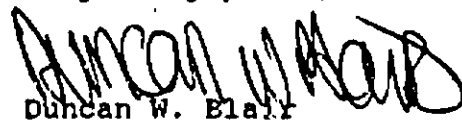
Also enclosed is a letter of support from Dr. Charles E. Jenkins.

Subsequent to the Planning Commission public hearing, Mr. Eldredge met with Mr. John Patrick, President of the Rosemont Civic Association, and adjoining property owners to discuss the issues which they presented at the Planning Commission hearing and to resolve all differences. The enclosed drawings reflect such an agreement. The FAR for the proposed single-family dwelling will not exceed .34 and the height will not exceed 25 feet.

The drawings and representations in this letter should be considered part of our application.

If you have any questions or require any further information, please do not hesitate to call.

Very truly yours,



Duncan W. Blair

DWB:kl\Ticer.111

Enclosures

cc: Mr. Coe Eldredge
Mr. John Patrick

RECEIVED
OCT 11 1991
CITY CLERK'S OFFICE
ALEXANDRIA, VIRGINIA

Sept. 20, 1991

To: T. Edward Braswell, Chairman
Alexandria Planning Commission

From: Dr. Charles E. Jenkins

Re: 608 Ramsey Street

Dear Members of the Planning Commission:

My name is Dr. Charles E. Jenkins and I live at 607 Ramsey Street. I support the application for a Special Use Permit for 608 Ramsey as I feel it would be an improvement to the neighborhood. I hope that you will act favorably upon the application.

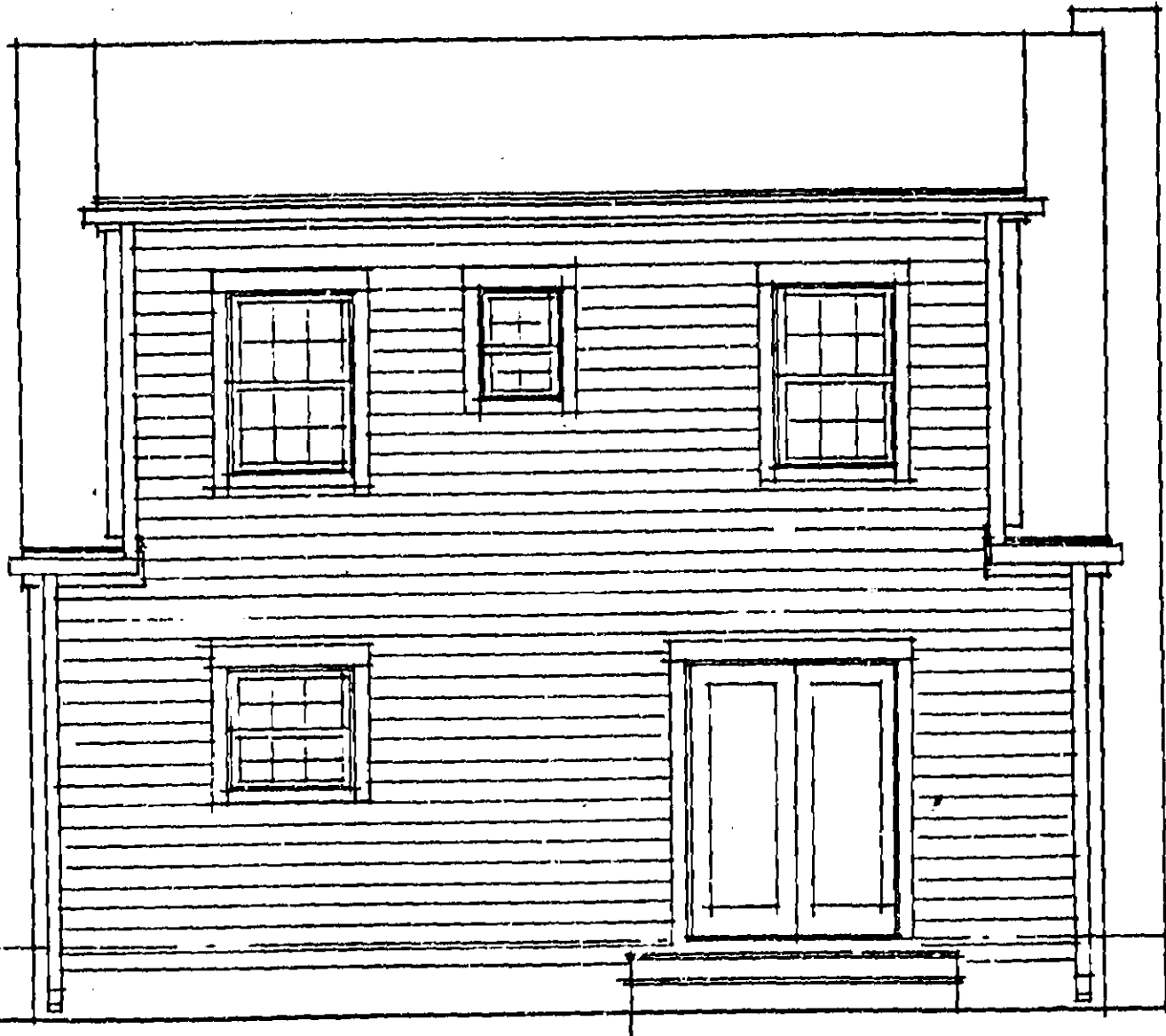
Sincerely,

A handwritten signature in cursive script that reads "Charles E. Jenkins, M.D." The signature is written in black ink and is positioned above the typed name.

Dr. Charles E. Jenkins



FRONT ELEVATION



REAR ELEVATION

BLOCK FACE CALCULATIONS FOR SUBSTANDARD LOT AT 608 RAMSEY STREET

MAP-BLOCK-LOT	ADDRESS	AREA	WIDTH
53.04-04-07	206 E. OAK STREET	5000 L	50.00 L
53.04-05-16	603 RAMSEY STREET	4600 L	46.00 L
53.04-04-06	604 RAMSEY STREET	4000 E	40.00 E **
53.04-05-17	605 RAMSEY STREET	6950 L	50.01 L
53.04-04-05	606 RAMSEY STREET	4000 E	40.00 E **
53.04-05-18	607 RAMSEY STREET	5650 L	50.00 L
— 53.04-04-04	<u>608</u> RAMSEY STREET	4000	40.00 *
53.04-05-19	609 RAMSEY STREET	2500	27.17 S **
53.04-05-20	611 RAMSEY STREET	3442 S	47.83 L
53.04-04-03	700 RAMSEY STREET	4000 E	40.00 E **
53.04-04-02	702 RAMSEY STREET	4000 E	40.00 E **
53.02-10-14	704 RAMSEY STREET	4000 E	40.00 E **
53.02-10-15	706 RAMSEY STREET	4000 E	40.00 E **
53.02-10-16	205 BRADDOCK ROAD	8894 L	126.00 L
53.04-05-01	301 BRADDOCK ROAD	6057 L	75.90 L
53.04-04-13	607 LITTLE STREET	4000 E	40.00 E **
53.04-04-14	609 LITTLE STREET	4000 E	40.00 E **
53.04-04-15	701 LITTLE STREET	4000 E	40.00 E **

L = LARGER THAN SUBJECT PROPERTY
 S = SMALLER THAN SUBJECT PROPERTY
 E = EQUAL TO THE SUBJECT PROPERTY

19 LOTS IN BLOCK FACE INCLUDING SUBJECT PROERTY
 18 LOTS IN BLOCK FACE EXCLUDING SUBJECT PROPERTY
 16 LOTS IN BLOCK FACE ARE PRESENTLY DEVELOPED.

— THE SUBJECT LOT, INDICATED BY*, HAS AT LEAST THE LOT AREA, AND AT LEAST THE LOT WIDTH AT BOTH THE FRONT LOT LINE AND THE FRONT BUILDING LINE AS EXHIBITED BY TEN [10] OF THE SIXTEEN [16] DEVELOPED LOTS, OR (63%) IN THE BLOCK FACE AS INDICATED BY**.

John B. Co.
 6-12-91

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

270
SUBSTANDARD

(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

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

ESTIMATED F.A.R. CALCULATIONS FOR BLOCK BOUNDED BY
BRADDOCK ROAD, RAMSEY STREET, EAST OAK STREET, AND LITTLE STREET

Address: 711 Little Street
Lot: 95 x 82 = 7,790 x .45 = 3,506 sf F.A. permitted
House: 25 x 45 = 1,125 x 1.5 = 1,688 sf total existing F.A.+/-
Existing F.A.R. = .22

Address: 707 Little Street
Lot: 40 x 100 = 4,000 x .45 = 1,800 sf F.A. permitted
House: 40 x 25 = 1,000 x 1 = 1,000 sf total existing F.A.+/-
Existing F.A.R. = .25

Address: 705 Little Street
Lot: 40 x 100 = 4,000 x .45 = 1,800 sf F.A. permitted
House: 20 x 40 = 800 x 1.5 = 1,200 sf total existing F.A.+/-
Existing F.A.R. = .30

Address: 703 Little Street
Lot: 40 x 100 = 4,000 x .45 = 1,800 sf F.A. permitted
House: 30 x 40 = 1,200 x 1 = 1,200 sf total existing F.A.+/-
Existing F.A.R. = .30

Address: 601 Little Street
Lot: 50 x 100 = 5,000 x .45 = 2,250 sf F.A. permitted
House: 25 x 40 = 1,000 x 1 = 1,000 sf total existing F.A.+/-
Existing F.A.R. = .20

