

## CERTIFICATE OF AUTHENTICITY

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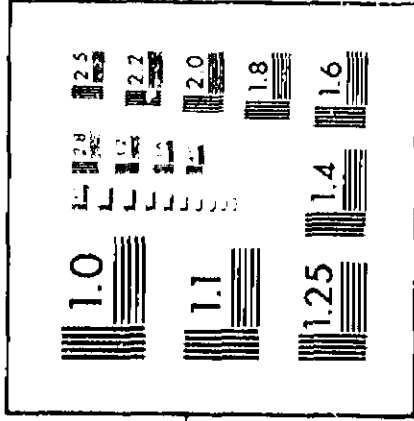
11/15  
Date of Microfilming

Steven Parker  
Camera Operator

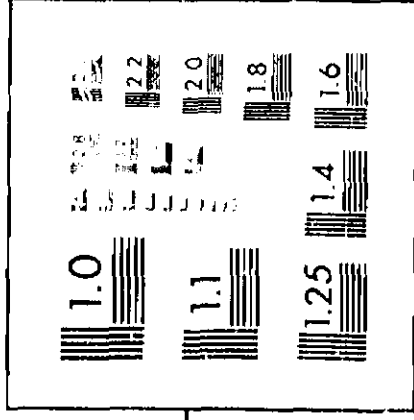
1161  
Camera Number

Catherine Atwood  
Supervisor

# RESOLUTION TEST TARGET (NE-1B)



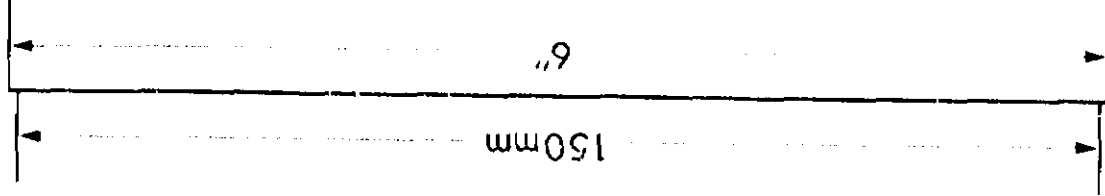
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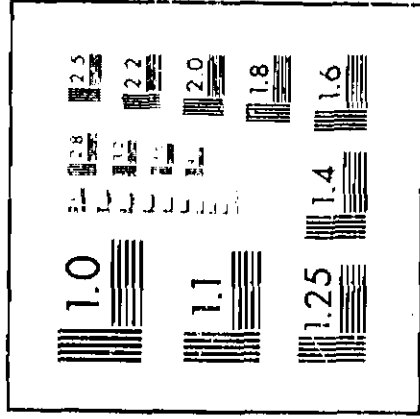
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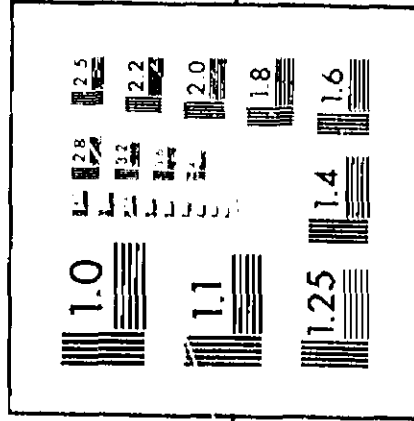
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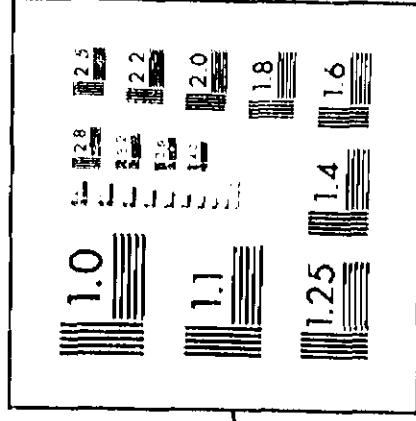
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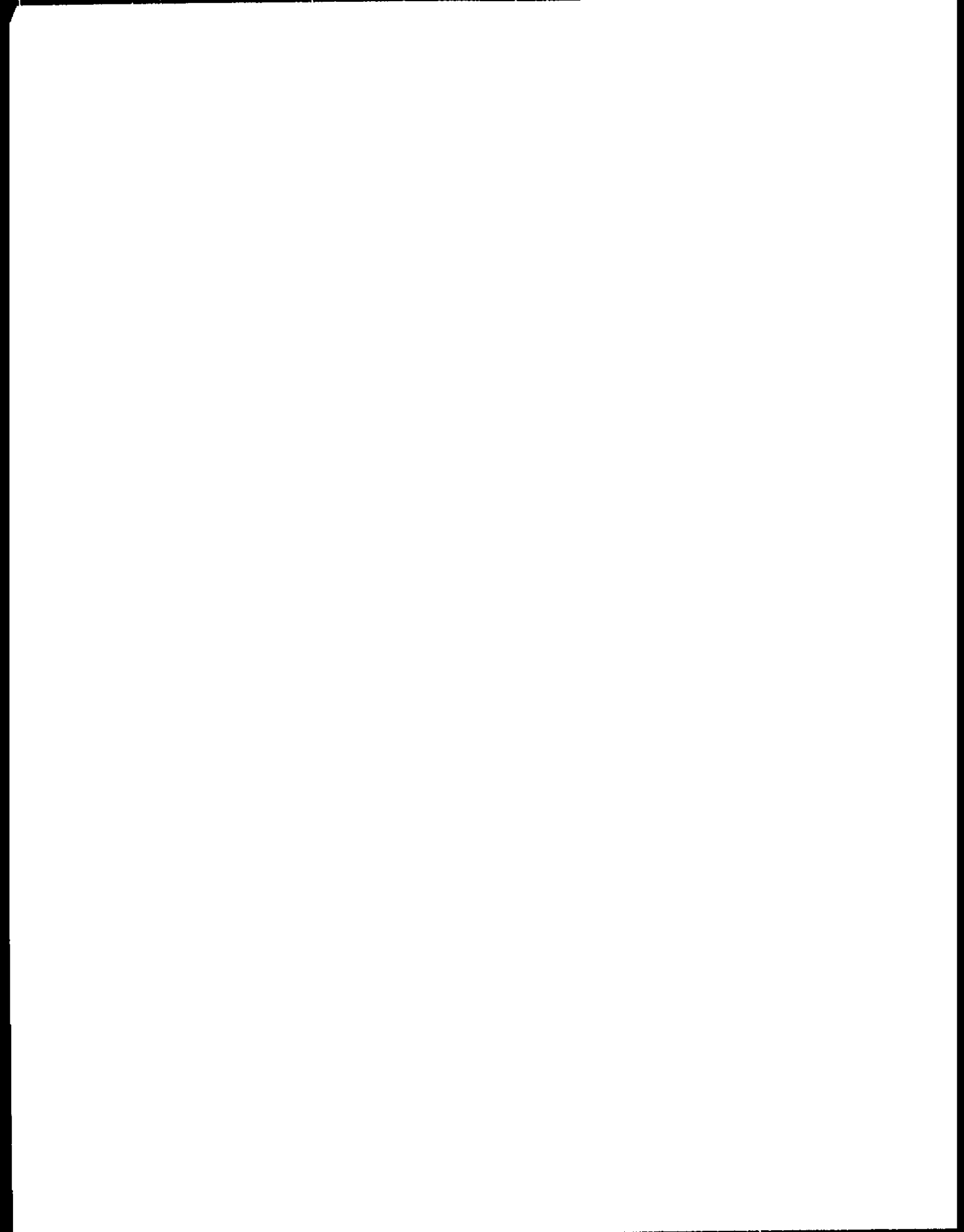


1110 Resnicke Place, Suite 1018  
 College Park, MD 20740  
 Telephone (301) 952-5615



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# ADDITIONAL INFO.

Application No. **2636**

- 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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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	Parcel Block		Lot	Zone

Applicant:		
Proposed Use of Property	Owner	
Application Filed	Advertised In Newspaper	Property Owners Notified
Public Hearing Before Planning Committee	City Council	Board of Zoning Appeals

REMARKS:

**CITY OF ALEXANDRIA, VIRGINIA**  
**CERTIFICATION OF PLANS/MINOR AMENDMENT**

SUP# 2636      SITE PLAN # \_\_\_\_\_      BZA # \_\_\_\_\_      BAR # \_\_\_\_\_

SUBSTANDARD 103      912 Endicott  
PROJECT NAME      PROJECT LOCATION

Plans and/or drawings submitted must be in full conformance with the plan approved by the City on 12-12-92, except as identified and approved below. List each change separately and explain the rationale behind the change. (Use additional sheets if necessary.) In addition, provide three copies of revised drawings with each listed change circled in red for ready identification.

*Prop Pressure-Treated Wood Side entrance deck. This deck will substitute a poured concrete stoop. The concrete stoop could not be completed because no cantilever footers were poured.*

*The pressure treated wood deck will serve as the entrance for the side on the house. Steps were required in the direction of the first floor side entrance door.*

THE UNDERSIGNED HEREBY CERTIFIES that, except for the changes identified above, the drawings submitted are in full conformance with the plan previously approved by the City.

Nancy T. Crowley  
Signature of Applicant/Firm

9-2-94  
Date

NANCY T. CROWLEY  
Name of Applicant/Firm (print)

=====

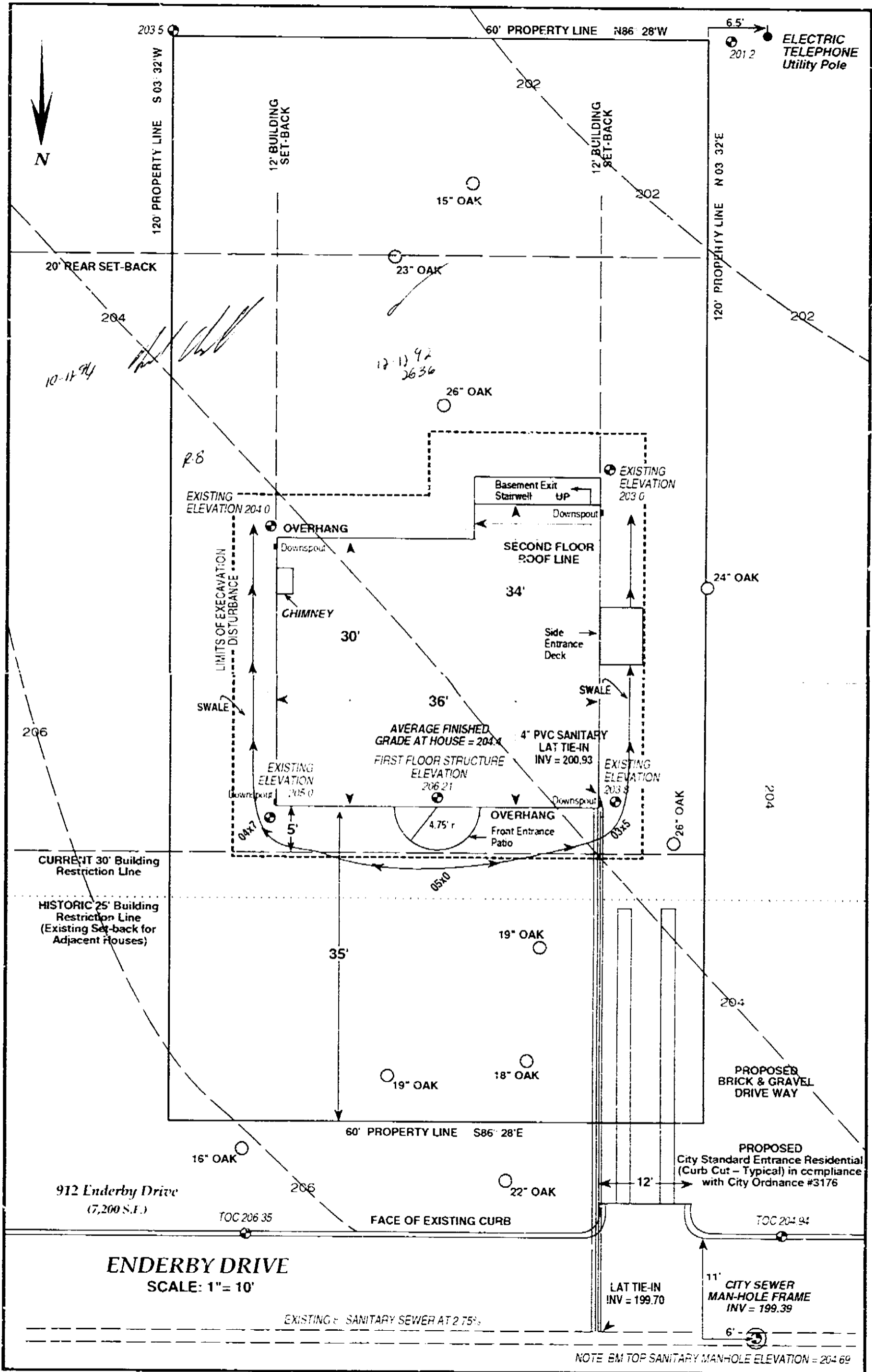
THIS MINOR AMENDMENT IS APPROVED for the amendments and changes indicated above only. Approval of a building permit does not constitute approval of changes to a previously approved plan unless they are specifically identified by the applicant and approved herein.

[Signature]  
Director, Planning & Community Development / Staff review

9/2/94  
Date

[Signature]  
Site Plan Coordinator, Transportation & Environmental Services

10/7/94  
Date

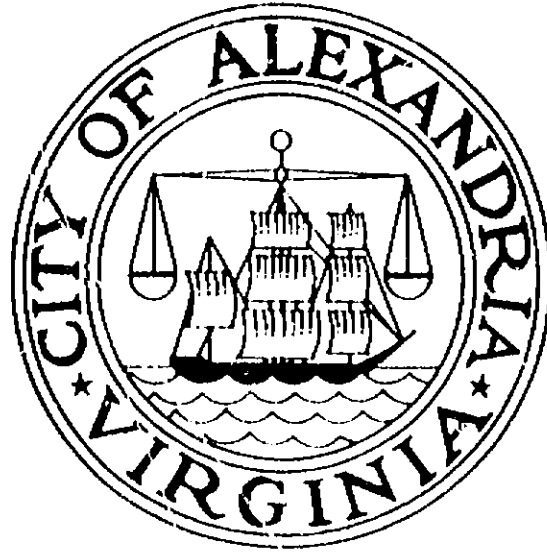


**ENDERBY DRIVE**

SCALE: 1" = 10'

EXISTING - SANITARY SEWER AT 2.75%

NOTE: BM TOP SANITARY MAN-HOLE ELEVATION = 204.69



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6-25-93

Date of Microfilming

CHAU

Camera Operator

161

Camera Number

[Signature]

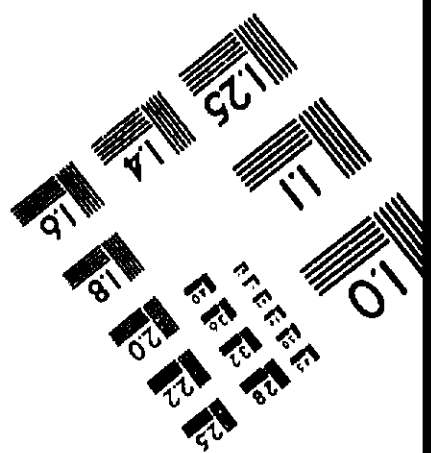
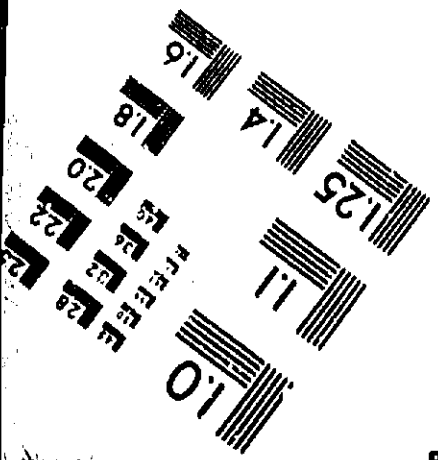
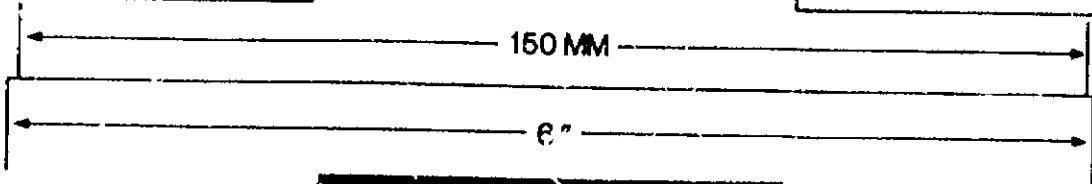
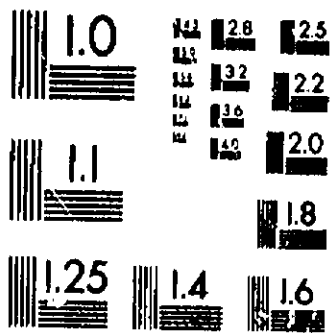
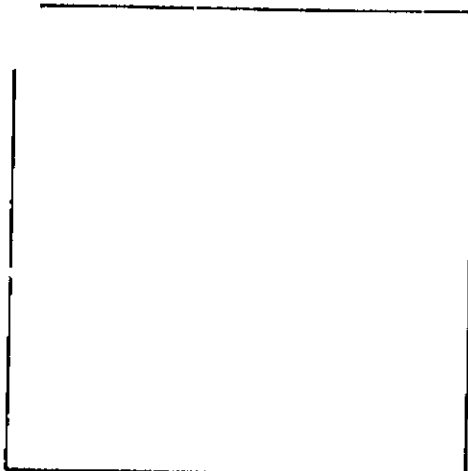
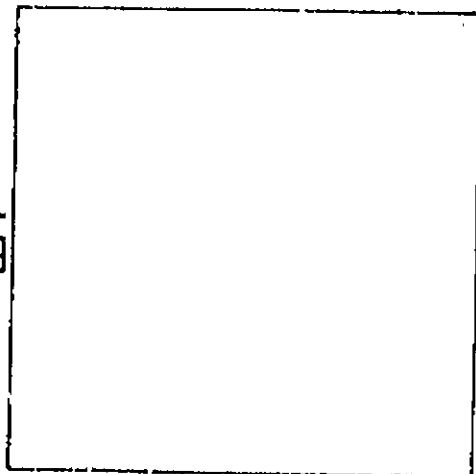
Supervisor