Address: 202 East Oak Street
Lot: 50 x 100 = 1,000 x .45 = 2,250 sf F.A. permitted
House: 25 x 40 = 1,000 x 1.5 = 1,500 sf total existing F.A.+/-
Existing F.A.R. = .30

Address: 204 East Oak Street
Lot: 25 x 100 = 2,500 x .45 = 1,125 sf F.A. permitted
House: 30 x 18 = 540 x 2 = 1,080 sf total existing F.A.+/-
Existing F.A.R. = .43

Address: 204-A East Oak Street
Lot: 25 x 100 = 2,500 x .45 = 1,125 sf F.A. permitted
House: 30 x 18 = 540 x 2 = 1,080 sf total existing F.A.+/-
Existing F.A.R. = .43

BLOCK FACE F.A.R. CALCULATIONS

<u>ADDRESS</u>	<u>EXISTING F.A.R.</u>
711 Little Street	.22
707 Little Street	.25
705 Little Street	.30
703 Little Street	.30
601 Little Street	.20
202 East Oak Street	.30
204 East Oak Street	.43
204-A East Oak Street	.43

ESTIMATED F.A.R. COMPUTATIONS FOR BLOCK FACE LOTS PER SUP #2525

Address: 206 East Oak Street

Lot: 50 x 100 = 5,000 x .45 = 2,250 sf F.A. permitted

House: 20 x 40 = 800 x 1.5 = 1,200 sf total existing F.A.+/-
Existing F.A.R. = .24

Address: 603 Ramsey Street

Lot: 46 x 100 = 4,600 x .45 = 2,070 sf F.A. permitted

House: 20 x 50 = 1,000 x 1 = 1,000 sf total existing F.A.+/-
Existing F.A.R. = .22

Address: 604 Ramsey Street

Lot: 40 x 100 = 4,000 x .45 = 1,800 sf F.A. permitted

House: 30 x 35 = 1,050 x 1 = 1,050 sf total existing F.A.+/-
Existing F.A.R. = .26

Address: 605 Ramsey Street

Lot: 50.1 x 138.72 = 6,950 x .45 = 3,128 sf F.A. permitted

House: 25 x 28 = 700 x 2 = 1,400 sf total existing F.A.+/-
Existing F.A.R. = .20

Address: 606 Ramsey Street

Lot: 40 x 100 = 4,000 x .45 = 1,800 sf F.A. permitted

House: 20 x 30 = 600 x 1 = 600 sf total existing F.A.+/-
Existing F.A.R. = .15

Address: 607 Ramsey Street

Lot: 50 x 113 = 5,650 x .45 = 2,543 sf F.A. permitted

House: 30 x 30 = 900 x 1 = 900 sf total existing F.A.+/-
Existing F.A.R. = .16

Address: 609 Ramsey Street

Lot: 27.17 x 92.01 = 2,500 x .45 = 1,125 sf F.A. permitted

House: 20 x 30 = 600 x 2 = 1,200 sf total existing F.A.+/-
Existing F.A.R. = .48

Address: 611 Ramsey Street

Lot: 47.83 x 71.98 = 3,442 x .45 = 1,549 sf F.A. permitted

House: 30 x 20 = 600 x 2 = 1,200 sf total existing F.A.+/-
Existing F.A.R. = .35

Address: 702 Ramsey Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $40 \times 25 = 1,000 \times 1 = 1,000$ sf total existing F.A.+/-
Existing F.A.R. = .25

Address: 704 Ramsey Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $25 \times 30 = 750 \times 1.5 = 1,125$ sf total existing F.A.+/-
Existing F.A.R. = .28

Address: 706 Ramsey Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $20 \times 20 = 400 \times 1.5 = 600$ sf total existing F.A.+/-
Existing F.A.R. = .15

Address: 205 Braddock Road
Lot: $126 \times 70.59 = 8,894 \times .45 = 4,002$ sf F.A. permitted
House: $32 \times 20 = 640 \times 2 = 1,280$ sf total existing F.A.+/-
Existing F.A.R. = .14

Address: 301 Braddock Road
Lot: $75.90 \times 79.80 = 6,057 \times .45 = 2,726$ sf F.A. permitted
House: $30 \times 25 = 750 \times 1 = 750$ sf total existing F.A.+/-
Existing F.A.R. = .12

Address: 607 Little Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $25 \times 50 = 1,250 \times 1 = 1,250$ sf total existing F.A.+/-
Existing F.A.R. = .31

Address: 609 Little Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $30 \times 40 = 1,200 \times 1 = 1,200$ sf total existing F.A.+/-
Existing F.A.R. = .30

Address: 701 Little Street
Lot: $40 \times 100 = 4,000 \times .45 = 1,800$ sf F.A. permitted
House: $35 \times 20 = 600 \times 1.5 = 900$ sf total existing F.A.+/-
Existing F.A.R. = .23

BLOCK FACE F.A.R. CALCULATIONS PER SUP #2525

<u>ADDRESS</u>	<u>EXISTING F.A.R.</u>
206 East Oak Street	.24
603 Ramsey Street	.22
604 Ramsey Street	.26
605 Ramsey Street	.20
606 Ramsey Street	.15
607 Ramsey Street	.16
609 Ramsey Street	.48
611 Ramsey Street	.35
702 Ramsey Street	.25
704 Ramsey Street	.28
706 Ramsey Street	.15
205 Braddock Road	.14
301 Braddock Road	.12
607 Little Street	.31
609 Little Street	.30
701 Little Street	.23

LOTS BOUNDED BY BRADDOCK RD., LITTLE ST., EAST OAK ST AND RAMSEY ST

<u>ADDRESS</u>	<u>ESTIMATED F.A.R.</u>
603 Ramsey Street	.22
604 Ramsey Street	.26
605 Ramsey Street	.20
606 Ramsey Street	.15
607 Ramsey Street	.16
609 Ramsey Street	.48
611 Ramsey Street	.35
702 Ramsey Street	.25
704 Ramsey Street	.28
706 Ramsey Street	.15
205 Braddock Road	.14
711 Little Street	.22
707 Little Street	.25
705 Little Street	.30
703 Little Street	.30
609 Little Street	.30
607 Little Street	.31
601 Little Street	.20
202 East Oak Street	.30
204 East Oak Street	.43
204-A East Oak Street	.43

Source: Sandborn Maps

LOTS ALONG THE EAST AND WEST SIDES OF RAMSEY STREET

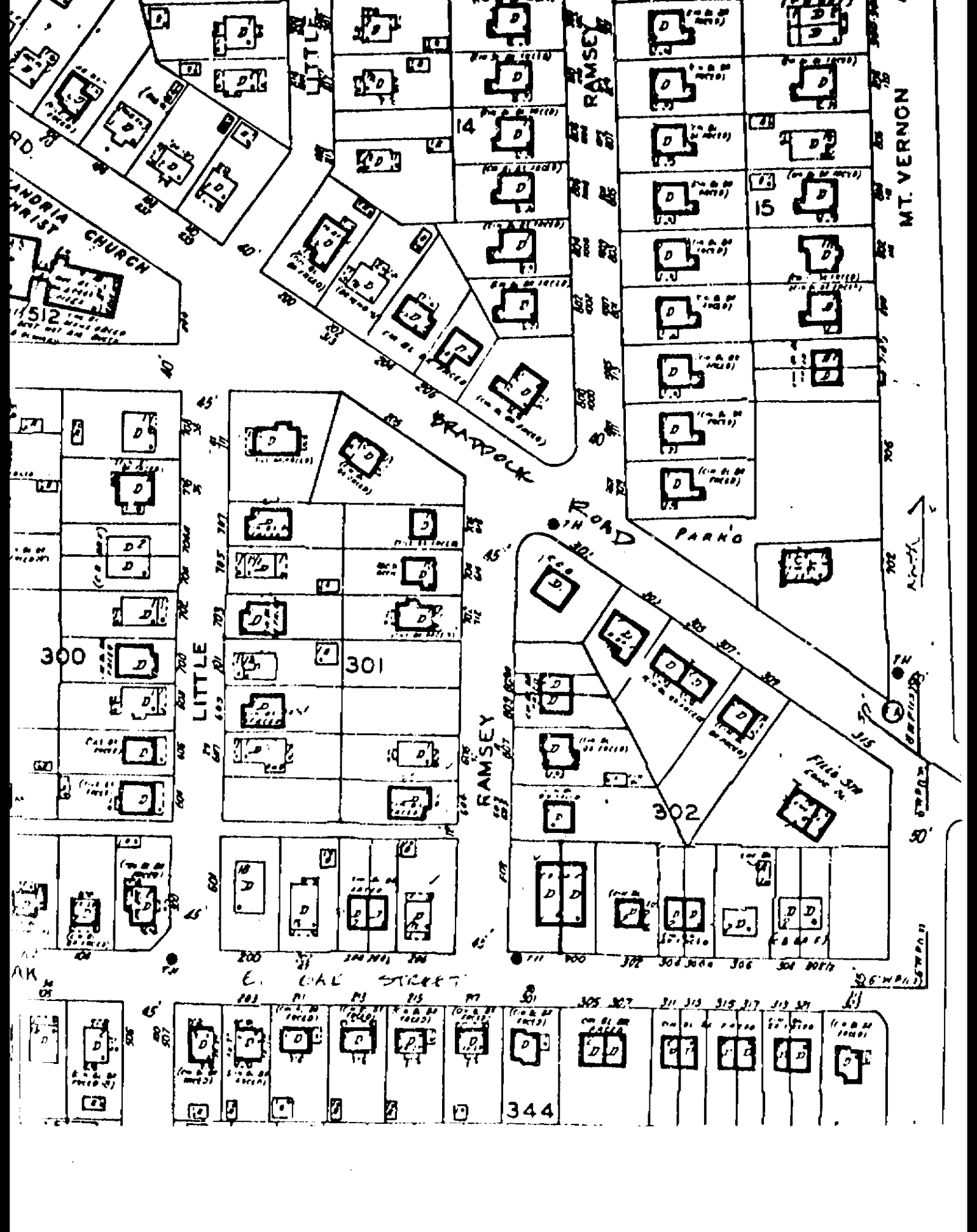
<u>ADDRESS</u>	<u>ESTIMATED F.A.R.</u>
206 East Oak Street	.24
603 Ramsey Street	.22
604 Ramsey Street	.26
605 Ramsey Street	.20
606 Ramsey Street	.15
607 Ramsey Street	.16
609 Ramsey Street	.48
611 Ramsey Street	.35
702 Ramsey Street	.25
704 Ramsey Street	.28
706 Ramsey Street	.15

Source: Sandborn Maps

LOTS ALONG THE EAST AND WEST SIDES OF RAMSEY STREET

<u>ADDRESS</u>	<u>ESTIMATED F.A.R.</u>
206 East Oak Street	.24
603 Ramsey Street	.22
604 Ramsey Street	.26
605 Ramsey Street	.20
606 Ramsey Street	.15
607 Ramsey Street	.16
609 Ramsey Street	.48
611 Ramsey Street	.35
702 Ramsey Street	.25
704 Ramsey Street	.28
706 Ramsey Street	.15

Source: Sandborn Maps



MT. VERNON

ANDRIA CHURCH

512

LITTLE

PARKE ROAD

RAMSEY ROAD

PARKE

RAMSEY

W. OAK STREET

344

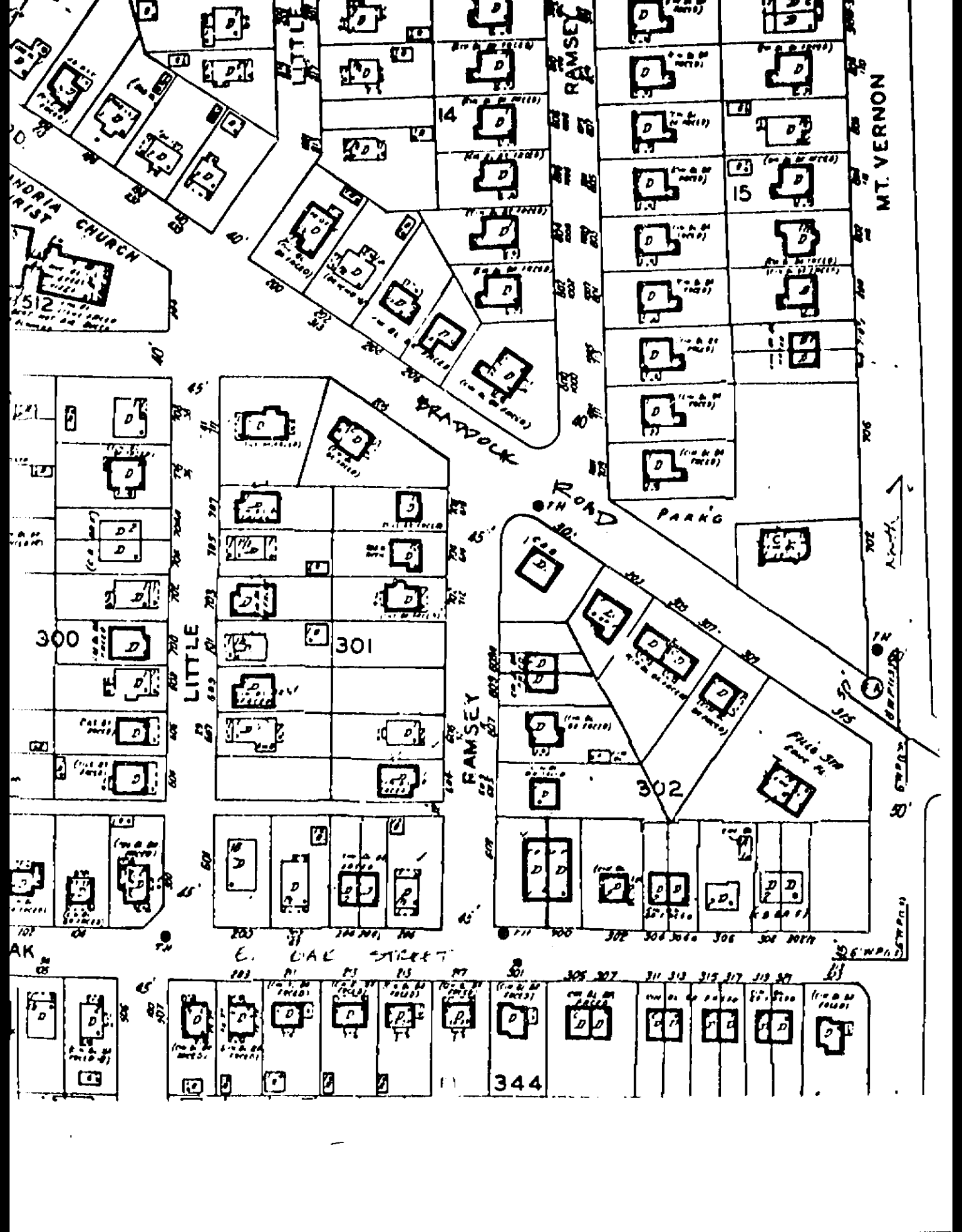
BRANDY

W. H. P. 11

LOTS BOUNDED BY BRADDOCK RD., LITTLE ST., EAST OAK ST AND RAMSEY ST

<u>ADDRESS</u>	<u>ESTIMATED F.A.R.</u>
603 Ramsey Street	.22
604 Ramsey Street	.26
605 Ramsey Street	.20
606 Ramsey Street	.15
607 Ramsey Street	.16
609 Ramsey Street	.48
611 Ramsey Street	.35
702 Ramsey Street	.25
704 Ramsey Street	.28
706 Ramsey Street	.15
205 Braddock Road	.14
711 Little Street	.22
707 Little Street	.25
705 Little Street	.30
703 Little Street	.30
609 Little Street	.30
607 Little Street	.31
601 Little Street	.20
202 East Oak Street	.30
204 East Oak Street	.43
204-A East Oak Street	.43