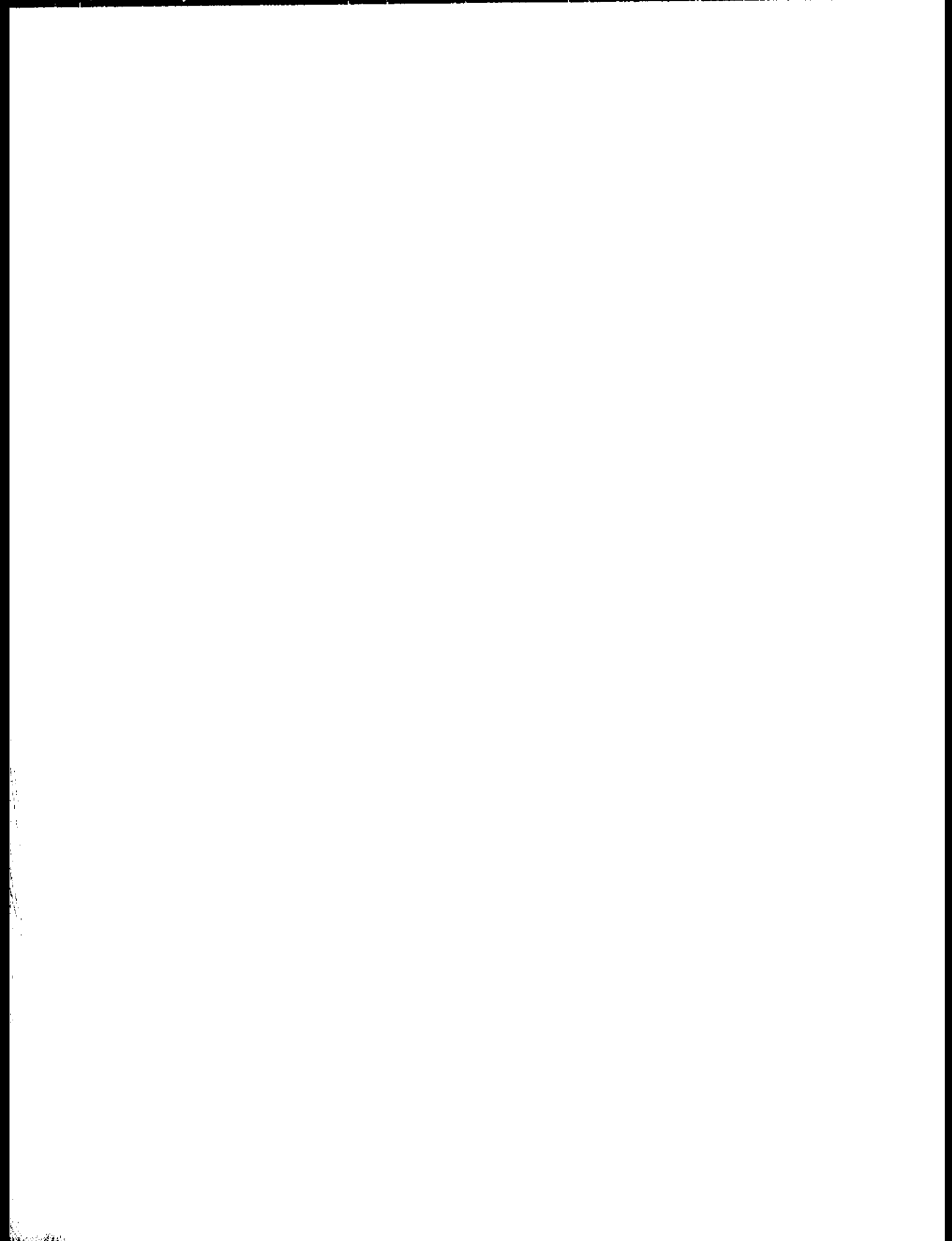
# MICROMEDIA

LABORATORIES, INCORPORATED

5110 Roanoke Place, Suite 101B  
College Park, MD 20740  
Telephone: (301) 982-5815



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



**LOCATION:** 412 ENDERBU DR  
 Construct dwelling on substandard lot

# 2636

**MARKS:**

\_\_\_\_\_  
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- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Vacation
- Subdivision
- Site Plan
- B.A.R.
- 

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
Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Board of Architectural Review:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Agent: Crowley Map # 14.00-11-34 Zone R8 SAP 7

Hearing:

~~Commission~~ DEC. 1, 1992 City Council B.Z.A. B.A.R.

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



# SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit No. 2050 Approved by City Council on 12/10/1992

Permission is hereby granted to Richard S. and Nancy T. Crowley

to use the premises located at 111 Underby Drive

for the following purpose to construct a single family detached dwelling on a substandard lot

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Community Development will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a warning notice; subsequent violations carry a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

4/30/1993

Date

Sheldon Lynn  
Sheldon Lynn, Director  
Planning and Community Development



# APPLICATION: SPECIAL USE PERMIT

SUP # 2636

PROPERTY LOCATION: 912 Enderby Drive, Alexandria, VA 22302

TAX MAP REFERENCE: Map 14, Block 11, Lot 34 ZONE: R-8

APPLICANT NAME: Richard S. and Nancy T. Crowley

ADDRESS: 212 East Nelson Avenue, Alexandria, VA 22301

PROPERTY OWNER NAME: Jeannette M. Middlebrooks

ADDRESS: 914 Enderby Drive, Alexandria, VA 22302

USE REQUESTED: SINGLE FAMILY DETACHED RESIDENCE on substandard lot

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-509 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby 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 their knowledge and belief.

Richard S. Crowley  
Nancy T. Crowley

Print Name of Applicant or Agent

212 East Nelson Avenue

Mailing Address

Alexandria, VA 22301

Mailing Address

*Richard S. Crowley*  
*Nancy T. Crowley*

Signature

(703) 549-9028

Telephone Number

10/13/92

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: 10-15-92  
date received

100.00  
fee paid

10-15-92  
date paid

Legal Advertisement: \_\_\_\_\_  
date

Property Placard: \_\_\_\_\_  
date

ACTION - PLANNING COMMISSION: 12/1/92 Recommend approval 7-0

ACTION - CITY COUNCIL: 12/12/92 PH--See attached.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

## 21. SUP #2629

Public Hearing and Consideration of a request for a Special Use Permit to operate a research and development facility located at 1200 North Fayette Street; zoned OCM, Office Commercial/Medium. Applicant: DCS, Inc., by Cyril D. Calley, attorney.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

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

## 22. SUP #2633

Public Hearing and Consideration of a request for a Special Use Permit to operate a motor vehicle parking lot located at 1200 North Fayette Street; zoned OCM, Office Commercial/Medium. Applicant: DCS, Inc., by Cyril D. Calley, attorney.

COMMISSION ACTION: Recommend Denial 7-0

City Council approved the application [subject to compliance with all applicable codes, ordinances, and staff recommendations] with the following changes, change in Condition #4 to read: "#4 The parking lot shall be lighted to the satisfaction of the Director of Transportation and Environmental Services."; Condition #5 which would read: "#5 The applicant will control parking by issuing stickers for all vehicles authorized to park on the lot; will employ a towing service to remove unauthorized vehicles; and will not lease any space to Metro rail commuters."; and a new Condition #6 to read: "#6 The applicant will provide inducements for employees to use public transportation or to car pool; the applicant will also set aside 25% of parking spaces not used by DCS employees for van and car pools; the applicant will provide a quarterly report to the Director of Transportation and Environmental Services concerning the number of spaces which are presently used by van and car pools."

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

## 23. SUP #2636

Public Hearing and Consideration of a request for a Special Use Permit to construct a single-family detached dwelling on a substandard lot located at 912 Enderby Drive; zoned R-8, Residential. Applicant: Richard S. and Nancy T. Crowley.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations with a new Condition No. 5 to be added that reads: "#5 That the structure to be located on the lot be constructed in accordance with the five-page site plan for 912 Enderby Drive which is dated November 29, 1992."

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

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

## 24. (a) TA #92-033

Public Hearing and Consideration of a text amendment to Section 5-602 of the Zoning Ordinance of the City of Alexandria, Virginia, to amend the maximum floor area ratio (FAR) and/or development levels permitted with a coordinated development district special use permit in Coordinated Development District #10 (Potomac Yard/Potomac Greens), from 2.75 to 3.75 million square feet of office space, from 3,500 to 4,500 residential units, and from 300,000 to 425,000 square feet of retail space. Staff: Planning and Community Development, Sheldon Lynn, Director.

COMMISSION ACTION: Recommend Approval 5-2

City Council approved the proposed text amendment.

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

24. (b) Public Hearing. Second Reading and Final Passage of AN ORDINANCE to amend the Zoning Ordinance by revising CDD Guideline No. 4 for the Potomac Yard/Potomac Greens property which provides for an increase in the amount of development permitted with a CDD special use permit from 2.75 to 3.75 million square feet of office space, from 3,500 to 4,500 residential units, and from 300,000 to 425,000 square feet of retail space. (#20 12/8/92; ROLL-CALL VOTE)

The City Attorney suggested an amendment be made by adding at the end of Section 3 the following sentence: "It is the intent of City Council, that in the event this effective date provision of the ordinance is declared invalid for any reason, the provision shall not be considered severable from the remaining portion of the ordinance, and that, in such event, the remainder of the ordinance shall be deemed invalid and of no force and effect."

City Council finally passed the ordinance, as amended, upon its Second Reading.

ORD NO. 3604

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

## 25. TA #92-034

Public Hearing and Consideration of possible text amendments to the Zoning Ordinance for the City of Alexandria, Virginia, the nature of which would be to amend the open space regulation in the CRMU-L, CRMU-M and CRMU-H mixed use zones to require 40 percent open space for residential uses only. Staff: Planning and Community Development, Special Projects Division.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the proposed text amendments. [The City Attorney is to prepare the appropriate ordinance.]

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

DOCKET ITEM # 26  
SPECIAL USE PERMIT # 2636

PLANNING COMMISSION MEETING  
TUESDAY, DECEMBER 1, 1992  
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: Richard S. and Nancy T. Crowley

LOCATION: 912 Enderby Drive

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

**PLANNING COMMISSION MEETING OF DECEMBER 1, 1992:**

**ACTION:** On a motion by Mr. Komoroske, 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 and amended Condition #5. The motion carried on a vote of 7 to 0.

**REASON:** The Planning Commission agreed with the staff analysis.

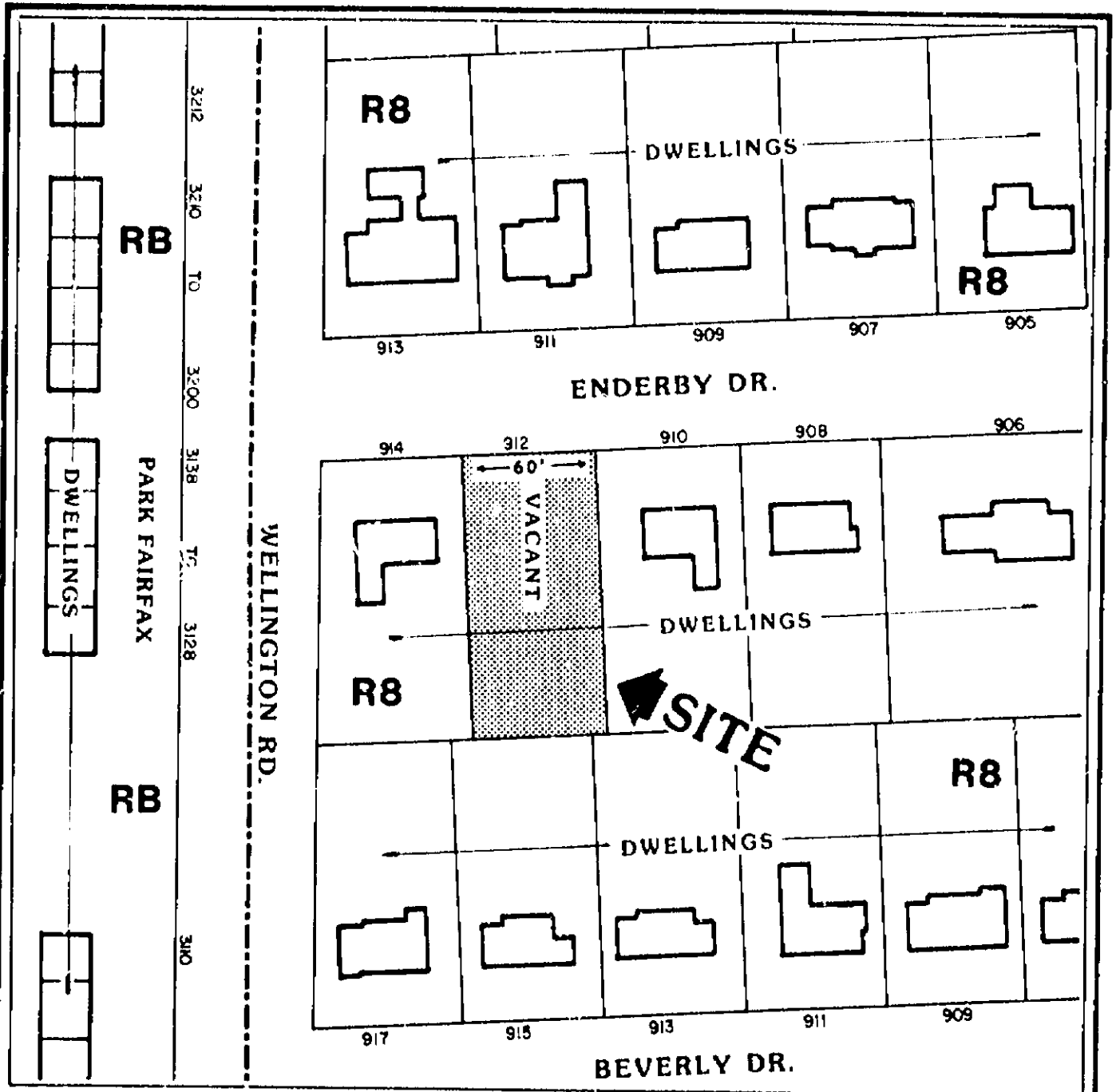
Richard and Nancy Crowley, the applicants, were present.

Russ Snivey, 910 Enderby Drive, and David Brown, North Ridge Citizens Association, spoke opposing the request.

**CITY COUNCIL MEETING OF DECEMBER 12, 1992:**

**ACTION:** City Council approved the request subject to compliance with all applicable codes, ordinances and staff and Planning Commission Recommendations, and a new Condition #5 as follows:

5. That the structure to be located on the lot be constructed in accordance with the five-page site plan for 912 Enderby Drive which is dated November 29, 1992.



SUP # 2636

12/1/92



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD)
2. The applicant shall provide tree protection to the satisfaction of the City Arborist. (Arborist)
3. The applicant shall relocate sanitary and gas lines to the same side of the 13 inch Oak as water line. (Arborist)
4. The applicant shall preserve and protect all trees on the City right-of-way. (Arborist)
5. ~~The applicant shall move the house forward to the 38 foot building restriction line and reconfigure the roof to have a narrower gable, both to the satisfaction of the Director of Planning and Community Development. (P&CD)~~

CONDITION #5 AMENDED BY PLANNING COMMISSION:

~~The applicant shall move the house to a 35-foot building restriction line and reconfigure the house to total no more than 2,250 square feet of floor area and redesign the roof so that the overall building height is no higher than 25 feet -- 6 inches -- to the satisfaction of the Director of Planning and Community Development. (PC)~~

CONDITION #5 AS ADDED BY CITY COUNCIL:

5. That the structure to be located on the lot be constructed in accordance with the five-page site plan for 912 Enderby Drive which is dated November 29, 1992.

DISCUSSION:

1. The applicants, Richard S. and Nancy T. Crowley, are requesting a special use permit to construct a two-story single family detached building on the property at 912 Enderby Drive.
2. Richard S. and Nancy T. Crowley are contract purchasers of the subject lot. The lot is presently owned by Jeannette M. Middlebrooks, who has continuously owned the lot since 1938.
3. The subject property is one (1) lot of record having 60.00 feet of frontage on Enderby Drive, a depth of 120.00 feet and contains 7,200 square feet. The lot is vacant and has several large mature trees.
4. The subject property is part of Section 4, "Beverly Hills", which was platted and recorded in 1937.
5. The lot is substandard because the lot does not meet the minimum lot area and lot width requirements in the R-8, residential zone.
6. Pursuant to Section 12-402(A)(2) of the 1992 Zoning Ordinance the substandard lot can be developed with a single family detached dwelling if it 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. A special use permit for the construction of a single family dwelling on the lot is required.