Source: Sandborn Maps



ANDRIA CHURCH

1512

BRADDOCK ROAD

RAMSEY ROAD

RAMSEY ROAD

PARK

LITTLE STREET

E. OAK STREET

MT. VERNON

AK

344

302

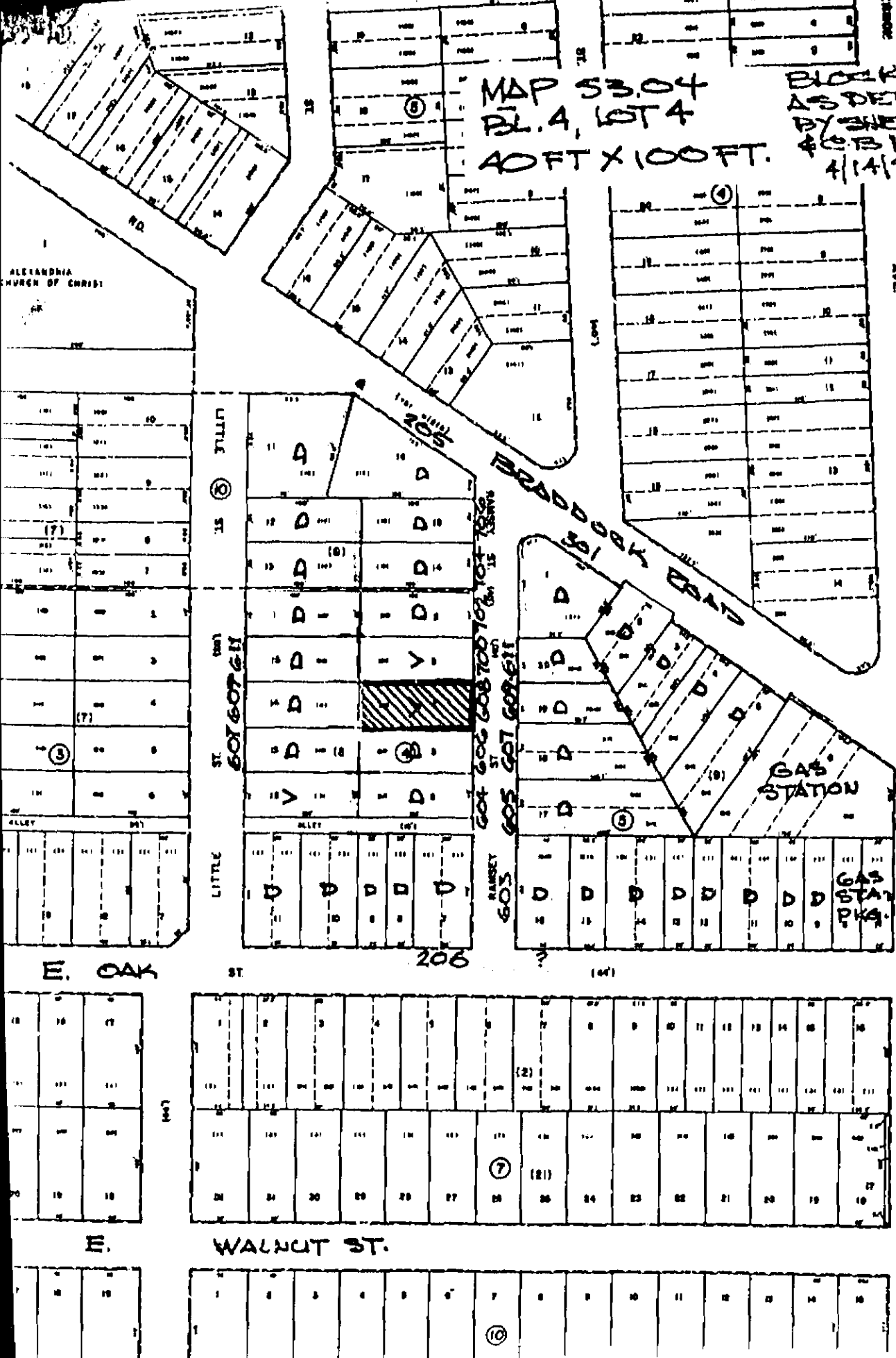
301

300

Park St

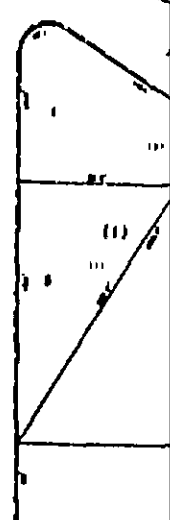
MAP 53.04
BL. 4, LOT 4
40 FT X 100 FT.

BLOCK FACE
AS DETERMINED
BY SHERIDAN/CYR.
\$613 MOORE
4/14/91



MATCH BEG.

MT. VERNON AVE. (M47)



ALEXANDRIA MURCH OF CHRIST

M. OAK ST

M. WALNUT ST.

LITTLE ST. (M47)
601 607 611

BRADDOCK BLVD. (M47)
604 606 608 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000

GAS STATION

GAS STA. PKG.

206

(4)

(7)

(8)

(10)

(1)

BLOCK FACE CALCULATIONS FOR SUBSTANDARD LOT AT 608 RAMSEY STREET

<u>MAP-BLOCK-LOT</u>	<u>ADDRESS</u>	<u>AREA</u>	<u>WIDTH</u>
53.04-04-07	206 E. OAK STREET	5000 L	50.00 L
53.04-05-16	603 RAMSEY STREET	4600 L	46.00 L
53.04-04-06	604 RAMSEY STREET	4000 E	40.00 E **
53.04-05-17	605 RAMSEY STREET	6950 L	50.01 L
53.04-04-05	606 RAMSEY STREET	4000 E	40.00 E **
53.04-05-18	607 RAMSEY STREET	5650 L	50.00 L
53.04-04-04	<u>608</u> RAMSEY STREET	4000	40.00 *
53.04-05-19	609 RAMSEY STREET	2500	27.17 S **
53.04-05-20	611 RAMSEY STREET	3442 S	47.83 L
53.04-04-03	700 RAMSEY STREET	4000 E	40.00 E **
53.04-04-02	702 RAMSEY STREET	4000 E	40.00 E **
53.02-10-14	704 RAMSEY STREET	4000 E	40.00 E **
53.02-10-15	706 RAMSEY STREET	4000 E	40.00 E **
53.02-10-16	205 BRADDOCK ROAD	8894 L	126.00 L
53.04-05-01	301 BRADDOCK ROAD	6057 L	75.90 L
53.04-04-13	607 LITTLE STREET	4000 E	40.00 E **
53.04-04-14	609 LITTLE STREET	4000 E	40.00 E **
53.04-04-15	701 LITTLE STREET	4000 E	40.00 E **

L = LARGER THAN SUBJECT PROPERTY
 S = SMALLER THAN SUBJECT PROPERTY
 E = EQUAL TO THE SUBJECT PROPERTY

19 LOTS IN BLOCK FACE INCLUDING SUBJECT PROERTY
 18 LOTS IN BLOCK FACE EXCLUDING SUBJECT PROPERTY
 16 LOTS IN BLOCK FACE ARE PRESENTLY DEVELOPED.

THE SUBJECT LOT, INDICATED BY*, HAS AT LEAST THE LOT AREA, AND AT LEAST THE LOT WIDTH AT BOTH THE FRONT LOT LINE AND THE FRONT BUILDING LINE AS EXHIBITED BY TEN [10] OF THE SIXTEEN [16] DEVELOPED LOTS, OR 63%, IN THE BLOCK FACE AS INDICATED BY**.

*from bid e.
 2-12-91*

LAW OFFICES OF HENRY A. THOMAS

510 KING STREET
P.O. BOX 820
ALEXANDRIA, VIRGINIA 22313
(703) 898-5108

2525

HENRY A. THOMAS

September 19, 1991

DUNCAN W. BLAIR

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

DELIVERED BY HAND

In re: Coe Eldredge and Edwin Poston

Mr. Moore:

The undersigned hereby certifies that the property owner notice, a copy of which is enclosed, 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 September 19, 1991 on the application of Coe Eldredge and Edwin Poston on the following issue:

DATE, TIME AND PLACE OF
PUBLIC HEARINGS:

PLANNING COMMISSION
Tuesday, October 1, 1991
7:30 p.m., City Council Chambers
City Hall
301 King Street
Alexandria, Virginia

CITY COUNCIL
Saturday, October 12, 1991
9:30 a.m., City Council
Chambers
City Hall
301 King Street
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Special Use Permit to develop
substandard lot pursuant to §7-6-45
of the Alexandria City Code.


PROPERTY ADDRESS:

608 Ramsey Street,
Alexandria, Virginia

TAX MAP REFERENCE:

53.04 04 04

Very truly yours,


Duncan W. Blair

DWB:kl\RE\Poston.Not
Enclosures
cc: Mr. Coe Eldredge

September 19, 1991

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and City Council on the application of Coa Eldredge and Edwin Poston.

**DATE, TIME AND PLACE OF
PUBLIC HEARINGS:**

PLANNING COMMISSION
Tuesday, October 1, 1991
7:30 p.m., City Council Chambers
City Hall
301 King Street
Alexandria, Virginia

CITY COUNCIL
Saturday, October 12, 1991
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Special Use Permit to develop
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of the Alexandria City Code.

PROPERTY ADDRESS:

608 Ramsey Street,
Alexandria, Virginia

TAX MAP REFERENCE:

53.04 04 04

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 (703) 838-5108.

Duncan W. Blair
Attorney for Applicant

RE\Poston.Not

ADJACENT PROPERTY OWNERS

Anne Ware Montgomery
702 Ramsey Street
Alexandria, VA 22301

53.04 04 03
700 Ramsey Street

Jose H. Vidal
604 Ramsey Street
Alexandria, VA 22301

53.04 04 06
604 Ramsey Street

Stephen C. Buczinski
605 Ramsey Street
Alexandria, VA 22301

53.04 05 17
605 Ramsey Street

Charles E. Jenkins
607 Ramsey Street
Alexandria, VA 22301

53.04 05 18
607 Ramsey Street

Betty L. Nixon
J. M. Mallon
2203 Scroggins Road
Alexandria, VA 22302

54.04 05 19
609 Ramsey Street

James M. Mallon
2203 Scroggins Road
Alexandria, VA 22302

54.04 05 20
611 Ramsey Street

John W. Brookfield, Jr.
607 Little Street
Alexandria, VA 22301

54.04 04 12 & 13
605 Little Street
607 Little Street

Philip A. Sorensen
Deborah J. Smulyan
609 Little Street
Alexandria, VA 22301

53.04 04 14
609 Little Street

Louise E. Bradley
P. O. Box 2101
Alexandria, VA 22301

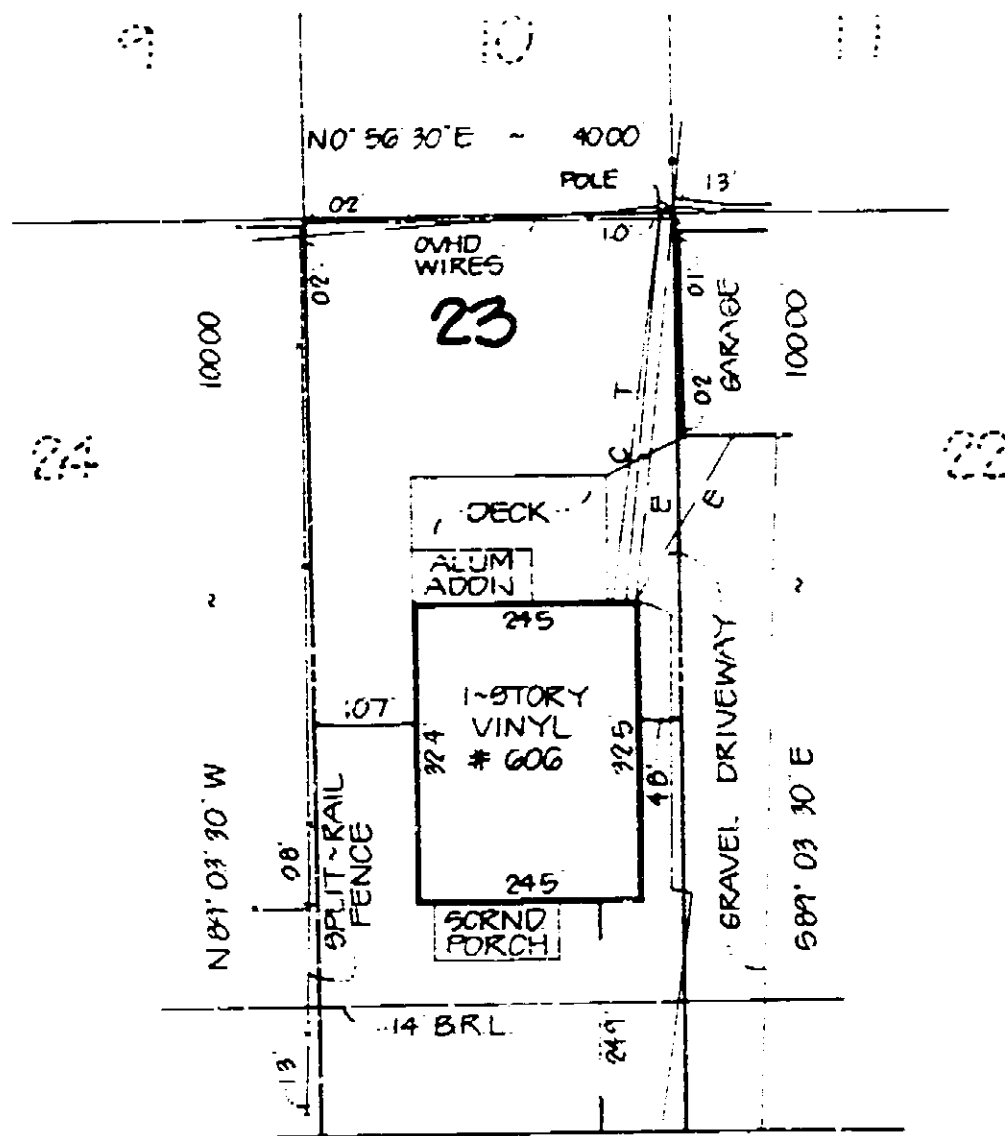
53.04 04 15
701 Little Street

Edward G. Stubblefield
Crystal D. Stubblefield
606 Ramsey Street
Alexandria, VA 22301

53.04 04 04 & 05
606 Ramsey Street
608 Ramsey Street

RE\Poston.Not

NOTE CHAIN LINK FENCES
UNLESS NOTED



Adjacent Home #606

50° 56' 30" W ~ 4000
RAMSEY STREET
44' R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 23 BLOCK 8

ROSEMONT PARK
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 20, 1991

THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF
RECORD.

TITLE REPORT NOT FURNISHED.

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 ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.



CASE NAME
STUBBLEFIELD ~ FOSTON/
ELDREDGE

ELDREDGE

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-758-7764

103812

RECORD OF INTEREST

PROPERTY IDENTIFICATION

Owner Name
STUBBLEFIELD EDWARD G OR CRYSTAL D

Mailing Address
**606 RAMSEY ST
 ALEXANDRIA, VA 22301**

Data Bk# **13321000** Prop Type: **R9**

Map **053.04** Block **04** Lot **04**

Prop Add **0060B RAMSEY ST**

Zip **22301**

ABNO **1015**

BUILDING DATA		WALLS		COMMERCIAL FEATURES	
Yr Built	Yr Remodeled	Plaster	Panel Veneer	Pen. Type	PLT Area
Type House	Additions	Unfinished	Hardwood	Light Type	Light No.
Living Area	Permitted	FLOORS	Tile	Light Hot	Caropy Type
Base	CONCRETE	ASPH/FLT	Carpet/Sub	Caropy Area	Load Dt Type
1st Sec			Unfinished	Load Dt Area	Panel Type
2nd Sec			HEATING/AC	Panel No.	Panel Type
3rd Sec				Panel Area	Panel No.
4th Sec				Panel Area	Panel No.
FOUNDATION		MISC IMPROV		CONDOMINIUM DATA	
No. 1	CODE	SO. FT.	NO. 1	NO. 1	NO. 1
No. 2			NO. 2	NO. 2	NO. 2
No. 3			NO. 3	NO. 3	NO. 3
No. 4			NO. 4	NO. 4	NO. 4
No. 5			NO. 5	NO. 5	NO. 5
ATTIC		CHIMNEYS		CONDOMINIUM DATA	
Total Area	0	Chimneys	0	Total Liv. Area	22,400
Fin. Area	0	Openings-House	0	Floor No.	01/90
		Openings-Bam't	0	Exposure	01/89
				No. Rooms	01/88
					02/87
BASEMENT		INSULATION		ASSESSMENTS	
Total Area				TOTAL	22,400
Fin. Area				ADJUST.	06627
					22,400
					17,900
					13,800
					13,800

LEGAL DESCRIPTION
LOT 22 BLK B ROSEMONT PARK

MORTGAGE DATA

DEED BK/PG	DATE	PRICE	TYPE
1068-292	09/23/87	72,000	4
703-214	10/01/69	13,500	
	00/00/00		

Owner: **WELLS CARRIE M**

TAX EXEMPT CODE: **70** DATE OF EXEMPTION: **00/00/00**

LAND DATA

Lot Area	4000	X-Coord	
Width		Y-Coord	
Depth		Zoning	R25
Excess Land		Land Use	910
D.U.		Gen. Tr.	01500107

ASSESSMENTS

MO. YR	LAND	BUILDING	TOTAL	ADJUST.
1/91	22,400		22,400	06627
01/90	22,400		22,400	
01/89	17,900		17,900	
01/88	13,800		13,800	
02/87	13,800		13,800	

CONDOMINIUM PARKING DEEDS

NO.	SPACE #	DEED BK/PAGE	DATE	PRICE
F1				
F2				
F3				

LEGAL OWNERS OF JAN 1

Name: **STUBBLEFIELD EDWARD G OR CRYSTAL D**

Address: **606 RAMSEY ST
 ALEXANDRIA, VA 22301**

Handwritten: 1-9-69

BOOK 703 PAGE 244

✓ ✓ ³²⁷⁰
THIS DEED, made this 15th day of October, 1969, by and between WILLARD LEE DULIN and LYDIA MABEL DULIN, husband and wife, parties of the first part; and CARRIE M. WILLIS, Widow, party of the second part.

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, cash to them in hand paid, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, with general warranty of title, unto the said party of the second part, all of those lots or parcels of ground, together with their improvements and appurtenances, located in the extended limits of the City of Alexandria, Virginia, being known and designated as:

LOTS Numbered Twenty-two (22) and Twenty-Three (23), Block Numbered Eight (8) of the subdivision of ROSEMONT PARK, as the same appears duly dedicated platted and recorded among the land records of Alexandria Virginia in Deed Book #83, page 402

BEING the identical property acquired by parties of the first part dated December 2, 1948, recorded in Deed Book #274 at page 307, of the aforesaid City Records.

The parties of the first part covenants with the party of the second part that they have the right to convey this property to her; that there are no encumbrances against the same; that she shall have quiet and peaceable possession thereof; and that they, the said parties of the first part will execute such further assurances of title threeto as may be necessary.

WITNESS the following signatures and seals.

Willard Lee Dulin (SEAL)
Willard Lee Dulin

Lydia Mabel Dulin (SEAL)
Lydia Mabel Dulin

LAW OFFICES
DIAMONDO
SEAY AND ^{Mannell} TAYLOR
TAVERN SQUARE
110 NORTH ROYAL STREET
P. O. BOX 176
ALEXANDRIA, VIRGINIA
22304

BOOK 215 PAGE 311

D-R
12/7/48

DEED OF BARGAIN AND SELL

THIS DEED, made this 2nd day of December, 1948, by and between ELIZABETH MELL ROBERTS, widow, party of the first part; and WILLARD LEE DOLIN and LYDIA MARIE DOLIN, his wife, as joint tenants with the common law right of survivorship, parties of the second part.

WITNESSETH: that the said party of the first part, in consideration of the sum of Ten Dollars (\$10.00 and other good and valuable considerations, cash to her in hand paid, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, with general warranty of title; unto the said parties of the second part, as joint tenants with the common law right of survivorship, all of those lots or parcels of ground, together with their improvements and appurtenances, located in the extended limits of the City of Alexandria, Virginia; being known and designated as:

LOTS Numbered Twenty-two (22) and Twenty-three (23), Block Numbered Eight (8) of the subdivision of ROSEMONT PARK, as the same appears duly dedicated, platted and recorded among the land records of Alexandria, Virginia, in Deed Book #83, page 402.

BEING the identical property acquired by party of the first part by deed dated November 27th, 1942, recorded in Deed Book #196, page 505, of the aforesaid City records, and Deed Book 266, page 107.

The party of the first part covenants with the parties of the second part that she has the right to convey this property to them; that there are no encumbrances against the same; that they shall have quiet and peaceable possession thereof; and that she, the said party of the first part, will execute such further assurances of title thereto as may be necessary.

Possession to be given on or before April 1st, 1949, with compensation to be allowed grantees at rate of \$5.00 per month to date of occupancy.

WITNESS the following signature and seal.

Elizabeth Mell Roberts (Seal)

WITNESS the following signatures and seals.

Grace B. Rush (SEAL)
P. L. Rush (SEAL)

STATE OF VIRGINIA,)
) To-wit:
CITY OF ALEXANDRIA,)

I, Nelson T. Snyder, Jr., a Notary Public for the City of Alexandria, aforesaid, in the State of Virginia, do certify that Grace B. Rush and P. L. Rush, her husband, whose names are signed to the writing hereto annexed, bearing date on the 15th day of August, 1925, have acknowledged the same before me in my City aforesaid.