The Zoning Ordinance requirements and its application to the proposed lot on Enderby Drive is as follows:

	<u>Percent Required</u>		<u>Minimum Lot Area</u>		<u>Required</u>	<u>Provided</u>
<u>Req't. #1</u>	0.90	X	8,000	=	7,200 SqFt	7,200 SqFt

	<u>Percent Required</u>		<u>Required Lot Width*</u>		<u>Required</u>	<u>Provided</u>
<u>Req't. #2</u>	0.90	X	65	=	58.50 Ft	60.00 Ft

\* Based upon both the front lot line and front building line

7. The plot plan submitted by the applicant shows the proposed new two-story single family detached dwelling measuring 36.00 feet by 33.00 feet to 39.00 feet. The proposed building is shown to be set back 35.00 feet from Enderby Drive, and set back 12.00 feet from both side property lines. The allowable floor area is 2,520 square feet. The applicant indicates that the proposed single family dwelling to be constructed will comply with all density and setback requirements in the R-8, residential zone and no variances will be requested from the Board of Zoning Appeals.
8. The attached elevation plan submitted by the applicant illustrates the type of building to be constructed at 912 Enderby Drive.
9. The applicant has stated to staff that he has met with the neighbors along Enderby Drive and the local civic association to discuss his proposal as well as to redesign the building based upon comments provided by the neighbors.
10. The applicant indicates that a curb-cut will be requested on Enderby Drive to permit the applicants to install a brick and gravel driveway in order to meet two (2) off-street parking spaces required by Section 8-200(A)(1) of the Zoning Ordinance. The driveway will be located along the west property line.
11. Section 12-402(B) of the Zoning Ordinance permits the construction of a single family dwelling on a substandard lot only with a special use permit.
12. Master Plan/Zoning: The subject property is zoned R-8, residential and is located in the Northridge/Rosemont Small Area Plan (Plan District #7).
13. The applicant is advised that in accordance with Section 11-506(c) of the 1992 Zoning Ordinance, 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 special use permit shall become void.

STAFF ANALYSIS:

The subject property is part of the Beverley Hills subdivision which was developed over 55 years ago. Most of the developed lots in this area of Beverley Hills are the same size as the applicant's lot. The proposal submitted by the applicant clearly meets the requirements of the ordinance, and the proposal can be considered on its merits.

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 the Board of Zoning Appeals. The attached staff analysis suggests that the house should fit comfortably among its immediate neighbors in terms of scale and height but will appear somewhat larger. The analysis suggests it would be better if the house were moved forward and the roof configured to have a narrower gable. Staff, therefore, supports this request for special use permit with these changes.

Attachment: Analysis prepared by Al Cox,  
Board of Architectural Review staff

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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). See USBC Section 309.5 and Section 101.4.

Historic Alexandria (Archaeology):

F-1 The potential for significant archaeological resources to be destroyed by the proposed construction is low.

F-2 No archaeological action required.

Recreation (Arborist):

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

R-1 Provide tree protection to the satisfaction of the City Arborist.

R-2 Relocate sanitary and gas line to the same side of 13" oak as water line.

R-3 Preserve and protect all trees on City right-of-way.

REPORT ATTACHMENTS

SPECIAL USE PERMIT # 2636

Information for Special Use Permit in accordance with the provisions of Article XI, Section 11-503(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

1. Identify the applicant of the subject property of this application:

- Owner
- Contract Purchaser
- Lessee
- Other \_\_\_\_\_

State the name, address and percent of ownership of any person owning an interest in excess of 10 percent in a corporation or partnership of this application.

NOT APPLICABLE

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2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

- A. existing uses
- B. existing zoning
- C. land use designation contained in the master plan

3. Describe in detail the operation of the proposed use:

We propose to build on the property a detached single family residence; and we propose to live in the house.

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4. Describe plans to control any potential impacts of the proposed use on the nearby community, including:

A. Noise levels

1. Noise levels anticipated from all mechanical equipment.

Noise levels will comply with City code.

2. A statement as to whether the anticipated noise complies with the levels permitted by chapter 5 of title 11 of the City code.

Noise levels will comply with City code.

3. Plans to control these anticipated noise levels.

Noise levels will comply with City code.

4. Plans to control noise levels emanating from patrons.

NOT APPLICABLE

B. Odors - Methods to be used to control odors emanating from the use:

NOT APPLICABLE

C. Trash and Litter

1. The type and volume of trash and garbage the proposed use will generate.

Normal residential usage will generate average residential volume of trash and garbage.

2. The planned frequency of trash collection.

Normal residential trash collection and recycling for the proposed home will comply with City collection for the neighborhood.

3. Planned methods to prevent littering on the property, streets and nearby properties.

Normal residential precautions.

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D. Loading/Unloading

1. Availability and adequacy of off-street loading facilities.

NOT APPLICABLE

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2. Hours and frequency of off-street loading.

NOT APPLICABLE

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E. Parking

1. Location of parking either on the site or within 300 feet of the site.

Driveway parking and street parking in front of property.

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2. Number of spaces available to serve residents, employees and patrons during the hours of operation.

NOT APPLICABLE

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- F. Streets - The design capacity of all streets providing access to the property.

Residential streets provide adequate access for the  
proposed use of the property.

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G. Use Capacity

1. The estimated number of patrons, clients, pupils and other such users.

NOT APPLICABLE

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---

2. The proposed number of employees, staff and other personnel.

NOT APPLICABLE

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

Normal single family residential use.

I. Signs - Existing and proposed signs to be erected or utilized on the property.

Residential street address in accordance with

City code.

J. Hazardous Materials - Name monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored, or generated on the property.

NOT APPLICABLE

K. Organic Compounds - Name 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

L. Security - Methods proposed to ensure the safety of residents, employees and patrons.

NOT APPLICABLE

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes - Provide proof of current City business license
- No - Said agent shall be required to obtain a business licence prior to filing application.

City of Alexandria, Virginia

MEMORANDUM

DATE: November 20, 1992
TO: Sheldon Lynn, Director
Planning and Community Development
FROM: Al Cox, Staff, BAR
RE: 912 Enderby Drive

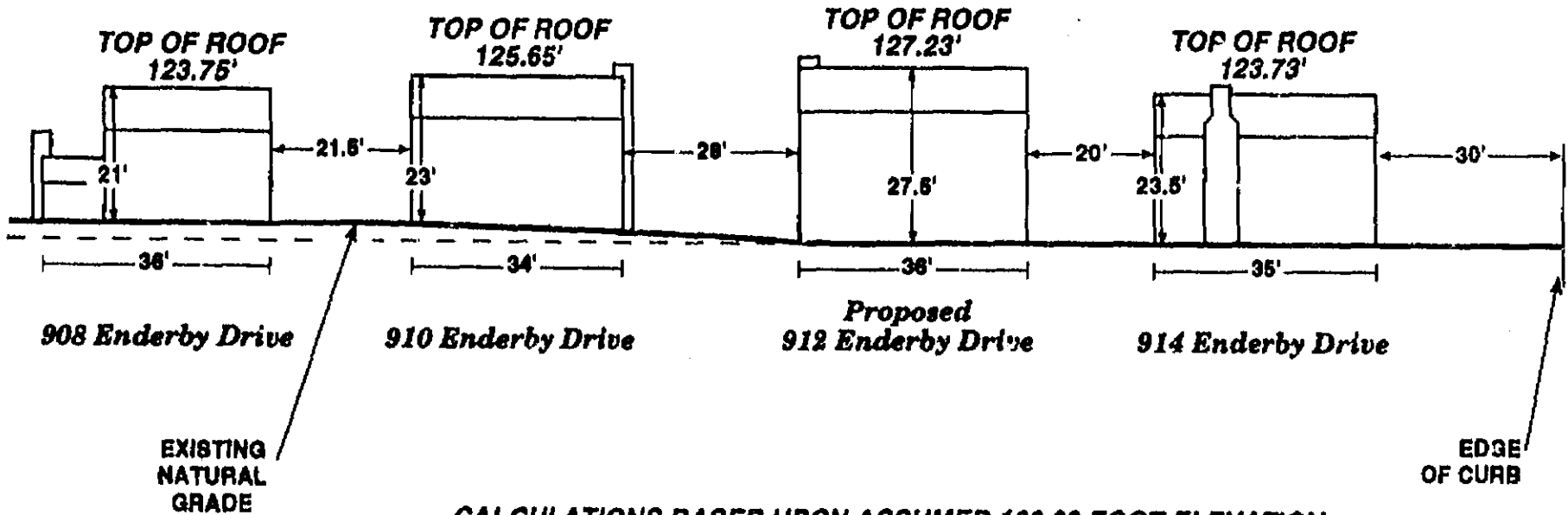
This section of the Beverly Hills subdivision is composed of 1 1/2 to 2 story full and half-brick, single family detached homes constructed in the mixed Colonial Revival vernacular styles popular in the mid-20th century. The majority of the homes on the west end of Enderby Street are two story, full brick veneer with very simple, side gable, composition shingle roofs. The only difference in the front elevation of the subject house and its immediate neighbors is that the cornice line will be 8" higher to allow for the brick soldier course above the second floor windows. The roof is also roughly 3' taller at the ridge because the gable is much wider, 30' rather than the typical 20' or so.

The house should fit very comfortably among its immediate neighbors in terms of scale and height of the front elevation and materials used. The house will appear larger than the adjacent houses, however, due to the increased length of the sides and the wider gable on the main roof. The footprint is approximately 50% larger than its neighbors. This is exacerbated by the additional 10' front yard setback contrasting with the extreme uniform setback of the other houses in the subdivision. This was obviously done here to protect the root systems of the existing mature oak trees but, with the west side of the house clearly visible from Wellington Road, the back of the house intrudes into the open space of the existing rear yards. This assumes that the adjacent houses will not make future additions into their own rear yards.

Although I see no problem with the house as presented, the house would more closely conform to its neighbors if it were pulled as far as possible to the street and the roof were reconfigured to have a narrower gable.

SUP # 2636  
Submitted by

### ELEVATION OF ROOF PEAKS:



CALCULATIONS BASED UPON ASSUMED 100.00 FOOT ELEVATION  
AT TOP OF MAN-HOLE COVER IN CENTER OF STREET



**PROPOSED STREET VIEW**  
908-914 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

**CROWLEY APPLICATION**  
NOVEMBER 29, 1992

SUP 2636

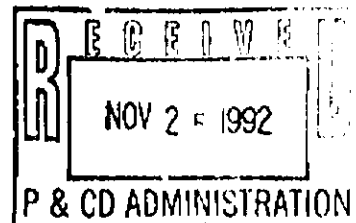
# The North Ridge Citizens' Association

A Non-Profit Organization

PO BOX 3242

ALEXANDRIA, VA 22302-0242

November 24, 1992



Alexandria Planning Commission  
Alexandria City Council  
Alexandria, Virginia

Re: Special Use Permit to Build a Single-Family Detached House on a Substandard Lot by Applicants - Property Address: 912 Enderby Drive, Alexandria, Virginia  
Tax Map Reference: 14.00-11-34

Dear Mr. Chairman and Commissioners:

The North Ridge Citizens' Association wishes to express its opposition to the special use permit application of the contract purchasers of the substandard lot at 912 Enderby Drive. Our opposition is not based on community sentiment against development of this lot, but rather against development at the size and scale proposed, which is simply not consistent with the character of the neighborhood.

## Background

When the substandard lot ordinance was amended in 1989, the NRCA developed a comprehensive Policy for dealing with the inevitable in-fill development proposals sure to follow. Our Policy, copy attached, stresses cooperation over confrontation and consensus development over adamant preservation of the status quo. We believe that this is the only sensible way to implement the ordinance and that a developer's full cooperation with NRCA to mitigate should be a strong factor weighing in favor of approval. Conversely, we believe a developer who refuses to compromise, insisting on building "the maximum house the law allows" without regard to the smaller size and scale of houses in the neighborhood, should be denied a special use permit on grounds of incompatibility with neighborhood character.

## Negotiations in This Case

The applicants in this case were initially cooperative in seeking an NRCA imprimatur for their plans. However, when neighborhood concerns about specifics of the site plan regarding the height and footprint of the house crystallized, the period of cooperation ended, and the developers elected to submit plans they knew were unacceptable to the community.

While the developers made some concessions to our concerns, the following, among others, remain unresolved:

- The proposed house is 27.5 feet high, whereas houses in the 900 blocks of Enderby, Beverley Crescent, Eldon and Chalfont Drives (the nearest representative sample of blocks defining the immediate neighborhood) generally range from 21 to 23.5 feet high, or 4 to 6.5 feet lower.
- The homes in the five blocks listed are comprised primarily of rectangular original structures 25-35 feet wide and 19-21 feet deep, with additions generally of even more modest proportions, often at right angles to the main house. The proposed house is but a slight variation on a massive 2-story square, 36 feet wide and deep.

NRCA Recommendation

Our Policy does recognize that new, in-fill homes should not have to go through the sequential development process that characterizes this neighborhood and also acknowledges the trend toward larger homes. At the same time, developers can build new houses that replicate all at once the sequential building process with appropriate configurations that (a) do not present a massive streetscape appearance that dominates the block and (b) like almost all of the neighborhood, use less than every conceivable square foot of space within the allowable floor area ratio. We believe nothing less is required in order to comply with the substandard lot ordinance.

At the hearing on this matter, NRCA will present proposed plans for the Commission's consideration that modify the developer's plans by simply down-scaling the size and shape of the house in a manner consistent with the character of the neighborhood. We would endorse the application if the Commission were to make its approval subject to these modified plans, or any reasonable variation of them. We recognize that some individual neighbors may have other concerns very specific to their property, but NRCA is unable to take a position on these as of this writing.

Very truly yours,

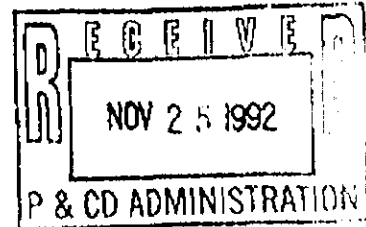


Harlow T. Munson  
President

Enclosure

NORTH RIDGE CITIZENS ASSOCIATION

Draft Policy Statement  
December 11, 1989



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

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

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

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

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

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

2. Compatibility. The proposed house must be compatible with existing houses in both style and size. Considerations of style should take into account design (Contemporary, Colonial, Tudor, Victorian, etc.), materials (brick, frame, etc.), and quality. Our neighborhoods can tolerate considerable variety, but extremes, be they Georgian colonials with huge columns or redwood California contemporaries, would be out of place. A more difficult element to capture is compatibility of size. Living habits and design parameters have changed significantly over the past thirty to fifty years. People require more space; new houses contain more rooms and larger rooms, which explains why so many of the older houses in our neighborhood have additions. However, large modern homes of the type found in Fairfax County or even Seminary Ridge are not appropriate for our 5,000 square foot standard lots. Anyone proposing to build on the small lots in our neighborhood must downscale their plans to fit in with the existing neighborhood or find a lot that meets current zoning standards. Developers must be asked to do more than merely satisfy minimum code requirements on Floor Area Ratio (F.A.R., a measure of density) and setbacks. On the other hand, the existing neighbors must recognize that new houses will be somewhat larger than existing neighborhood houses and the base design of the new house will frequently incorporate the space most of us add to our houses with additions.

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

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

5. Variations. No building plan should be approved which requires variances unless it is supported unanimously by the adjacent neighbors. Generally, variances should be avoided. However, design considerations which are beneficial

to existing neighbors sometimes necessitate minor variances. In those instances, variances should be allowed, but only where strongly supported by the neighbors.

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

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

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

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

NRSUBSTN.1

SUP 2636

RUSSELL M. SNIADY  
910 ENDERBY DRIVE  
ALEXANDRIA, VIRGINIA 22302

November 24, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, Virginia

Re: Special Use Permit to Build a Single-Family  
Detached House on a Substandard Lot by Applicants -  
Property Address: 912 Enderby Drive, Alexandria, VA  
Tax Map Reference: 14.00-11-34

Dear Mr. Chairman and Commissioners:

As the owners of the property at 910 Enderby Drive, we are writing to voice our opposition to the Special Use Permit application as referenced above. Our property is adjacent to 912 Enderby Drive and although we will miss the beauty of the open space, we have always known that development would be inevitable. We have two major concerns.

The first concern is that of the size of the proposed house. A 27.5 foot high building is wholly inconsistent with the size of other homes on our street and on neighboring streets. The height of homes in this area ranges from 21 to 23.5 feet high. A 27.5 foot high house will detract from the continuity, attractiveness and feel of our neighborhood. We have attached a set of revised plans which represent an approximate 15% reduction in the size of the house. These plans are simply a modified version of those that have been submitted by the Applicants. The side setback on the east side (between 910 and 912 Enderby) has been altered to accommodate the chimney. We believe that these plans offer a fair and reasonable compromise.