Given under my hand this 21st day of August, 1925.

My commission expires on the 7th day of March, 1929.

Nelson T. Snyder, Jr.,
Notary Public.

VIRGINIA.

In the Clerk's office of the Corporation Court of City of Alexandria, August 25th 1925, this deed was received, and with the annexed certificate admitted to record at three o'clock, P. M.

Testa:


DEED OF VACATION & RE-DEDICATION

By-

Rosemont Improvement Company,
Incorporated, et als.

THIS DEED made this 1st day of August, 1925, by and between Rosemont Improvement Company, Incorporated, a corporation organized, existing and doing business under the laws of the State of Virginia, D. B. Muddiman and Ida L. Muddiman, his wife, Warren K. Woolf and Geneva Woolf, his wife, M. J. Johnston, a widow --- Guillermo A. Sharwell, unmarried, Hattie T. Baden and Harry E. P. Baden, her husband, Edward J. Flanagan and Catharine A. Flanagan, his wife, Allen W. Ragland and Ruth F. Ragland, his wife, Raymond Gralton and Glennis E. Gralton, his wife, Marguerite L. Root and William A. Root, his wife, Henry B. Terrett and Doris A. Terrett, his wife, and Albert V. Bryan and Robinson Moncure, Trustees, L. E. Dudley, surviving Trustee, James E. Caton, Jr., Trustee, Robert W. Stump, Trustee, Alfred Thomson, Trustee, John R. Waller, Trustee, Thomas B. Lawler, Trustee, Edward A. Garvey and George Schreyer, Trustees, Adam P. Ruth and Oscar H. Parkins, Trustees, who constitute the sole and only owners and proprietors of the land hereinafter described.

WITNESSETH: That Whereas, on the 5th day of July, 1922, Rosemont Park Company and others made, signed and acknowledged a statement and certificate of a plan of a subdivision of a tract of land situated in the extended limits of the City of Alexandria, Virginia, known and designated as "Rosemont Park", according to a survey and subdivision of said tract made by David J. Howell and Son, Civil Engineers, and duly of record among the land records of said City in Deed Book 74, at pages 195, 514 and 515, and being therein more particularly bounded and described as follows:

BEGINNING at an iron pipe at the intersection of the north line of Rosemont Section No. FOUR (4), and the west line of a tract of land of one acre owned by the Washington-Southern Railway Company, said tract being

TEMPLE

ROSEMONT SECTION NO. 1

Washington - Virginia Railway



Note - Property line adjacent to Hoops Run
 obtained from deed of John M. Lloyd
 Howard W. Smith, Trustee, dated February 14th 1872.



LITTLE STREET

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27

GILPIN STREET

30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27

DICK STREET

30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27

ROSEMONT STREET

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

WALNUT STREET

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

Property line adjacent to Hopf's Run was obtained from deed of John H. Lloyd et ux. to Howard H. Smith & Twike, dated February 8th 1922.



LITTLE STREET

29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

GILPIN STREET

29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

ROSEMONT STREET

29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

WALNUT STREET

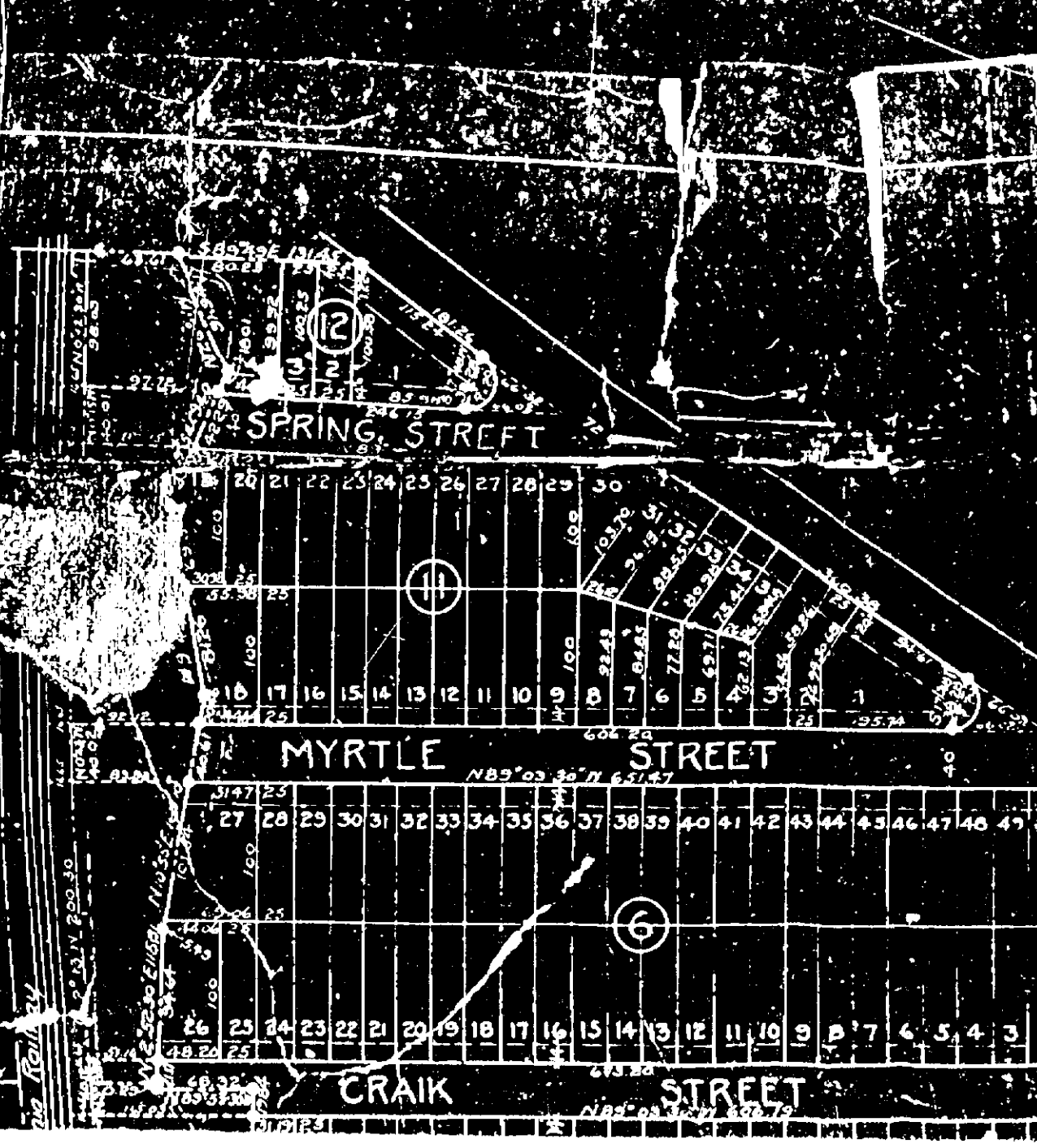
24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

ROSEMONT STREET

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Property line adjacent to Hopf's Run was obtained from deed of John H. Lloyd et ux. to Howard H. Smith & Twike, dated February 8th 1922.

TEMPLE



SPRING STREET

MYRTLE STREET

CRAIK STREET

12

11

6

BRADDOCK



NORTH

ROAD

ROAD

NOTE

- Indicates original (iron concrete) which were drilled in concrete
- Indicates iron pipe

ROSEMONT PARK

RE-SUBDIVISION

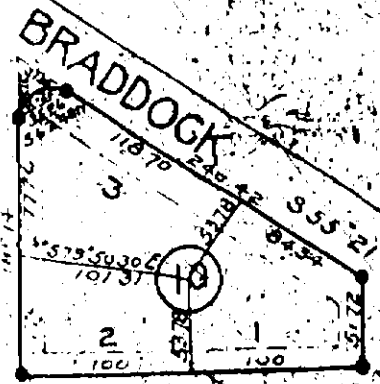
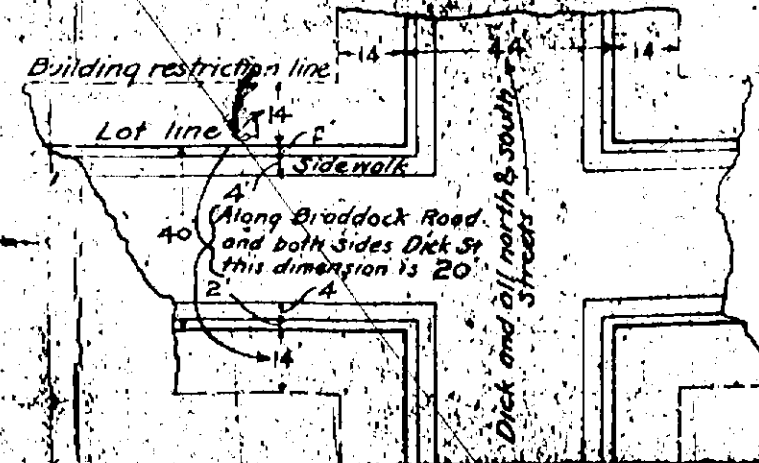
Scale 1"=80' April 1925

George E. Garrett
Civil Engineer
Potomac Virginia

NOTES

- Indicates original monuments (pipe set in concrete) which were used - where points did not correspond with pipe, holes were drilled in concrete.
- Indicates iron pipe

DETAIL OF STREET INTERSECTION



4

and running thence with the north line of Rosemont, Section-No. FOUR, N. 89° 02' 30" W. 1440.15 feet to an iron pipe in the west line of the William Gray Estate: thence with the west line of the William Gray Estate the following courses and distances: N. 4° 32' E. 50 feet: N. 63° 58' W. 100 feet: N. 2° 40' 30" E. 557.76 feet to an iron pipe: thence with the south line of the William Gray Estate N. 89° 52' 30" W. 68.32 feet to the east line of the property of the Washington-Virginia Railway Company: thence with the east line of the Washington-Virginia Railway Company N. 2° 53' 30" E. 115.81 feet: N. 10° 56' E. 168.10 feet: N. 9° 44' W. 150.60 feet: N. 19° 55' E. 94 feet: N. 26° 10' W. 92 feet to the north line of the William Gray Estate: thence with the north line of the William Gray Estate S. 89° 49' E. 131.27 feet to an iron pipe at the intersection of the north line of said estate and the south forty foot line of Braddock Road: thence with the south forty foot line of Braddock Road S. 55° 20' 30" E. 1894.89 feet to an iron pipe in the west line of the one acre lot of the Washington-Southern Railway Company: thence with the west line of said lot S. 32° 28' 30" W. 233.73 feet to the point of beginning, and containing 28.2992 Acres.

and also certain other strips or parcels of land adjoining said 28.2992 acre parcel, as set forth in said Deed of Dedication, and,

WHEREAS, by manne conveyances the title to the entire property located within the bounds of said tract of 28.2992 Acres, has now become vested in the foregoing enumerated owners, who are the sole and only owners and proprietors thereof, and,

WHEREAS, the said foregoing enumerated owners in pursuance of the provisions of Sections #5221 and 5222 of the Code of Virginia, and acts amendatory thereof, have agreed upon a vacation of that portion of the plat recorded in Deed Book 74, pages 195, 514, and 515, described in the metes and bounds above given, containing in the aggregate 28.2992 acres, and have agreed upon a re-dedication of the same, and now desire to vacate, set aside and annul said portion of the plat and subdivision annexed to the statement and certificate made, signed and acknowledged by said Rosemont Park Company and others on July 5th, 1922 as aforesaid.

NOW THEREFORE THIS STATEMENT AND CERTIFICATE WITNESSETH: That the foregoing enumerated sole and only owners and proprietors of the said tract of 28.2992 Acres hereinbefore described and referred to, do hereby vacate that portion of the said plat of subdivision of record as aforesaid in Deed Book 74, pages 195, 514 and 515, dated July 5, 1922, as to said tract of 28.2992 Acres described above herein.

It is hereby expressly stipulated, understood and agreed that all streets, avenues, and alleys shown upon the said plat of subdivision, contained in said tract of 28.2992 acres above described, are hereby vacated, except such as are laid out and shown upon the plat of subdivision and re-dedication hereto annexed.

And the said foregoing enumerated owners of all the lots in said tract of land hereby vacated, who constitute the sole and only owners and proprietors of the land hereinbefore described, do further state and certify that this re-subdivision of the said tract of land and re-dedication of that above herein particularly described, (except for slight variations in the new survey from the plat herein partially vacated) as it appears in the annexed plat, is made with the free consent and in accordance with the desire of the undersigned owners and proprietors of the said land, by and with the consent of the said Trustees above herein enumerated.

IN WITNESS WHEREOF, said Rosemont Improvement Company, Incorporated, by its

and attested by its Secretary, and witness the following signatures and seals:

(SEAL)

Rosemont Improvement Company, Inc.,

By

R. B. Washington -
President

Attest:

Carl Budwesky
Secretary.

D. B. Muddiman ✓	(SEAL)
Ida L. Muddiman ✓	(SEAL)
W. M. Woolf ✓	(SEAL)
Geneva R. Woolf ✓	(SEAL)
M. J. Johnston ✓	(SEAL)
Geo. A. Sherwell ✓	(SEAL)
Battie T. Baden ✓	(SEAL)
Harry E. P. Baden ✓	(SEAL)
Edward J. Flanagan ✓	(SEAL)
Catherine A. Flanagan ✓	(SEAL)
Allen W. Ragland ✓	(SEAL)
Ruth F. Ragland ✓	(SEAL)
Raymond M. Gralton ✓	(SEAL)
Glenis Gralton ✓	(SEAL)
Marguerite Root ✓	(SEAL)
Wm. A. Root ✓	(SEAL)
Henry B. Terrett ✓	(SEAL)
Dora A. Terrett ✓	(SEAL)
Albert V. Bryan ✓ Trustee	(SEAL)
Robinson Moncure Trustee	(SEAL)
L. H. Dudley Surviving Trustee	(SEAL)
James R. Caton, Jr. ✓ Trustee	(SEAL)
Robert W. Stump ✓ Trustee	(SEAL)
Alfred Thomson Trustee	(SEAL)
John R. Waller ✓ Trustee	(SEAL)
Thomas B. Lawler ✓ Trustee	(SEAL)
Edward A. Garvey ✓ Trustee	(SEAL)
George Schreyer ✓ Trustee	(SEAL)
Adam P. Ruth ✓ Trustee	(SEAL)
Oscar H. Perkins ✓ Trustee	(SEAL)

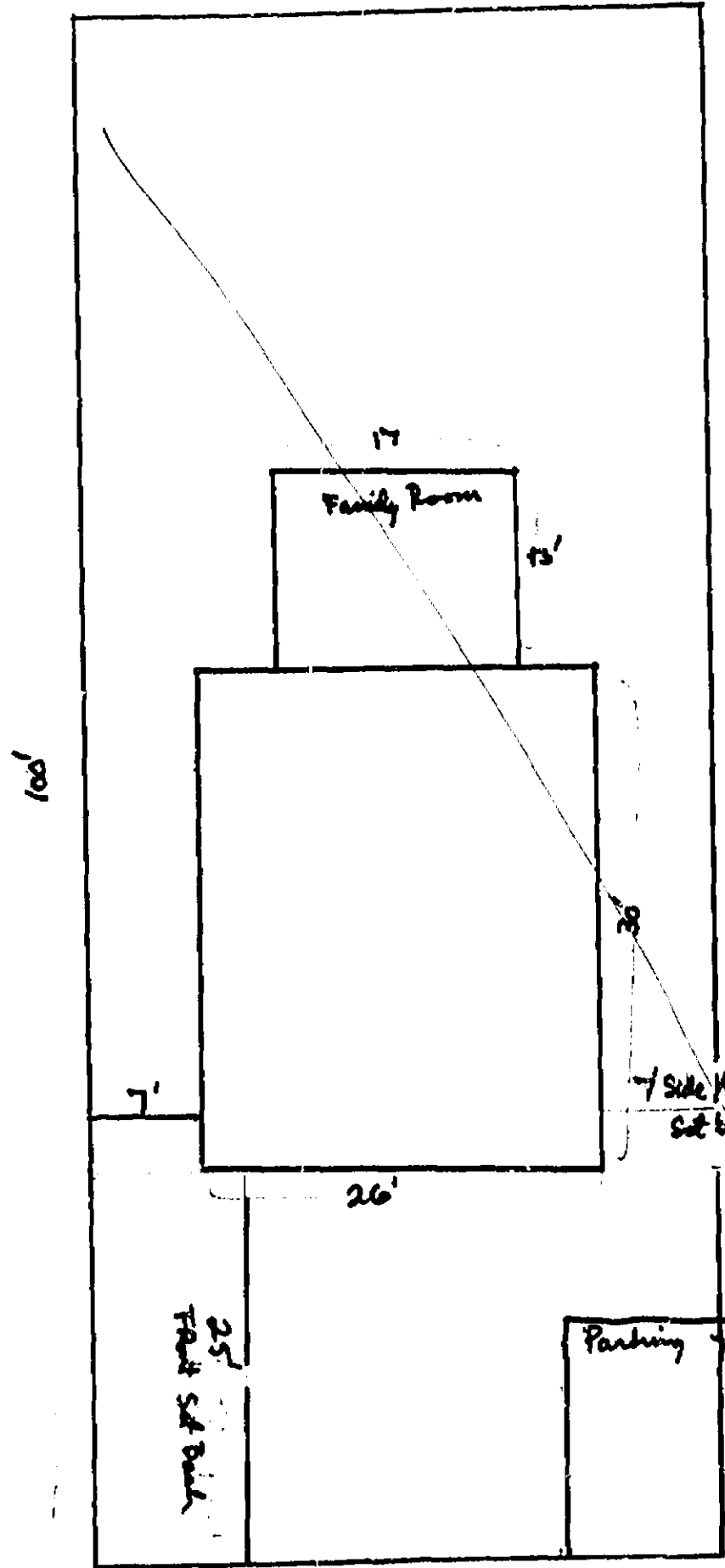
Commonwealth of Virginia,)

City of Alexandria,)

To-wit:

I, Charles A. Davis, a Notary Public in and for the State and City aforesaid, do certify that R. B. Washington, President and Carl Budwesky, Secretary-Treasurer, of Rosemont Improvement Company, Incorporated, whose names are signed to the above Deed bearing date on the 1st day of August, 1925, have acknowledged the same before me in my

Zoned: R 2-5
Lot SFT: 4000
Permissible FAR
FAR
PAR : > 1751



RAMSEY STREET



CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

RECEIPT

Applicant's Name Mr. Cas. [unclear] Telephone Number 448-4825
Mailing Address 109 S. [unclear]
Property Location 600 [unclear]