Our second concern is for the environmental impact of a building on this lot. There are many mature oak trees that will probably suffer root damage as a result of the excavation. We have an exceptionally large oak on our property near the boundary of the properties which we wish to protect and preserve from any stress or damage. We are consulting an independent arborist and hope to submit his report at the meeting on December. We will ask him to evaluate the likely impact on the tree of both the Crowley's plan and of our proposed plan. Assuming that the arborist agrees that construction can go forward, we will ask that the precautions recommended by the arborist be followed in order to ensure the health and safety of the tree.

We appreciate your consideration in these matters.

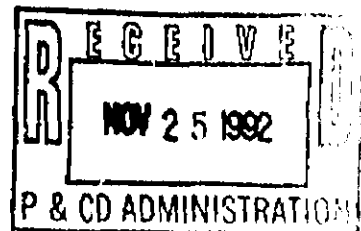
Sincerely,

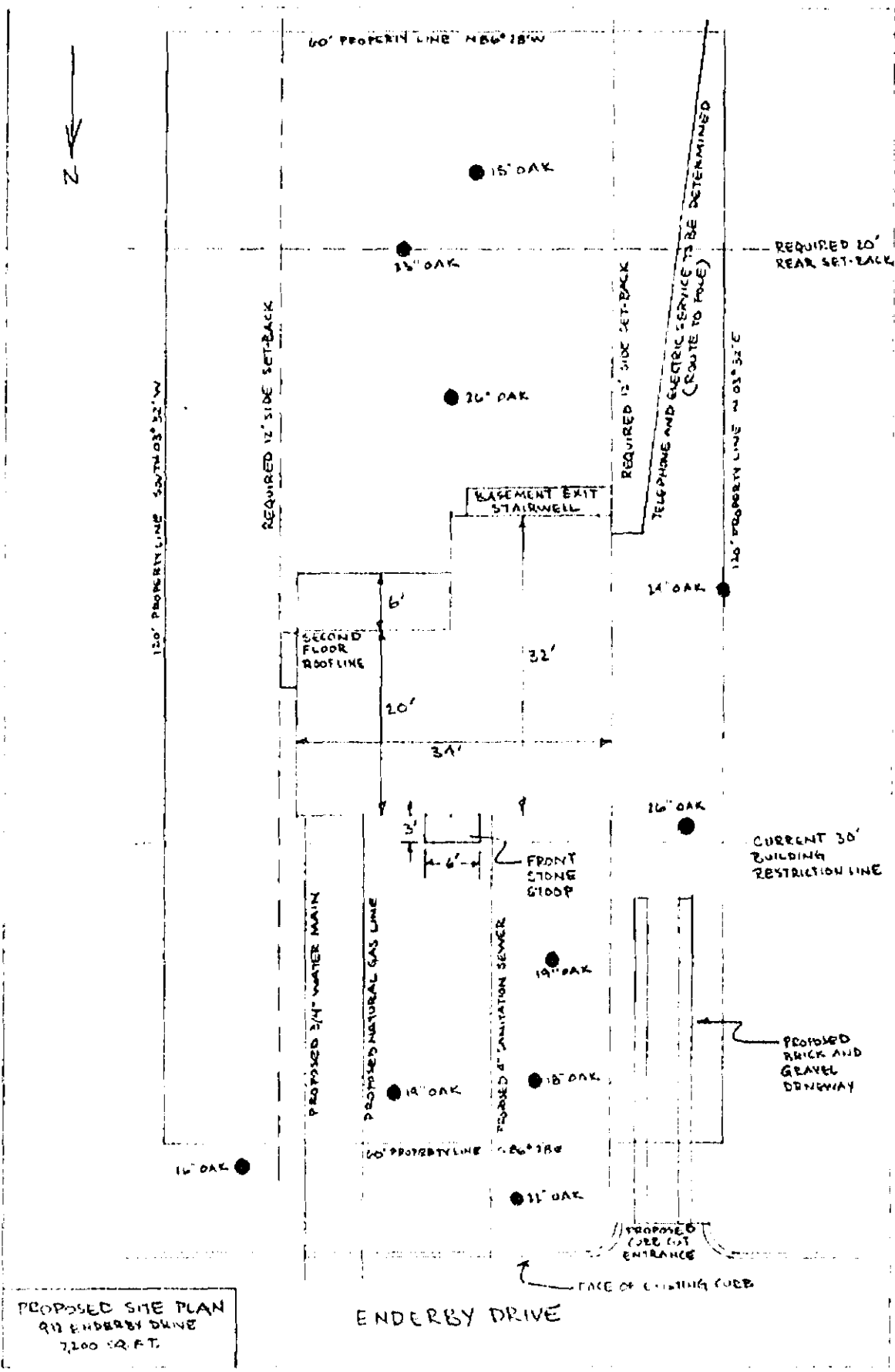
*Daphne H. Miller*

Daphne H. Miller

*Russell M. Sniady*

Russell M. Sniady



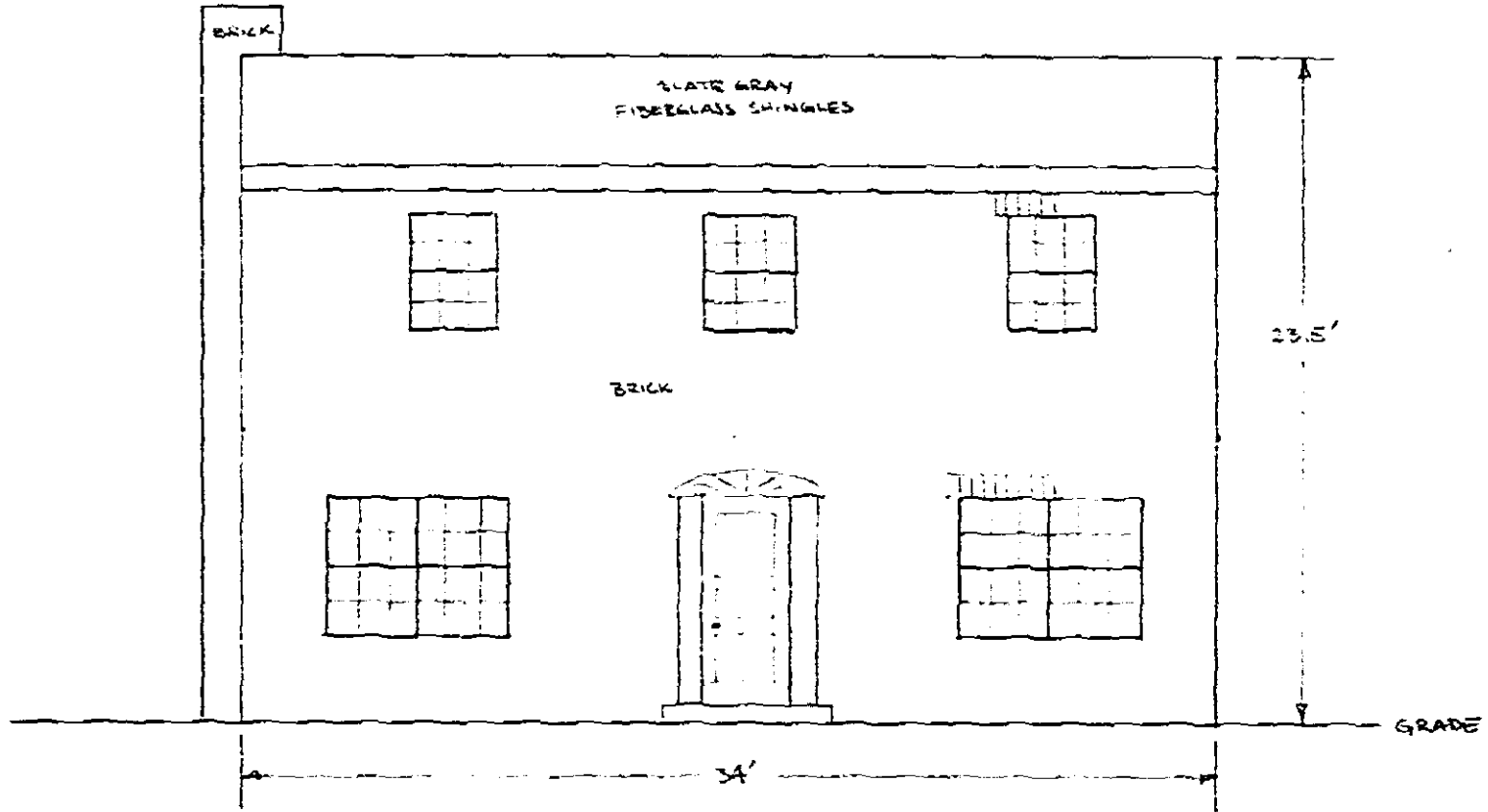


PROPOSED SITE PLAN  
 912 ENDERBY DRIVE  
 7,200 SQ. FT.

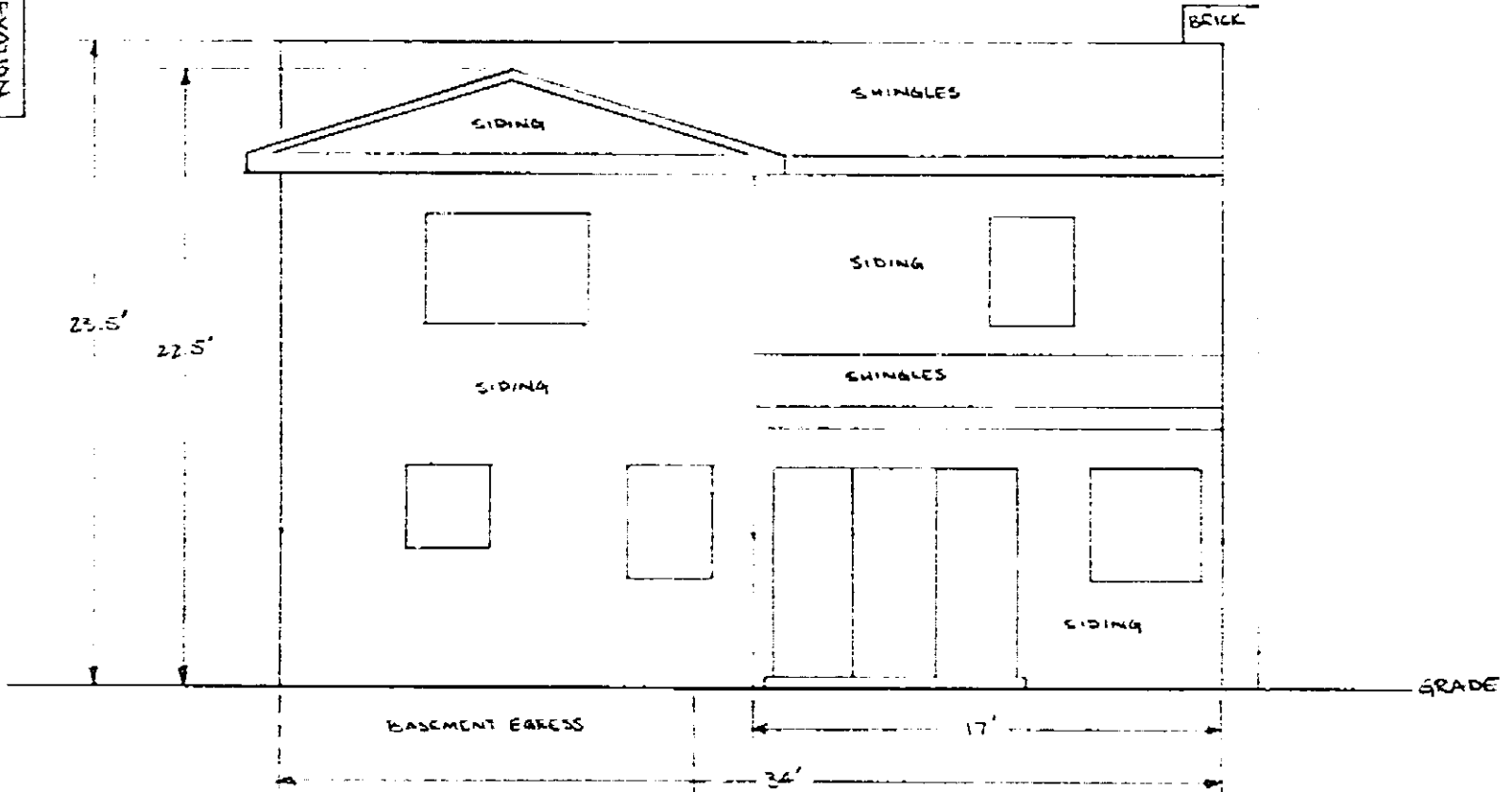
ENDERBY DRIVE

REVISED PLANS

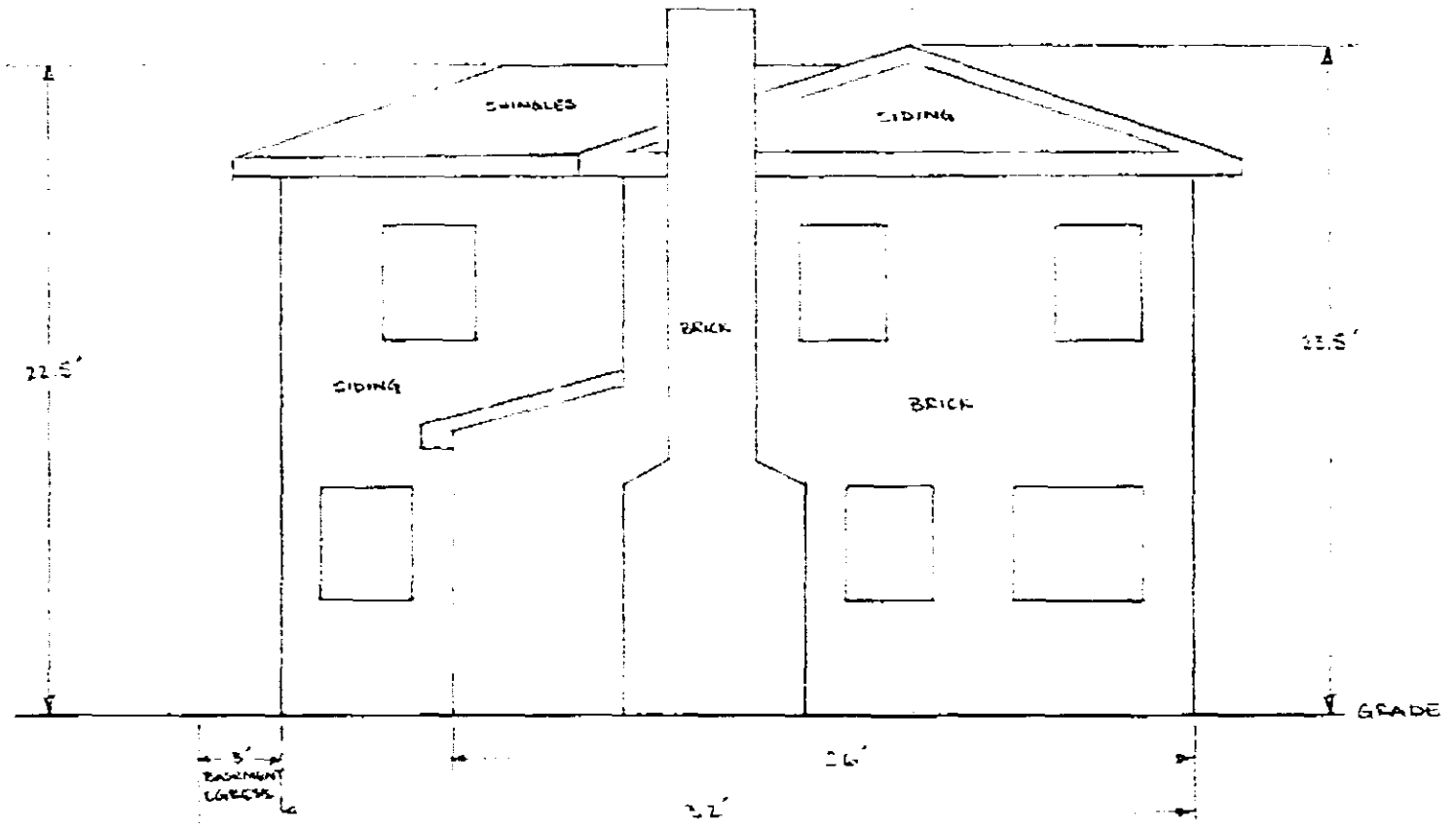
PROPOSED NORTH ELEVATION  
111 E. DERBY DRIVE