Account	Description	Amount Due	Amount Paid
105108-9133	<u>Applications / Lists</u> <input checked="" type="checkbox"/> Special Use Permits	<u>1000</u>	
	<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*		
	<input type="checkbox"/> Board of Architectural Review*		
	<input type="checkbox"/> Docket Mailing Lists		
	<input type="checkbox"/> Advance Docket Mailing List		
105108-9135	<u>Applications</u> <input type="checkbox"/> Vacations		
	<input type="checkbox"/> Encroachments		
105108-9056	<u>Fines</u>		
105108-9131	<u>Sales</u> <input type="checkbox"/> Tax Maps*		
	<input type="checkbox"/> Copying Charges*		
	<input type="checkbox"/> Documents*		
010009-208-02	Sales Tax*		
		TOTAL	

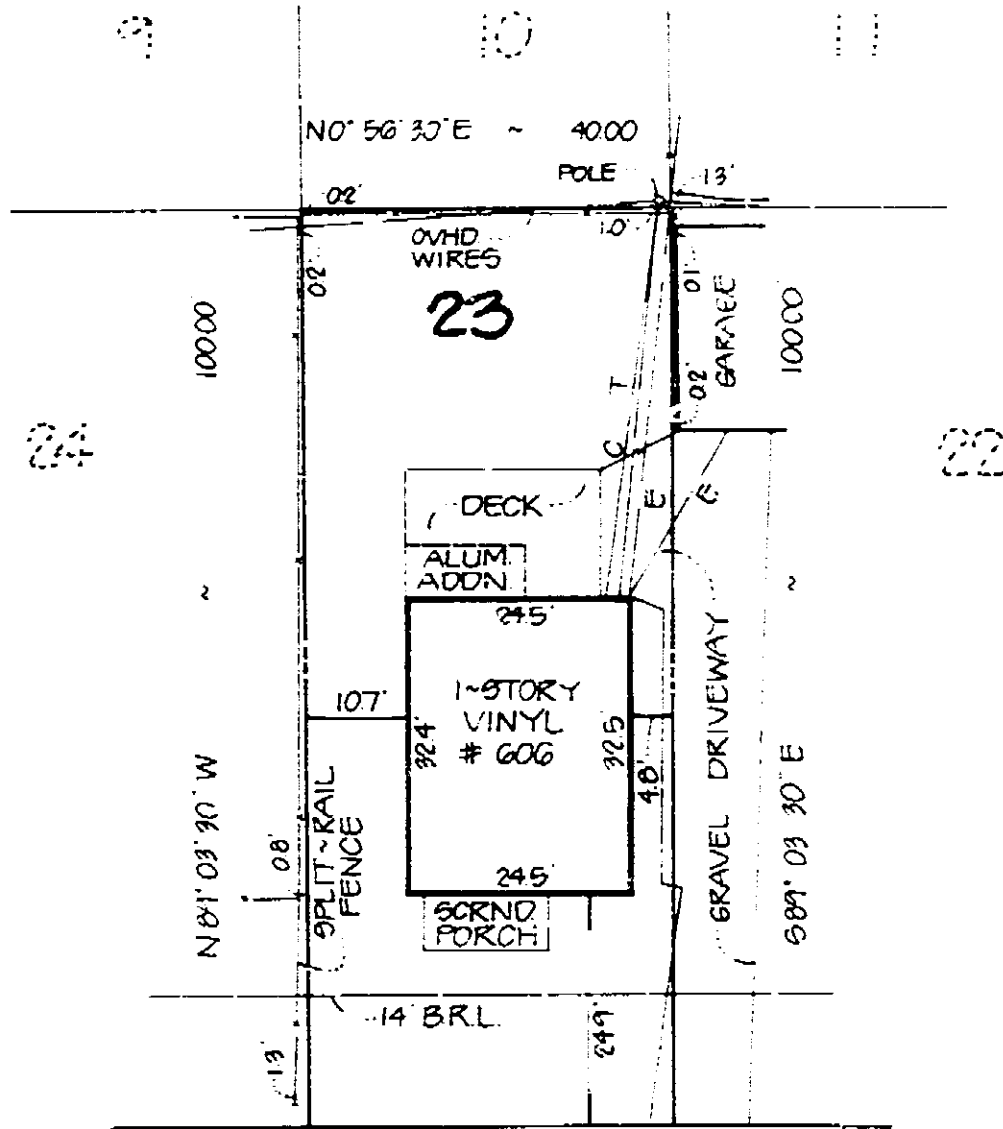
* Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received July 22, 1977 Cashier Initials [unclear]
 Cash Check Number 1008 Date July 22, 1977
Payer [unclear]

2525

NOTE CHAIN LINK FENCES UNLESS NOTED



Adjacent Home #606

50° 56' 30" W ~ 4000'
RAMSEY STREET
44' R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 23 BLOCK 8

ROSEMONT PARK

CITY OF ALEXANDRIA, VIRGINIA

SCALE 1" = 20'

AUGUST 20, 1991

FILE COPY

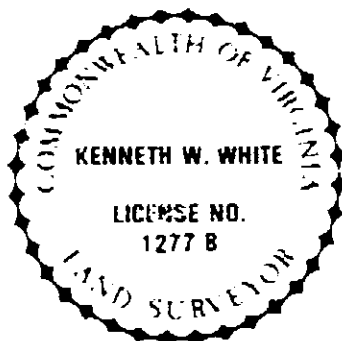
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

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 ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.

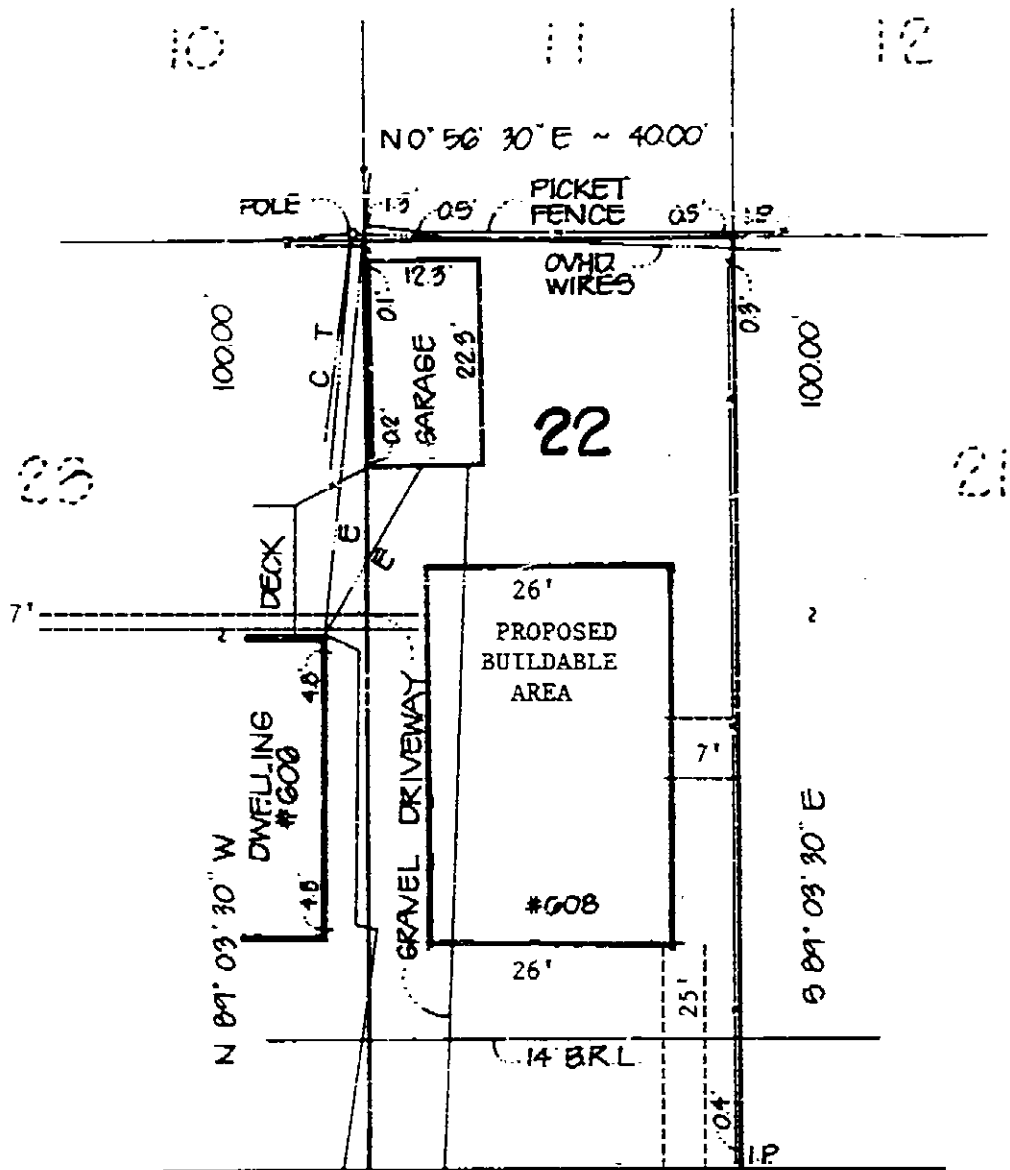


CASE NAME
STUBBLEFIELD ~ POSTON/
ELDREDGE

ELDREDGE

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

NOTE: CHAIN LINK FENCES
UNLESS NOTED.



Proposed Home
#608

90° 56' 30" W ~ 4000'
RAMSEY STREET
44' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOT 22 BLOCK B
ROSEMONT PARK
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 20, 1991

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

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 ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.



CASE NAME:
STUBBLEFIELD ~ FOSTON/
ELDREDGE

ELDREDGE

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182413