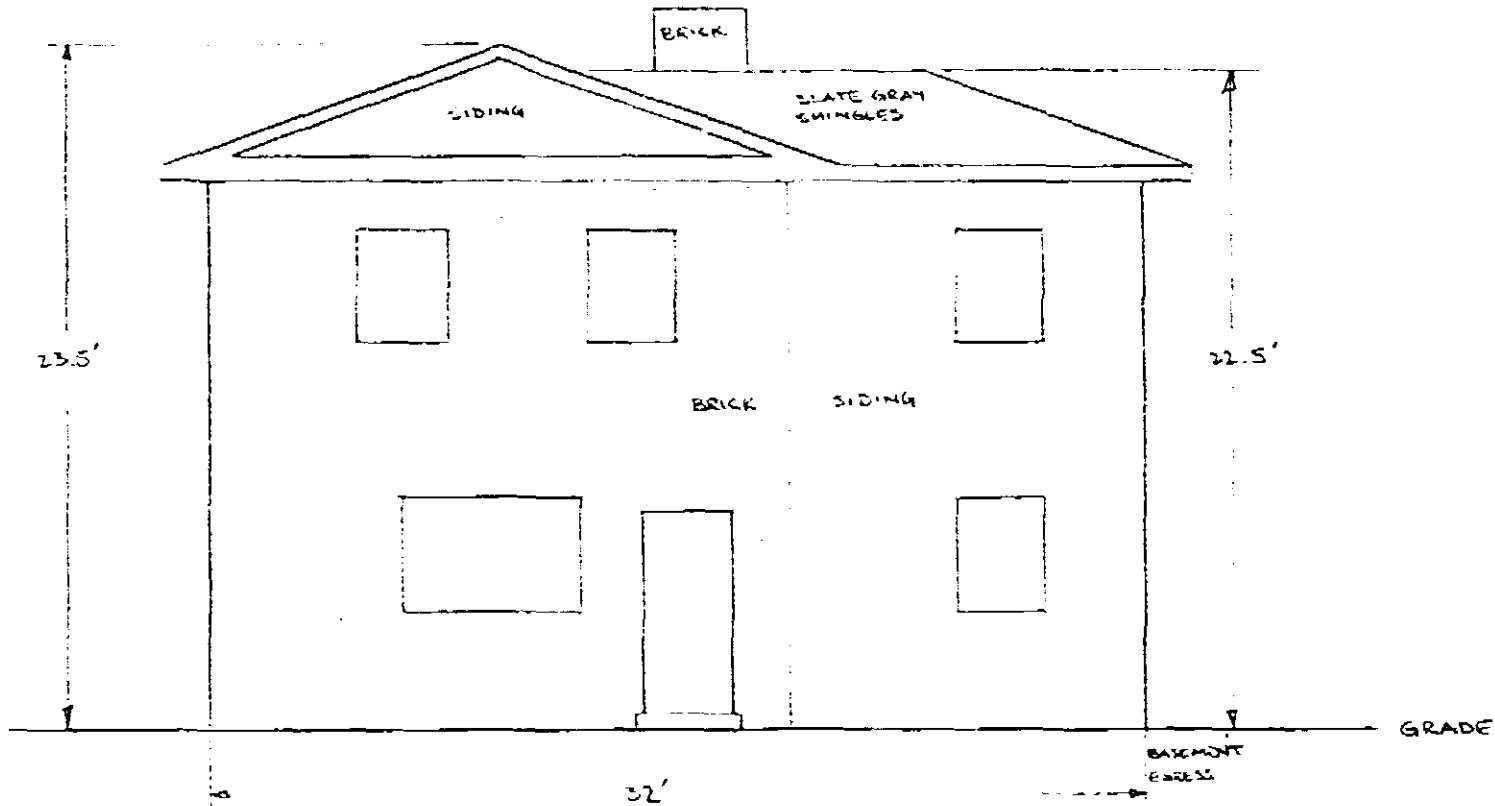
PROPOSED SOUTH ELEVATION  
411 ENERGY DRIVE



PROPOSED EAST ELEVATION  
111 EMBURY DRIVE



PROPOSED WEST ELEVATION  
412 CANNERY DRIVE



November 24, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, VA 22314

Re: Special Use Permit to Build a Single-Family Detached  
House on a Substandard Lot by Applicants Property  
Address: 912 Enderby Drive, Alexandria, VA Tax Map  
Reference: 14.00-11-34

Dear Commissioners:

As the owners of the property at 909 Enderby Drive, we would like to request that any plans approved for the development of 912 Enderby Drive be consistent in design, size and height with surrounding homes in the neighborhood.

The proposed house is 27.5 feet high while houses on our street and surrounding streets range from 21 to 23.5 feet high. For your review, I have enclosed a plat and a photograph of a home located at 714 N. Overlook Drive, which was built in 1986. This home is 28 feet in height. In our opinion, the lack of proportion of this house to the surrounding homes detracts from the balance and attractiveness of the street. We would like to see the overall height and size of the proposed house at 912 Enderby Drive consistent with the other homes.

Thank you for your consideration.

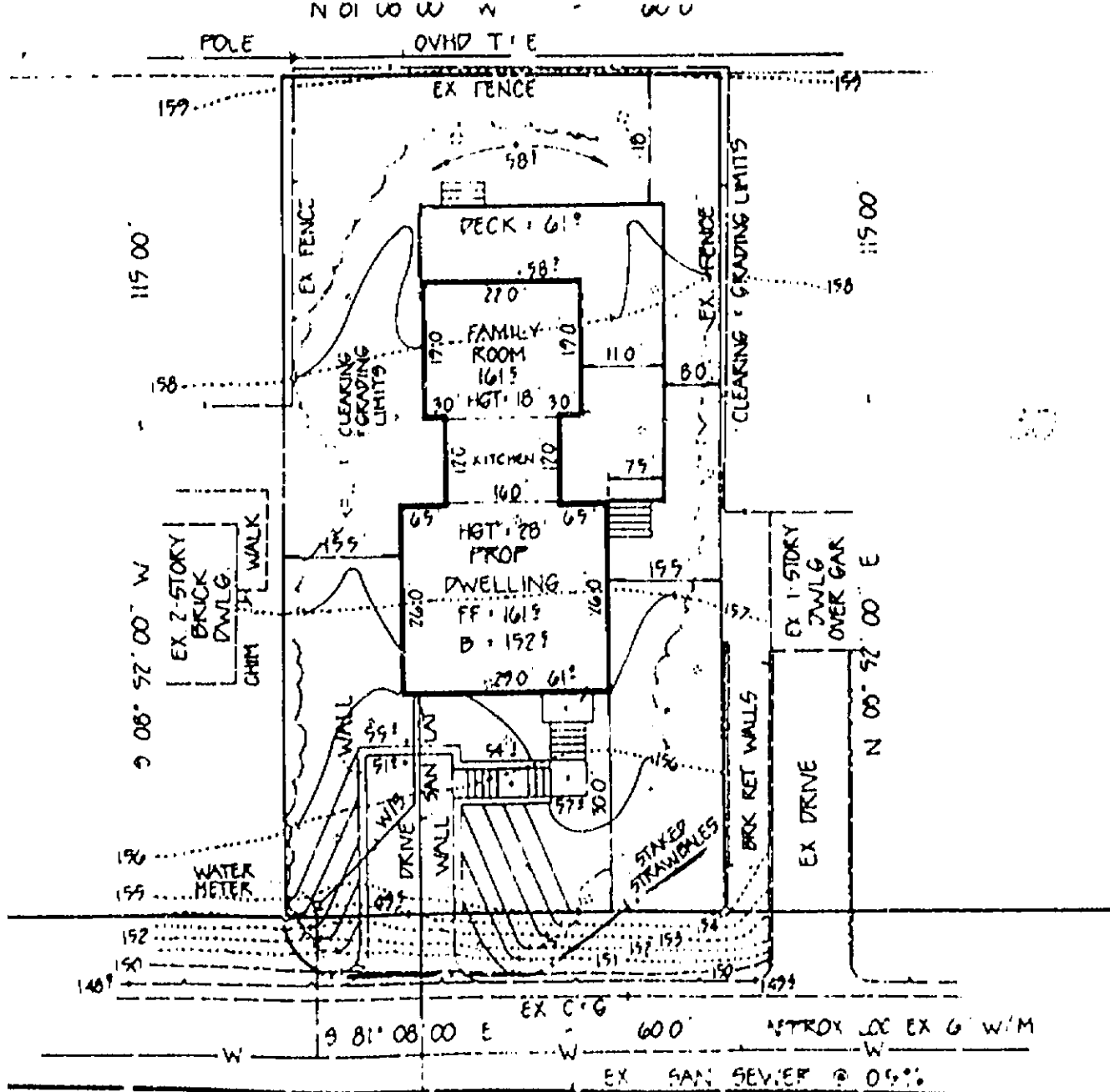
Sincerely,

*Harrison O. Settle*

Harrison O. Settle

*Ronald J. Settle*

Ronald J. Settle



714 NORTH OVERLOOK DRIVE

10' 0" W





SUP 2636

913 Beverley Drive  
Alexandria, Virginia 22302  
November 25, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, Virginia

Re: Special Use Permit to Build a Single-Family Detached  
House on a Sub-standard Lot by Applicants  
Property Address: 912 Enderby Dr., Alexandria, Va.  
Tax Map Reference: 14.00-11-34

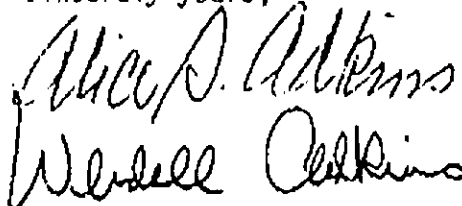
Dear Mr. Chairman and Commissioners:

We have lived at 913 Beverley Drive for 26 years and are concerned that the proposed house to be built at 912 Enderby Drive is too large for its sub-standard lot in both height and overall bulk. We feel, therefore, that the house, in its present form, would not fit in with the houses that are adjacent to it.

We are also concerned that most of the large, mature oak trees on the lot would suffer severe root damage that would more than likely be fatal to the trees if the basement foundation is excavated as proposed.

We ask you to give this matter serious attention when reviewing the request for a special use building permit at 912 Enderby Drive.

Sincerely yours,



Alice and Wandell Adkins

SUP 2636

November, 24, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, VA 22314

Re: Special Use Permit to Build a Single-Family Detached  
House on a Substandard Lot by Applicants Property  
Address: 912 Enderby Drive, Alexandria, VA Tax Map  
Reference: 14.00-11-34

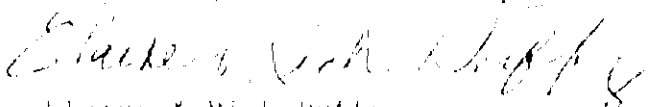
Dear Commissioners:

As the owners of 907 Enderby Drive, this letter is to express our  
concern on the plans being submitted for the development at 912  
Enderby Drive.

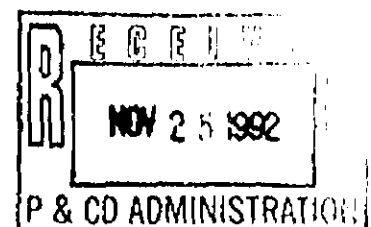
The proposed house is 27.5 feet high while houses on our street  
and surrounding streets range from 21 to 23.5 feet high. We  
believe this will detract from the neighborhood and feel that  
adjustments can be made to conform to the style and sizes of  
houses in our neighborhood.

We would appreciate your taking our concerns into consideration.

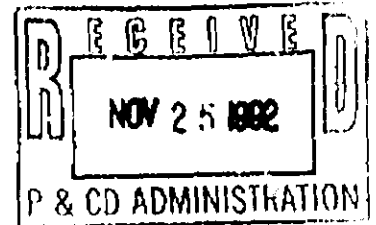
Sincerely,



Elaine & Rich Duffy



SUP 2630



9037 Westerholme Way  
Vienna, VA 22182  
November 20, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, Virginia

Re: Special Use Permit to Build a Single-Family  
Detached House on a Sub-standard Lot by Applicants  
Property Address: 912 Enderby Drive, Alexandria, VA  
Tax Map Reference: 14.00-11-34

Gentlemen:

As the owner of the property at 911 Enderby Drive, directly across the street from the property address of 912 Enderby Drive for which a Special Use Permit as identified above has been requested, I would like to strongly request that any house approved be in keeping with the adjacent homes on Enderby Drive in style, size, height, traditional design, and quality.

I understand that the house proposed to be built by applicants would be 5 feet higher than adjacent houses. I feel that the lack of proportion of this house to others on the block would detract from the balance and attractiveness of the neighborhood, thereby lessening property values. My parents owned the house at 911 since 1956 and I have owned the house since 1990. Without a doubt, much of the charm and desirability of the Beverley Hills subdivision comes from its traditional, well-proportioned homes situated attractively on lots with mature foliage.

I would request that any plan approved be in keeping with this concept.

Very truly yours,

*Ann Smith Hughes*  
Ann Smith Hughes

# DEPARTMENT REPORT

at 2636  
 SPECIAL USE PERMIT

SUBDIVISION     VACATION     ENCROACHMENT

DATE: 10-23-92

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.R.

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

APPLICANT: RICHARD S. and NANCY T. CROWLEY

PHONE: 544-9028

LOCATION: 912 ENDERBY DR.

ZONE: R8

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by NOV. 10

### DEPARTMENT COMMENT

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

### ENCLOSURES:

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

SUBDIVISION     VACATION     ENCROACHMENT

2636  
 SPECIAL USE PERMIT

DATE: 10-23-92  
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.R.

RECEIVED  
P & CD ZONING DIVISION

RECEIVED  
OCT 23 1992  
DEPT T&E  
ENGINEERING

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

APPLICANT: RICHARD S. and NANCY T. CROWLEY

PHONE 549-9028

LOCATION: 912 ENDERBY DR.

ZONE R8 SF 7

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT

Please return this report with your comments by NOV. 10

### DEPARTMENT COMMENT

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

**NO COMMENT.**

- ENCLOSURES:
- Floor Plans
  - Plat
  - Letter of Intent
  - Form 7-6-102
  - Application

Wam Beal  
SIGNATURE

11/6/92  
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2636  
 SPECIAL USE PERMIT

SUBDIVISION     VACATION     ENCROACHMENT

DATE: 10-23-92    PTS 738  
FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION  
TO:  TRANSPORTATION & ENVIRONMENTAL SERVICES  
 CODE ENFORCEMENT  
 HEALTH DEPARTMENT  
 POLICE DEPARTMENT  
 HUMAN SERVICES - SOCIAL SERVICES  
 HISTORIC ALEXANDRIA - ARCHAEOLOGY - Steve Shepherd (#33)  
 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 DEC. 1

APPLICANT: RICHARD S. and NANCY T. CROWLEY  
PHONE 549-9028

LOCATION: 912 ENDERBY DR.  
ZONE R8    SAT 7

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT  
Please return this report with your comments by NOV. 10

### DEPARTMENT COMMENT

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

The potential for significant archaeological resources to be destroyed by the proposed construction is low.

No archaeological action required.

Steven J. Shepherd  
ARCHAEOLOGIST    838-4399

[Signature]  
SIGNATURE DEPARTMENT HEAD  
Nov 5-92  
DATE

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

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES

# DEPARTMENT REPORT

# 2636  
# SPECIAL USE PERMIT

SUBDIVISION     VACATION     ENCROACHMENT

RECEIVED  
OCT 22 1992  
CODE ENFORCEMENT

DATE: 10-23-92  
FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION

- TO:
- TRANSPORTATION & ENVIRONMENTAL SERVICES
  - CODE ENFORCEMENT - Paul Raduskas (#9)
  - 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 DEC. 1  
APPLICANT: RICHARD S. and NANCY T. CROWLEY PHONE 549-9028

LOCATION: 912 ENDERBY DR. ZONE R8 5497

PROPOSAL: CONSTRUCT DWELLING ON SUBSTANDARD LOT  
Please return this report with your comments by NOV. 10

### DEPARTMENT COMMENT

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

C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). See USBC §309.5 and §101.4.

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

James C. [Signature]  
SIGNATURE  
10/27/92  
DATE

PLEASE RETURN PLANS NOT NEEDED FOR YOUR FILES



SUP 2636

w/ ltr fr Sattle

SUP 2636

w/ ltr fr Sattle

*file copy*

November 24, 1992

Alexandria Planning Commission  
Alexandria City Council  
Alexandria, VA 22314

Re: Special Use Permit to Build a Single-Family Detached  
House on a Substandard Lot by Applicants Property  
Address: 912 Enderby Drive, Alexandria, VA Tax Map  
Reference: 14.00-11-34

Dear Commissioners:

As the owners of the property at 909 Enderby Drive, we would like to request that any plans approved for the development of 912 Enderby Drive be consistent in design, size and height with surrounding homes in the neighborhood.

The proposed house is 27.5 feet high while houses on our street and surrounding streets range from 21 to 23.5 feet high. For your review, I have enclosed a plat and a photograph of a home located at 714 N. Overlook Drive, which was built in 1986. This home is 28 feet in height. In our opinion, the lack of proportion of this house to the surrounding homes detracts from the balance and attractiveness of the street. We would like to see the overall height and size of the proposed house at 912 Enderby Drive consistent with the other homes.

Thank you for your consideration.

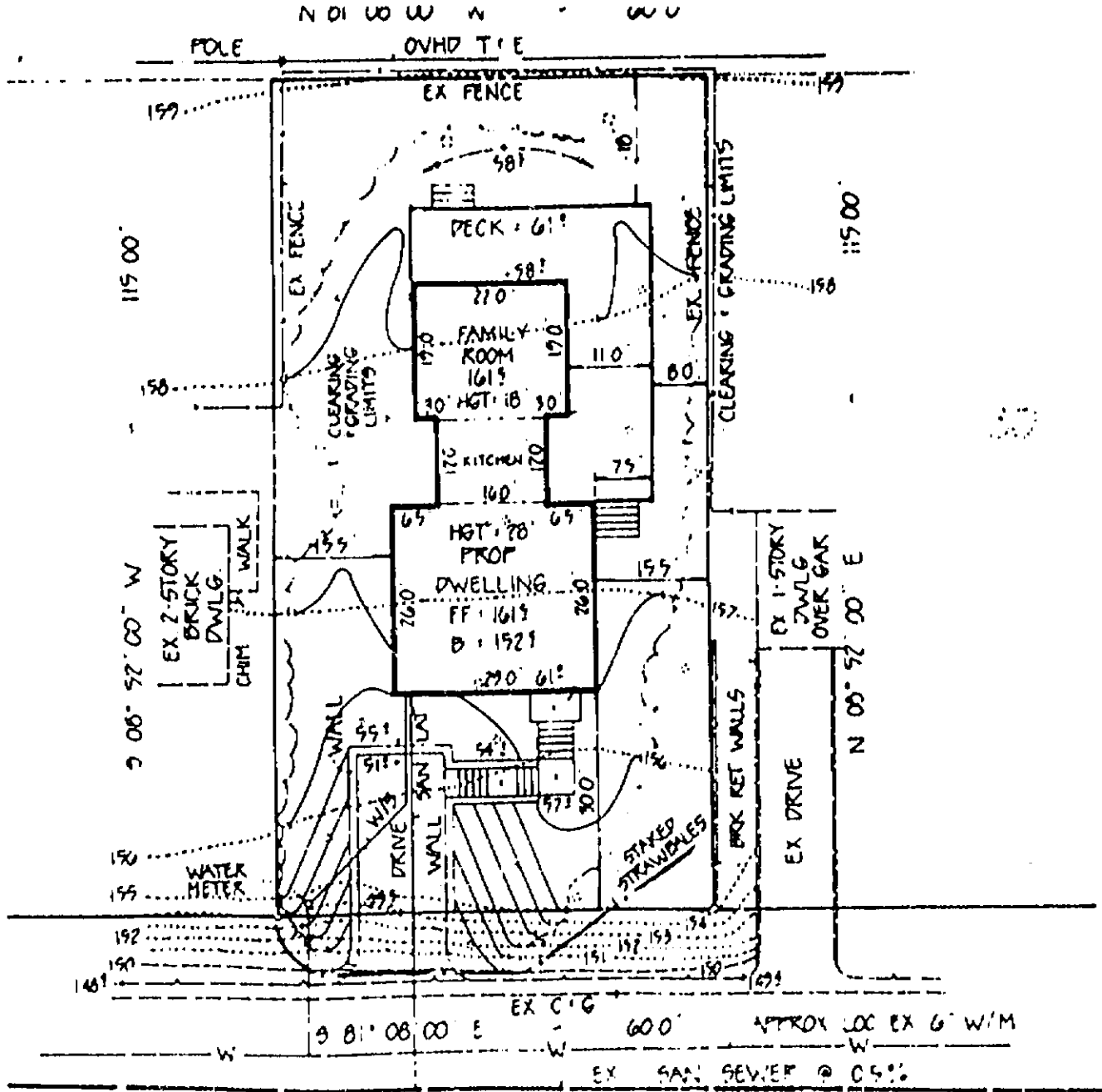
Sincerely,

*Harrison O. Settle*

Harrison O. Settle

*Ronald J. Settle*

Ronald J. Settle



714 NORTH OVERLOOK DRIVE

10 E N







CITY OF ALEXANDRIA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

RECEIPT

Applicant's Name Robert J. and Nancy J. [unclear] Telephone Number [unclear]  
Mailing Address [unclear]  
Property Location 912 E. [unclear]

Account  
105108-9133

Description  
Applications / Lists

*gle 3/16*

Amount Due

Amount Paid

Special Use Permits

TMP SUP\*

Transitional SUP\*

Cluster / Co SUP

Rezoning\*

Subdivisions

Board of Zoning Appeals\*

Board of Architectural Review\*

Docket Mailing Lists

Advance Docket Mailing List

105108-9135

Applications

Vacations

Encroachments

105108-9056

Fines

105108-9131

Sales

Tax Maps\*

Copying Charges\*

Documents\*

010009-208-02

Sales Tax\*

TOTAL [unclear]

\*Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received [unclear] Cashier Initials [unclear]

Cash  Check Number [unclear] Date [unclear]

Payer [unclear]

2637

FAGELSON, SCHONBERGER, PAYNE AND DRICHMEISTER  
ATTORNEYS AND COUNSELLORS AT LAW

1733 KING STREET, SUITE 300

ALEXANDRIA, VIRGINIA 22304

(703) 548-8100

FACSIMILE (703) 548-0064

HERBERT S. FAGELSON  
EUGENE SCHONBERGER  
ROBERT A. PAYNE  
ROBERT L. DRICHMEISTER  
DICK F. AGRESTI  
TIMOTHY W. HARRIS  
ANTHONY SCHONBERGER

WILLIAM C. THOMAS, JR.  
KAREN M. SCHONBERGER  
JAMES M. HALL MARSHFIELD

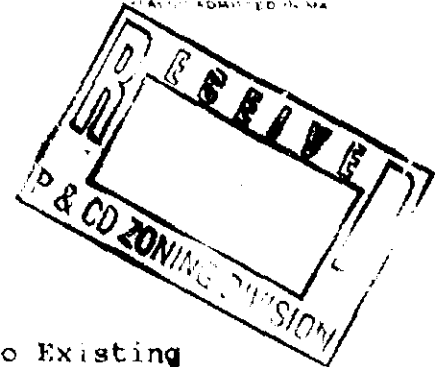
FAIRFAX COUNTY  
100 RANDOLPH ROAD  
SUITE 1000  
FAIRFAX, VIRGINIA 22030  
(703) 435-8800

HERBERT S. BILLS  
COURT REPORTER  
1000

PAUL S. FREEMAN  
FALSBY ADM. SERV. INC.  
FALSBY ADM. SERV. INC.

November 13, 1992

Mr. Charles B. Moore, Jr.  
Zoning Administrator  
City of Alexandria  
301 King Street  
Alexandria, VA 22314



Re: Request for Addition of 1,620 Sq. Ft. to Existing  
Buildings at GT Metro Business Park

Dear Mr. Moore:

Please find the following documentation enclosed in regard to  
the captioned application:

1. Notice of Public Hearings to property owners which were  
mailed November 12, 1992.
2. List of property owners who received notices.
3. Certification of Notice by the undersigned.

Your kind attention to this matter is greatly appreciated.

Respectfully submitted,

FAGELSON, SCHONBERGER, PAYNE & DRICHMEISTER, P.C.  
Attorneys for applicant

*William C. Thomas, Jr.*  
William C. (Tom) Thomas, Jr.

/lh  
Enclosures:

ISSUES FOR PLANNING COMMISSION AND CITY COUNCIL  
NOTICE TO ADJOINING PROPERTY OWNERS

Date: November 12, 1992

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  
Date: December 1, 1992  
7:30 P.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL  
Date: December 12, 1992  
9:30 A.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

ISSUE DESCRIPTION: Request for Addition of 1,620 Sq. Ft. to existing buildings at GT Metro Business Park.

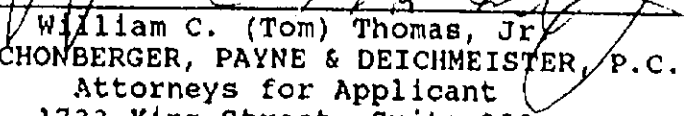
PROPERTY ADDRESS: 301-315 Hooff's Run Drive and 2006-2014 Eisenhower Avenue, Alexandria, Virginia.

TAX MAP REFERENCE: Map 079.99 Block 01 Lot 02

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

If you have any questions regarding the request you may call at (703) 548-8100.

Sincerely yours,

  
\_\_\_\_\_  
William C. (Tom) Thomas, Jr.  
FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P.C.  
Attorneys for Applicant  
1733 King Street, Suite 300  
Alexandria, Virginia 22314

PROPERTY OWNERS LIST

RE: Request for Addition of 1,620 Sq.Ft. to buildings at GT Metro Business Park, 301-315 Hooff's Run Drive and 2006-2014 Eisenhower Avenue, Alexandria, Virginia.

<u>Subject Property Owner Name and Address</u>	<u>Map/Block/Lot</u>
Gibson Warehousing Limited Partnership 13873 Park Center Road, Suite 230 Herndon, Virginia 22071	079.00-01-01
GT Metro Limited Partnership c/o Wes Edwards The Carey Winston Company 8605 Westwood Center Drive, Suite 500 Vienna, Virginia 22182	079.99-01-02
<u>Abutting Property Owner's Name and Address</u>	<u>Map/Block/Lot</u>
City of Alexandria Post Office Box 178 Alexandria, Virginia 22313	79.00-01-02,05 78.00-01-7
C.N.S. Partnership 1700 Pennsylvania Avenue, N.W. Suite 900 Washington, D.C. 20006	79.00-01--03,04
Bernard M. Fagelson 1733 King Street, Suite 300 Alexandria, Virginia 22314	79.00-01-6,7,8, 79.00-01-9,10
Bogle Eisenhower LTR c/o Gates Hudson & Assoc. 3020 Hamaker Court, #301 Fairfax, Virginia 22031	79.00-01-11
Gateway South Assoc. 510 King Street, Suite 307 Alexandria, Virginia 22314	78.00-01-5
American Trucking Assoc., Inc. 2200 Mill Road Alexandria, Virginia 22314	78.00-01-6
Hubert N. Hoffman 2461 Eisenhower Avenue Alexandria, Virginia 22314	78.00-01-03

PROPERTY OWNERS LIST  
Page two

RE: Request for Addition of 1,620 Sq.Ft. to buildings at GT Metro Business Park, 301-315 Hooff's Run Drive and 2006-2014 Eisenhower Avenue, Alexandria, Virginia.

<u>Abutting Property Owner's Name and Address</u>	<u>Map/Block/Lot</u>
Southern Railway c/o Norfolk Southern 8 North Jefferson Street Roanoke, Virginia 24042	73.00-06-01.1
2111 Eisenhower Avenue Limited Partnership Post Office Box 430 Alexandria, Virginia 22313	73.00-06-3.1.2
Simpson Development Company Post Office Box 430 Alexandria, Virginia 22313	73.00-06-05

# CERTIFICATION OF NOTICE

- BOARD OF ARCHITECTURAL REVIEW
- BOARD OF ZONING APPEALS
- SPECIAL USE PERMIT
- SUBDIVISION PLAT
- VACATION OF RIGHT-OF-WAY
- ENCROACHMENT IN RIGHT-OF-WAY
- REZONING
- OTHER

TO: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT  
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing the applicant shall supply the director with a copy of the notice and the names of those persons to whom notice has been given and certify that notice has been sent or delivered to those to whom notice is required to be given. The applicant shall use the records and maps maintained by the city's office of real estate assessments to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section 11-301(A)(3).

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A)(3) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent or delivered to the attached list of property owners concerning the following issue on November 12, 1992.

date

PROPERTY ADDRESS: 301-315 Hooff's Run Drive and 2006-  
2014 Eisenhower Avenue, Alexandria, VA  
ISSUE DESCRIPTION: Request for Addition of 1,620 Sq. Ft. to  
existing buildings at GT Metro Business Park.

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P.C.

By: William C. Thomas, Jr.  
print name

(703) 548-8100

telephone

  
signature

November 13, 1992

date

BEVERLY HILLS SUBDIVISION; SUBDIVIDED & RECORDED  
1/22/37 D.B. 133 PG 420

THOMAS A MIDDLEBROOK & JEANNETTE

5/14/38 LOT 1 B.L.K. 13 BEVERLY HILLS SEC. 2.  
(LOT) 33

4/1/39 LOT 2 B.L.K. 13 BEVERLY HILLS SEC. 2.  
(LOT 34)

144/108 297/223  
162/44 223

912914 - Enderby

Deed Book / Page WB 31-56

14.00 - 11 - 39

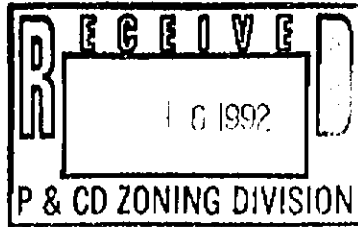
Middlebrook

Jeannette

912-914

CERTIFICATION OF NOTICE

2636



- BOARD OF ARCHITECTURAL REVIEW
- BOARD OF ZONING APPEALS
- SPECIAL USE PERMIT
- SUBDIVISION PLAT
- VACATION OF RIGHT-OF-WAY
- ENCROACHMENT IN RIGHT-OF-WAY
- REZONING
- OTHER

TO: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT  
CITY OF ALEXANDRIA, VIRGINIA

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The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A)(3) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent or delivered to the attached list of property owners concerning the following issue on 12-13-92 date

PROPERTY ADDRESS: 912 Enderby Drive, Alexandria VA

ISSUE DESCRIPTION: Single-Family Detached House

to be built and occupied by

applicants.

Richard S. Crowley

Nancy T. Crowley

print name

(703) 549-9028

telephone

*Richard S. Crowley*  
*Nancy T. Crowley*

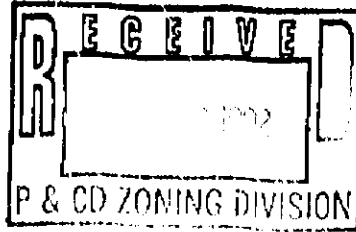
signature

12-14-92

date

# ISSUES FOR PLANNING COMMISSION AND CITY COUNCIL

## NOTICE TO ADJOINING PROPERTY OWNERS



Date: November 13, 1992

## 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 issue described below:

### ALEXANDRIA PLANNING COMMISSION

Date: 12-1-92  
7:30 P.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

### ALEXANDRIA CITY COUNCIL

Date: 12-12-92  
9:30 A.M., City Hall  
301 King Street  
City Council Chambers  
Alexandria, Virginia

ISSUE DESCRIPTION: Special Use Permit to build a Single-Family Detached House on a Sub-standard Lot by applicants

PROPERTY ADDRESS: 912 Enderby Drive, Alexandria VA

TAX MAP REFERENCE: 14.00-11-34

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

If you have any questions regarding the request you may call at 549 9028.

Sincerely yours,

P. S. Crowley

# PROPERTY OWNERS LIST

**SUBJECT PROPERTY: 912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-34**

## **ADJOINING PROPERTY OWNER'S NAME & ADDRESS:**

**RICHARD AND ELAINE DUFFY  
907 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-29**

**JEANNETTE M. MIDDLEBROOKS  
914 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-34**

**KATHERINE AND HENRY SANFORD  
908 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-36**

**DAVID AND ANN DOUGLAS  
909 BEVERLY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 23.00-2-5**

**RONALD AND HARRISON SETTLE  
909 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-30**

**JANE MOODY  
911 BEVERLY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 23.00-2-4**

**RUSSELL SNIADY  
DAPHNE MILLER  
910 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-35**

**WENDELL AND ALICE ADKINS  
913 BEVERLY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 23.00-2-3**

**ANN SMITH HUGHES  
9037 WESTERHOLME WAY  
VIENNA, VA 22180**

**(911 ENDERBY DRIVE)  
Tax Map: 14.00-11-31**

**PAUL AND LOIS STAMBAUGH  
916 BEVERLY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 23.00-2-2**

**JOHN AND KATHLEEN GARDNER  
913 ENDERBY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 14.00-11-32**

**JOHN AND MARGARET HURLEY  
917 BEVERLY DRIVE  
ALEXANDRIA, VA 22302**

**Tax Map: 23.00-2-1**

**(TAX MAP: MAP#-BLOCK#-LOT#)**

**SITE LOCATION:** 912 ENDERBY DR, 2636  
*construct dwelling on subdivided lot*

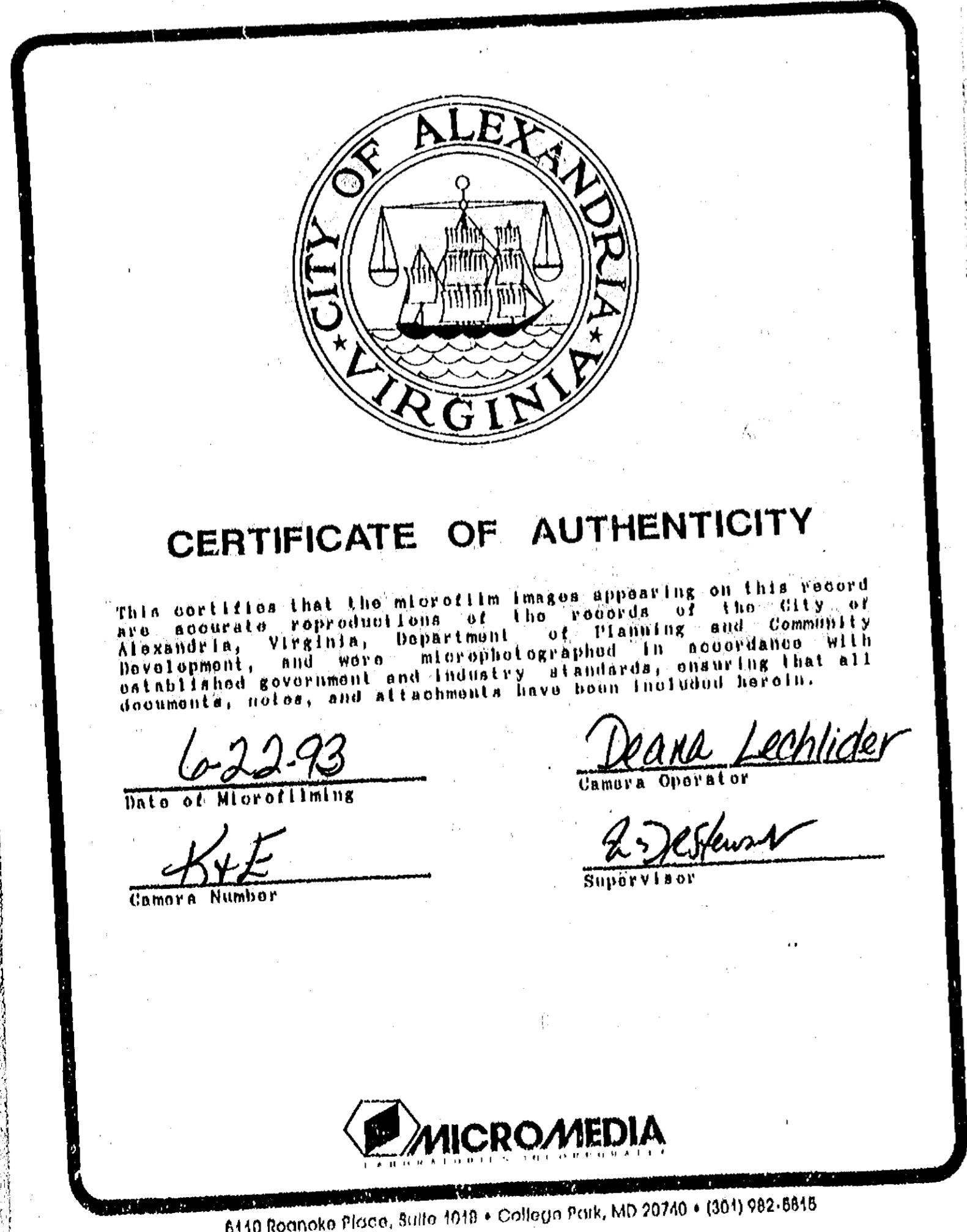
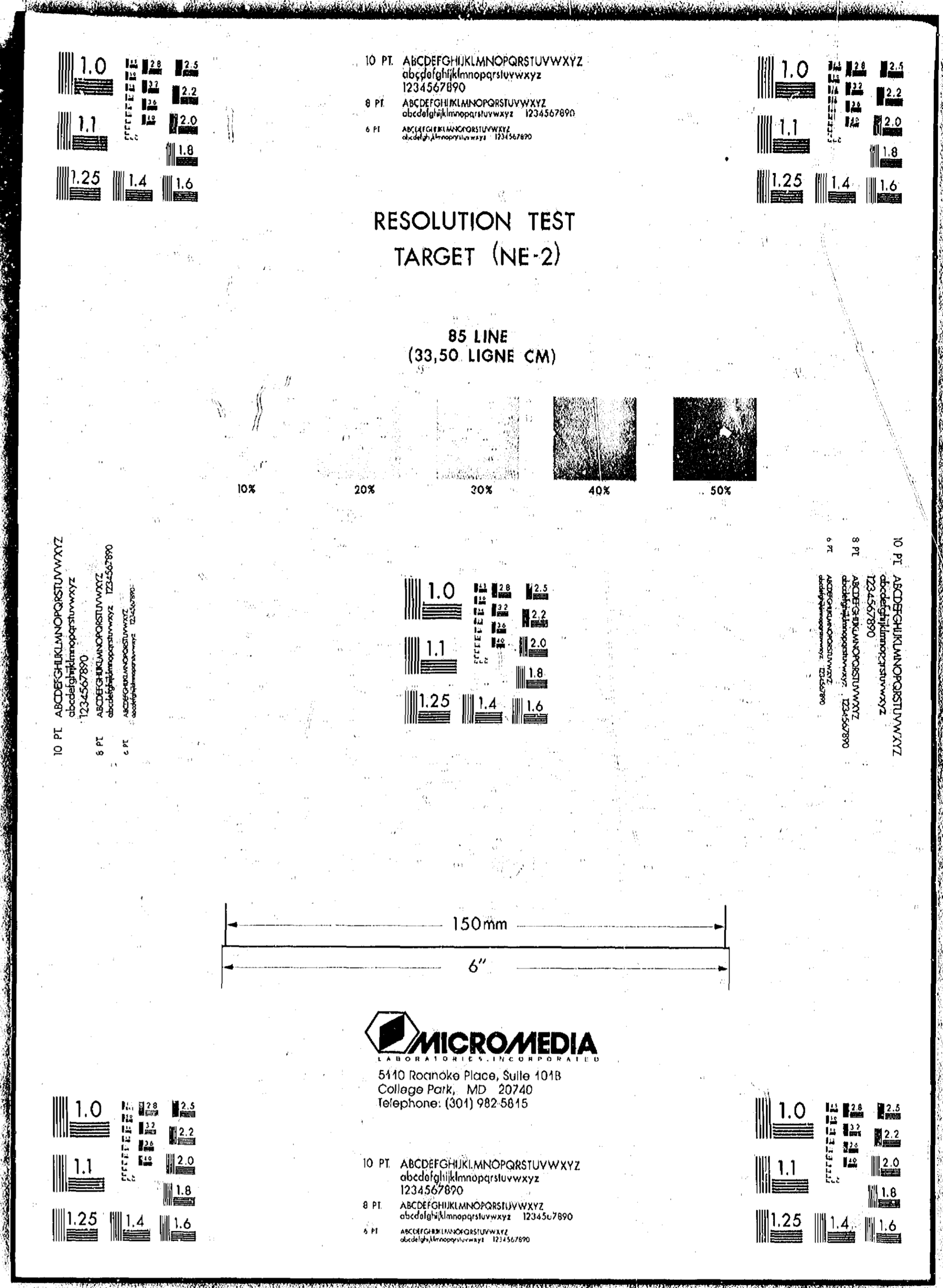
Special Use Permit  
 Board of Zoning Appeals  
 Encroachment  
 Vacation  
 Subdivision  
 Site Plan  
 B.A.R.

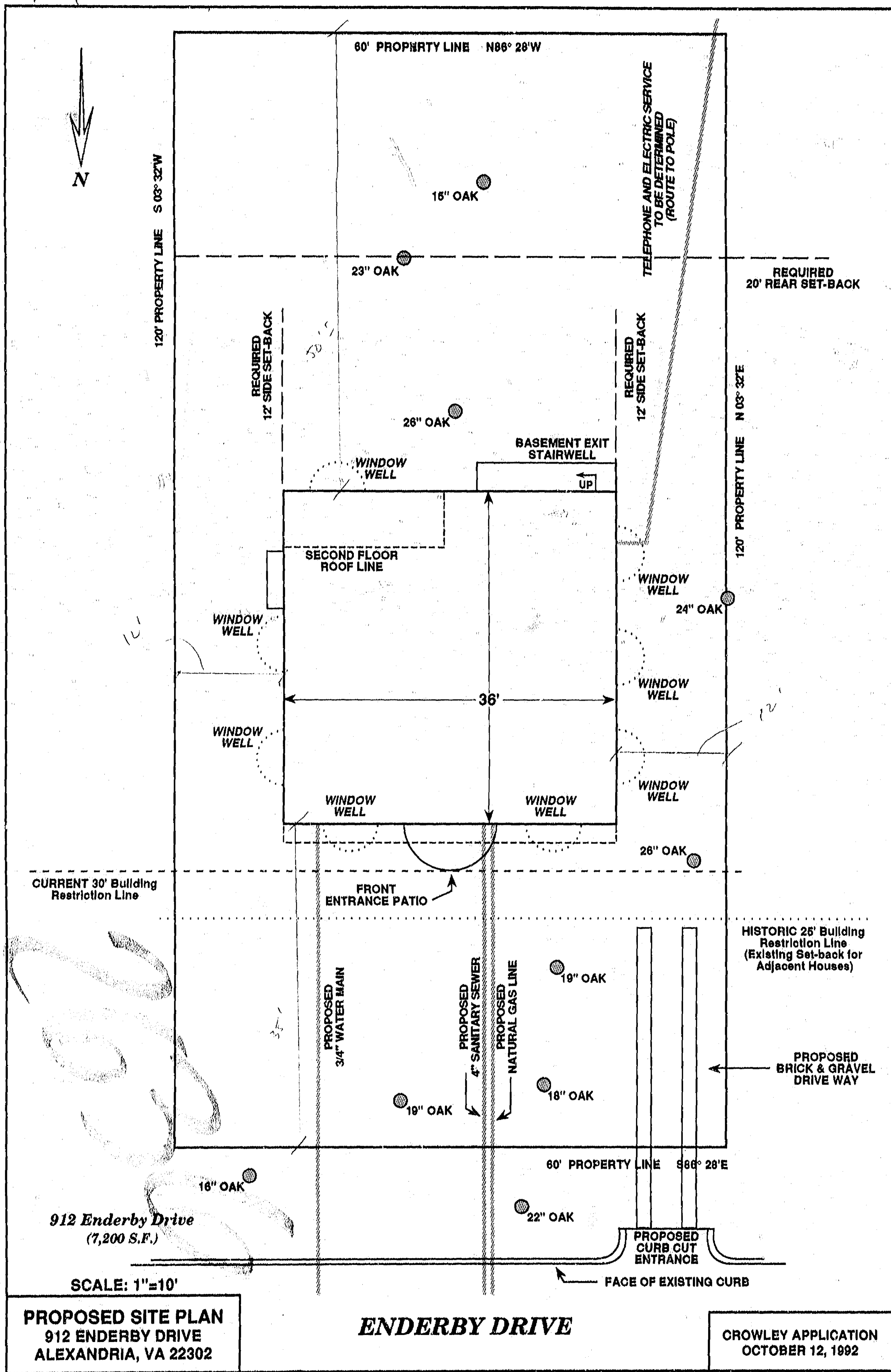
**REMARKS:**

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
Action of Board of Architectural Review:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Applicant: *Crowley* Map # *14.00-11-34 zone R8 SAP 7*

Public Hearing:  
 Planning Commission *DEC. 1, 1992* City Council B.Z.A. B.A.R.





**PROPOSED SITE PLAN**  
**912 ENDERBY DRIVE**  
**ALEXANDRIA, VA 22302**

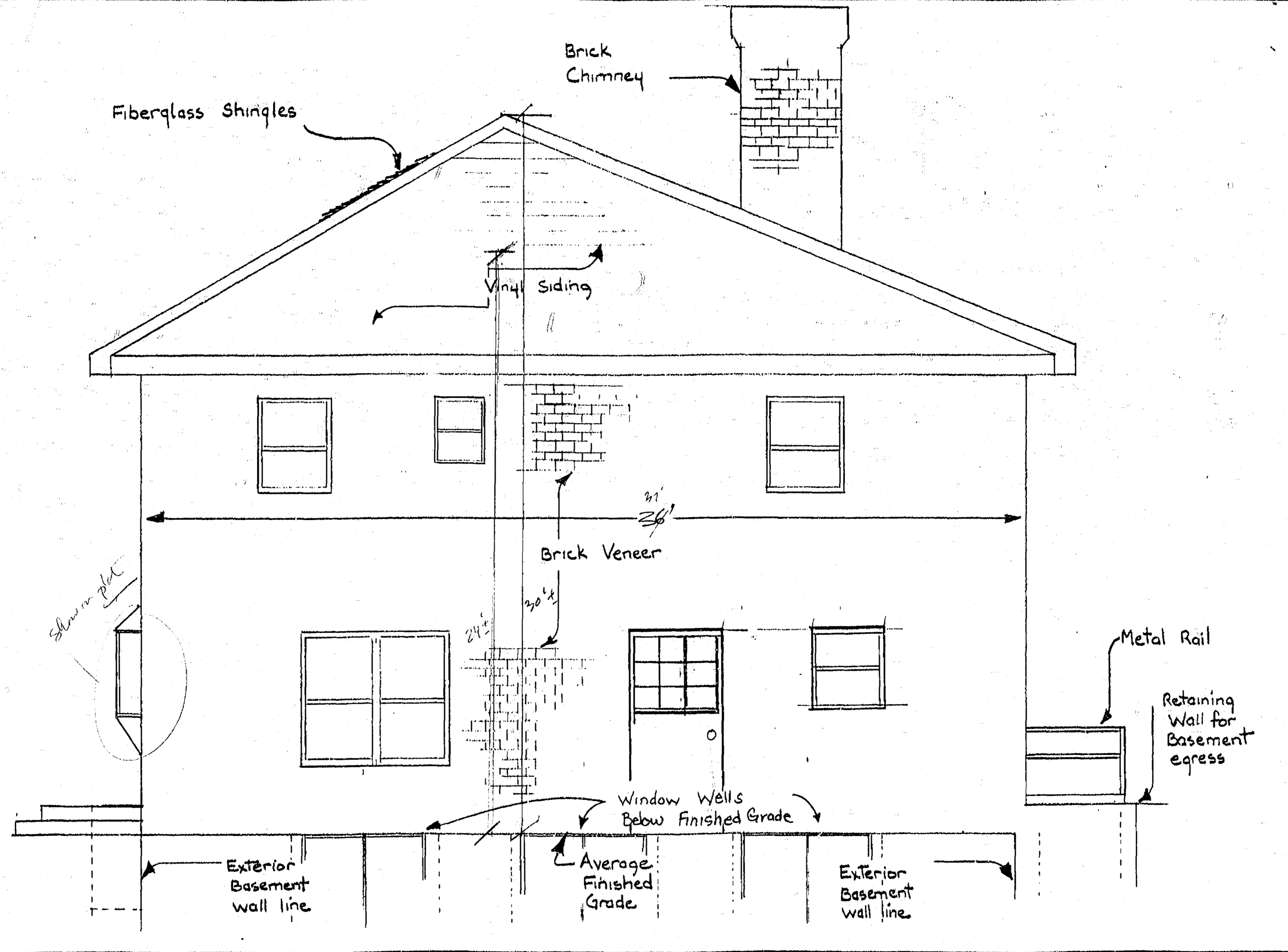
**ENDERBY DRIVE**

**CROWLEY APPLICATION**  
**OCTOBER 12, 1992**

*FILE COPY*

PROPOSED WEST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'



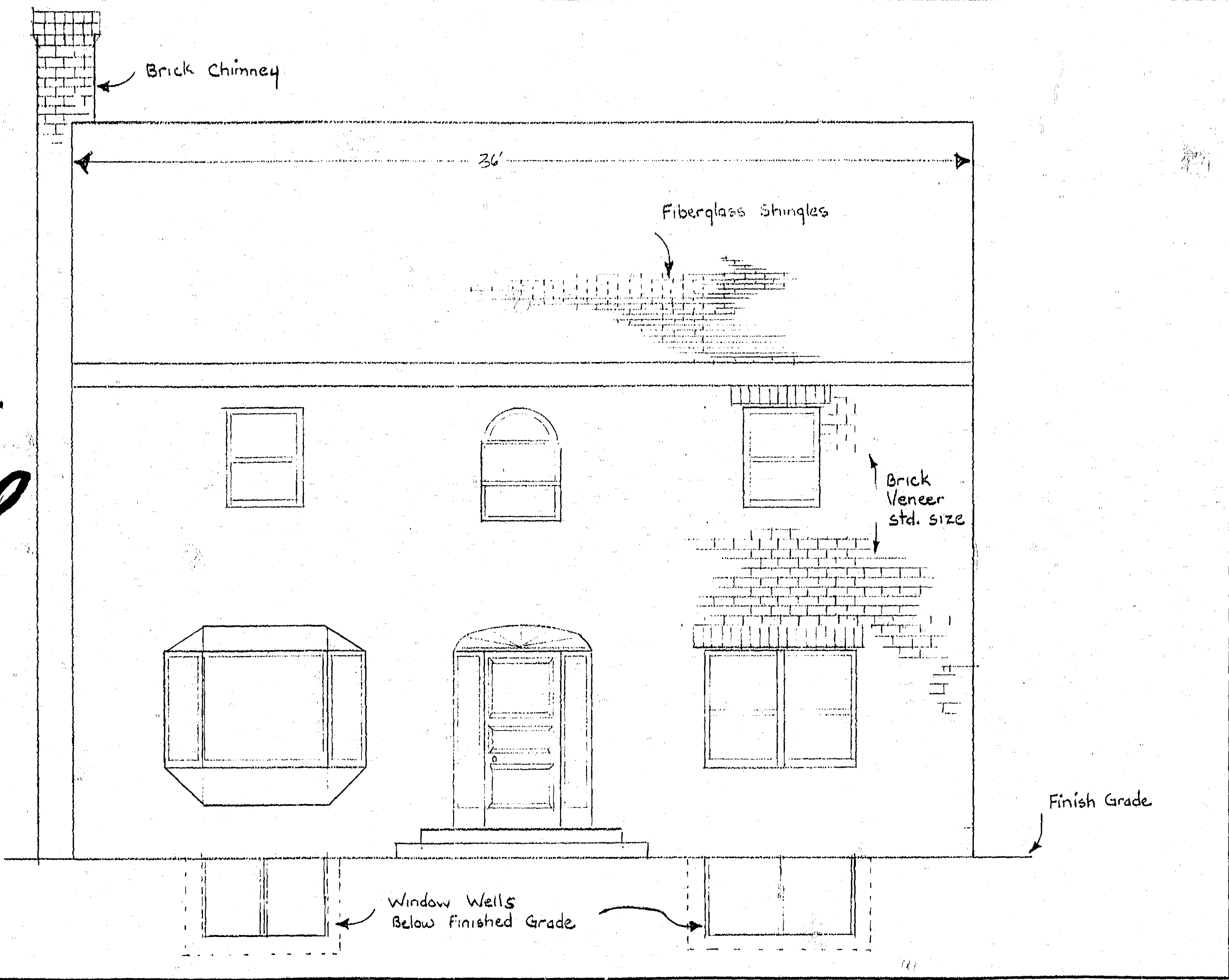
CROWLEY APPLICATION  
OCTOBER 12, 1992

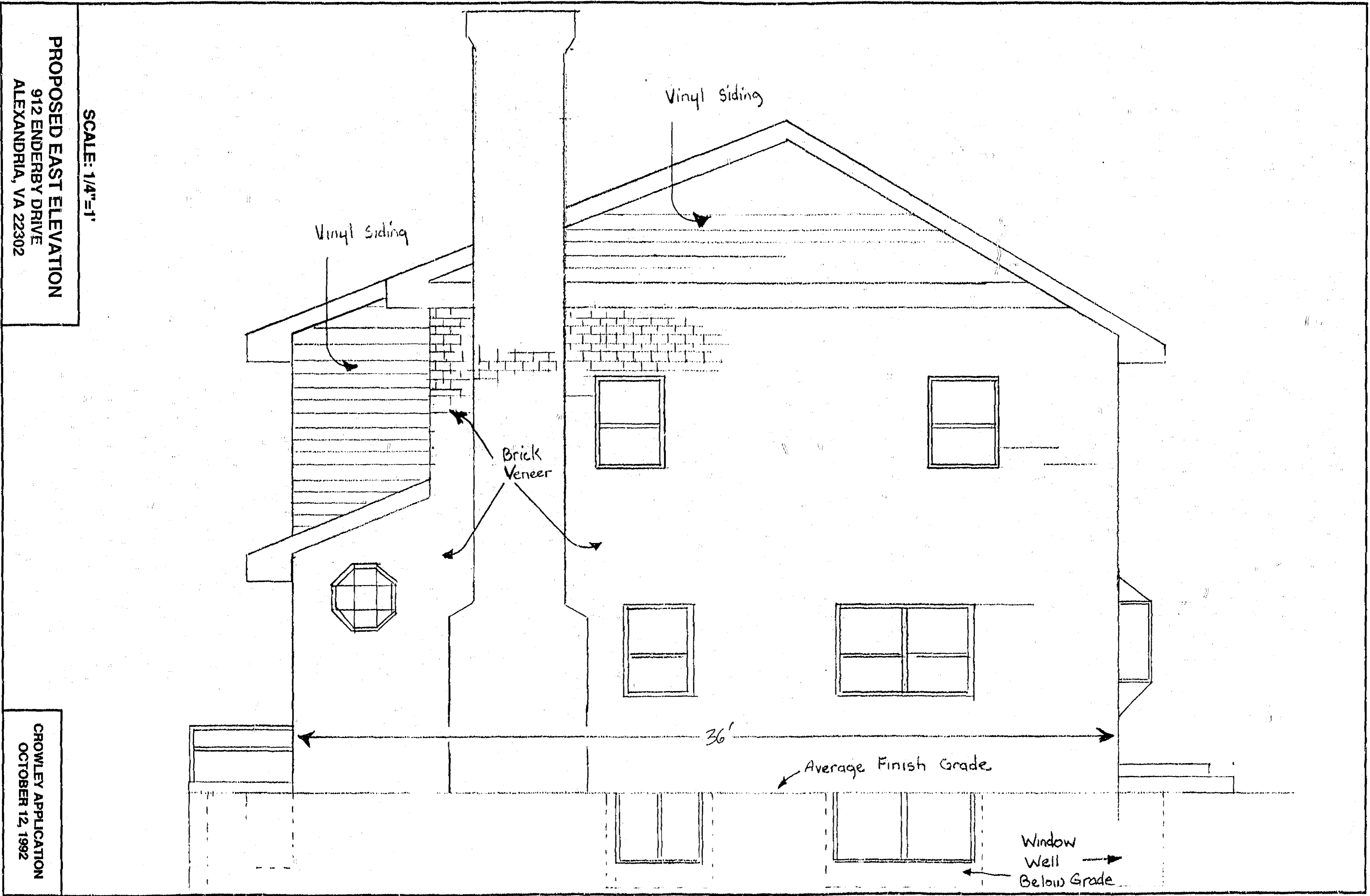
PROPOSED NORTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'

2636

CROWLEY APPLICATION  
OCTOBER 12, 1992





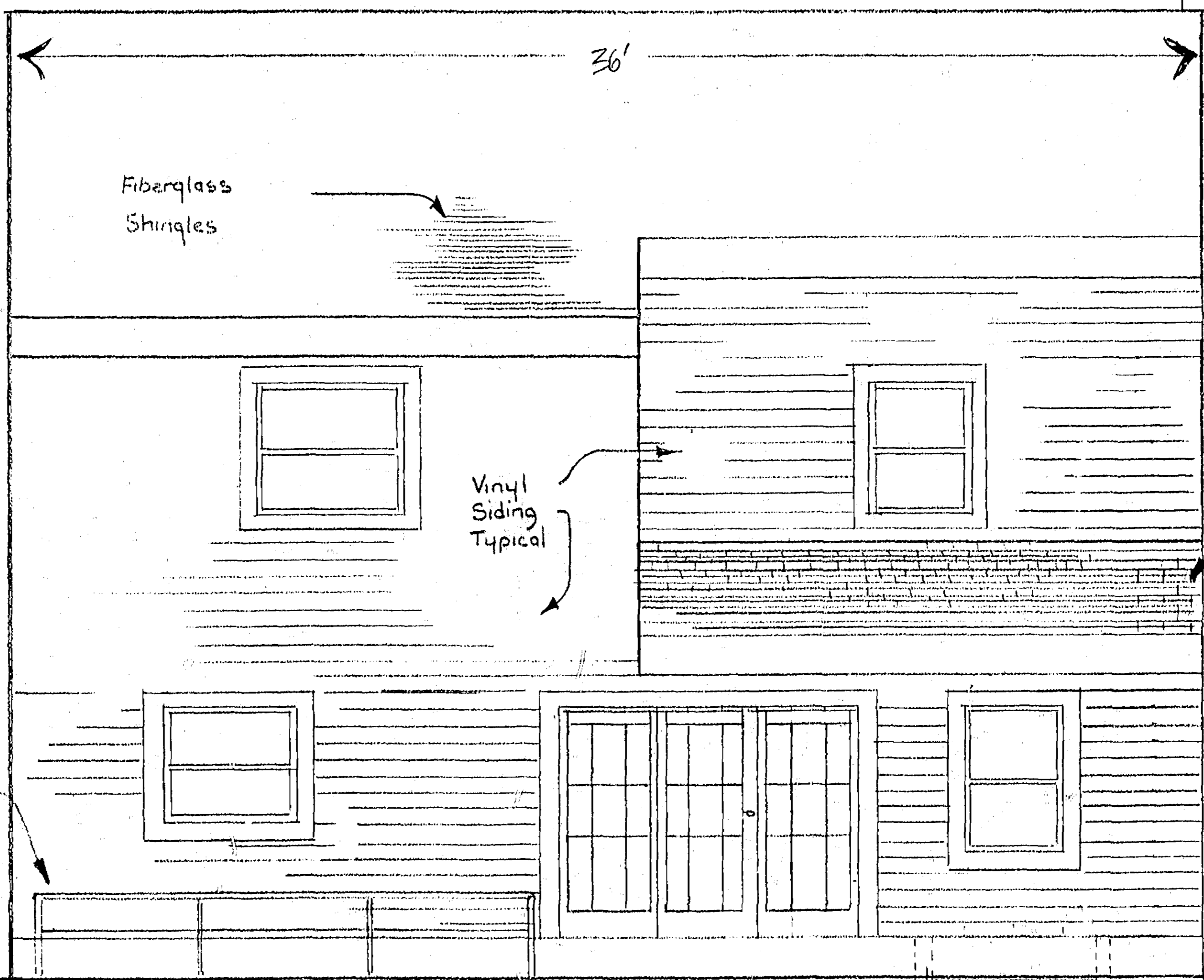
PROPOSED EAST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'

CROWLEY APPLICATION  
OCTOBER 12, 1992

PROPOSED SOUTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'



Fiberglass Shingles

Brick Chimney

Vinyl Siding Typical

Fiberglass Shingles on Low Roof

Metal Hand Rail  
Average Finished Grade

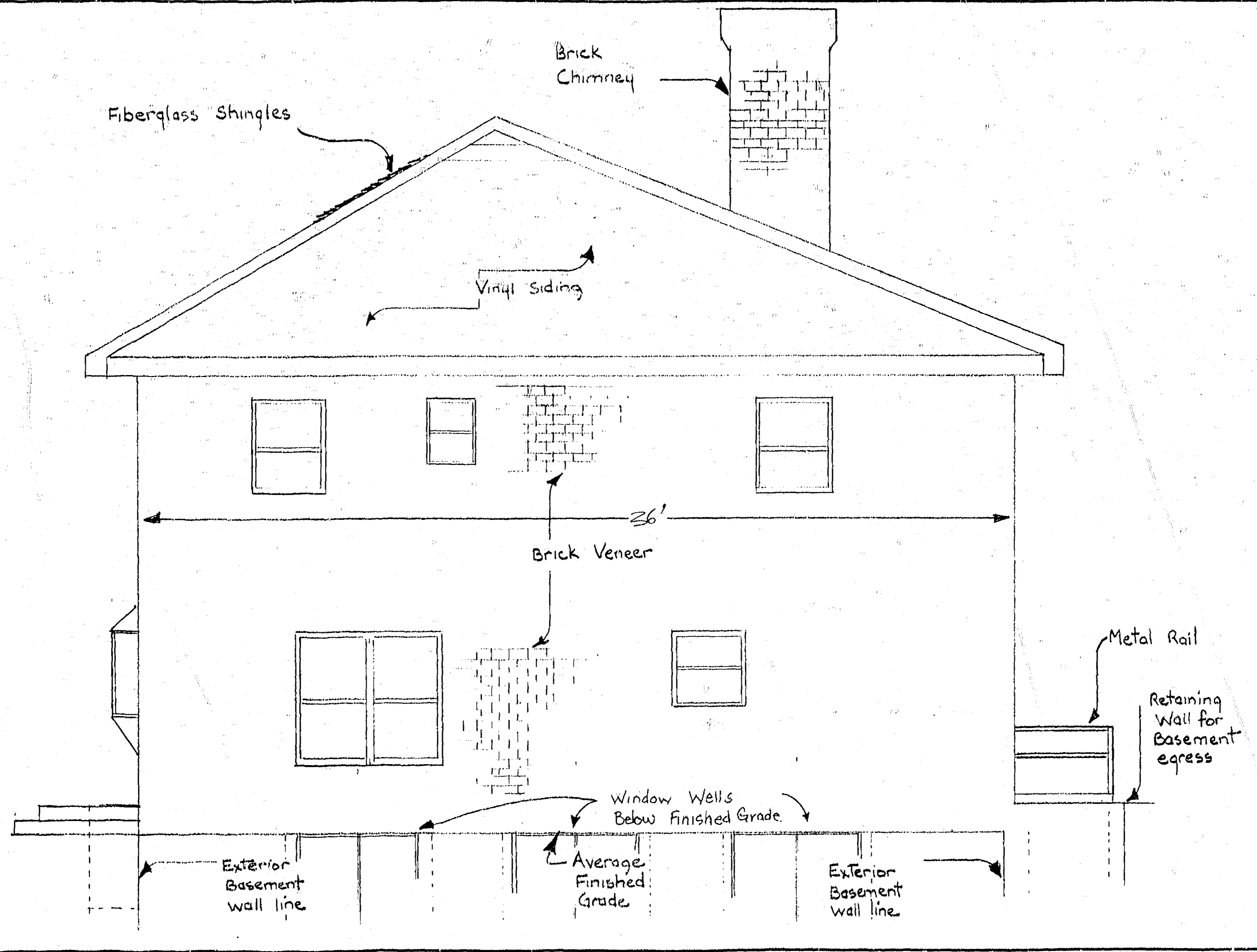
Bsmt. Stairs

Window Well Below Grade

CROWLEY APPLICATION  
OCTOBER 12, 1992

PROPOSED WEST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'



CROWLEY APPLICATION  
OCTOBER 12, 1992



120' PROPERTY LINE S 03° 32' W

REQUIRED 12' SIDE SET-BACK

60' PROPERTY LINE N 86° 28' W

15" OAK

23" OAK

TELEPHONE AND ELECTRIC SERVICE TO BE DETERMINED (ROUTE TO POLE)

REQUIRED 20' REAR SET-BACK

120' PROPERTY LINE N 03° 32' E

24" OAK

26" OAK

WINDOW WELLS

WINDOW WELL

WINDOW WELL

WINDOW WELL

WINDOW WELL

BASEMENT EXIT STAIRWELL  
UP

10' t

12'

33'

36'

39'

12'

FRONT ENTRANCE PATIO

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

CURRENT 30' Building Restriction Line

HISTORIC 25' Building Restriction Line (Existing Set-back for Adjacent Houses)

PROPOSED BRICK & GRAVEL DRIVE WAY

19" OAK

19" OAK

19" OAK

18" OAK

16" OAK

60' PROPERTY LINE S 86° 28' E

912 Enderby Drive (7,200 S.F.)

SCALE: 1"=10'

PROPOSED SITE PLAN  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

ENDERBY DRIVE

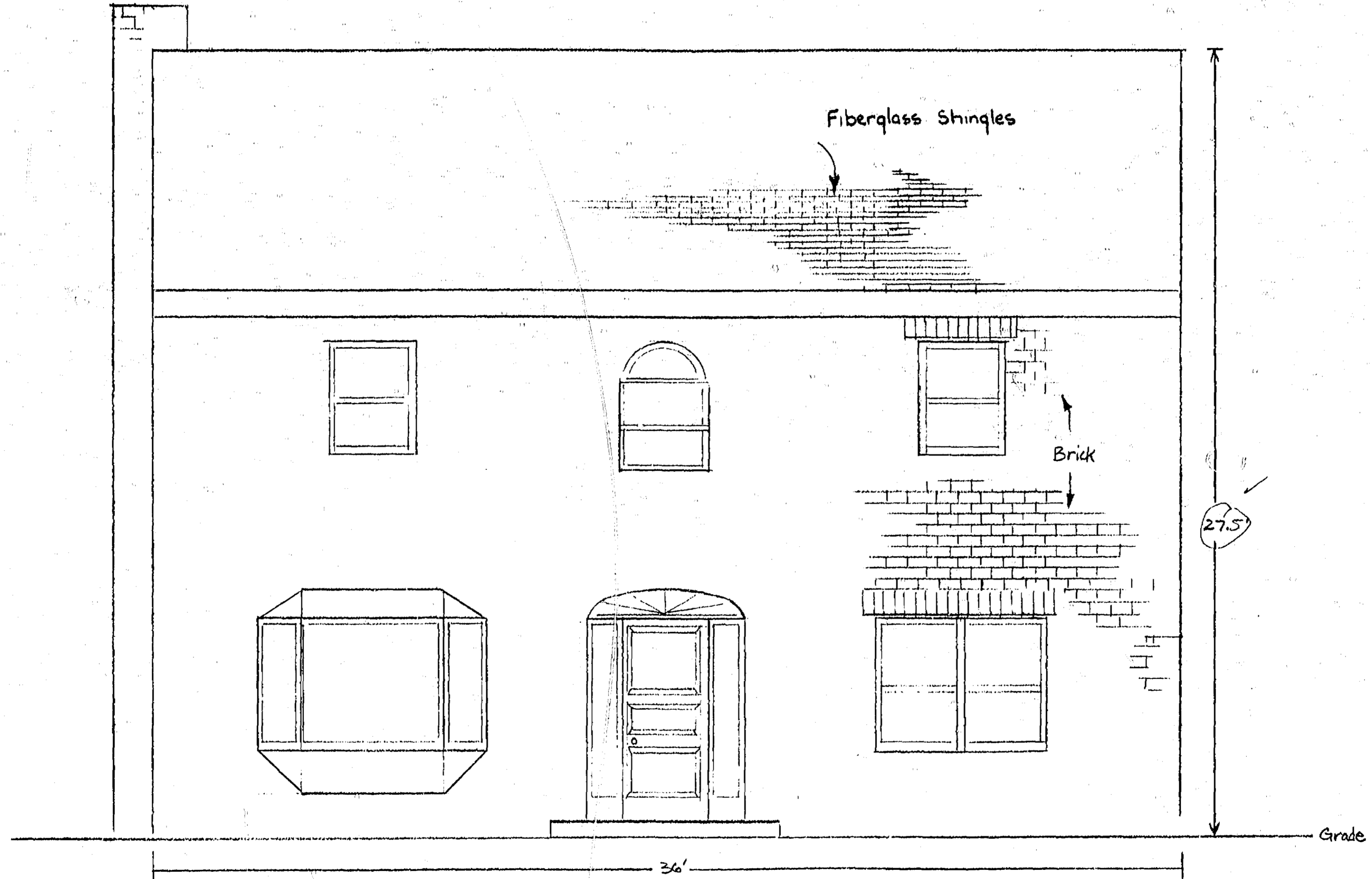
PROPOSED CURB CUT ENTRANCE  
FACE OF EXISTING CURB

CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

200502636

PROPOSED NORTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

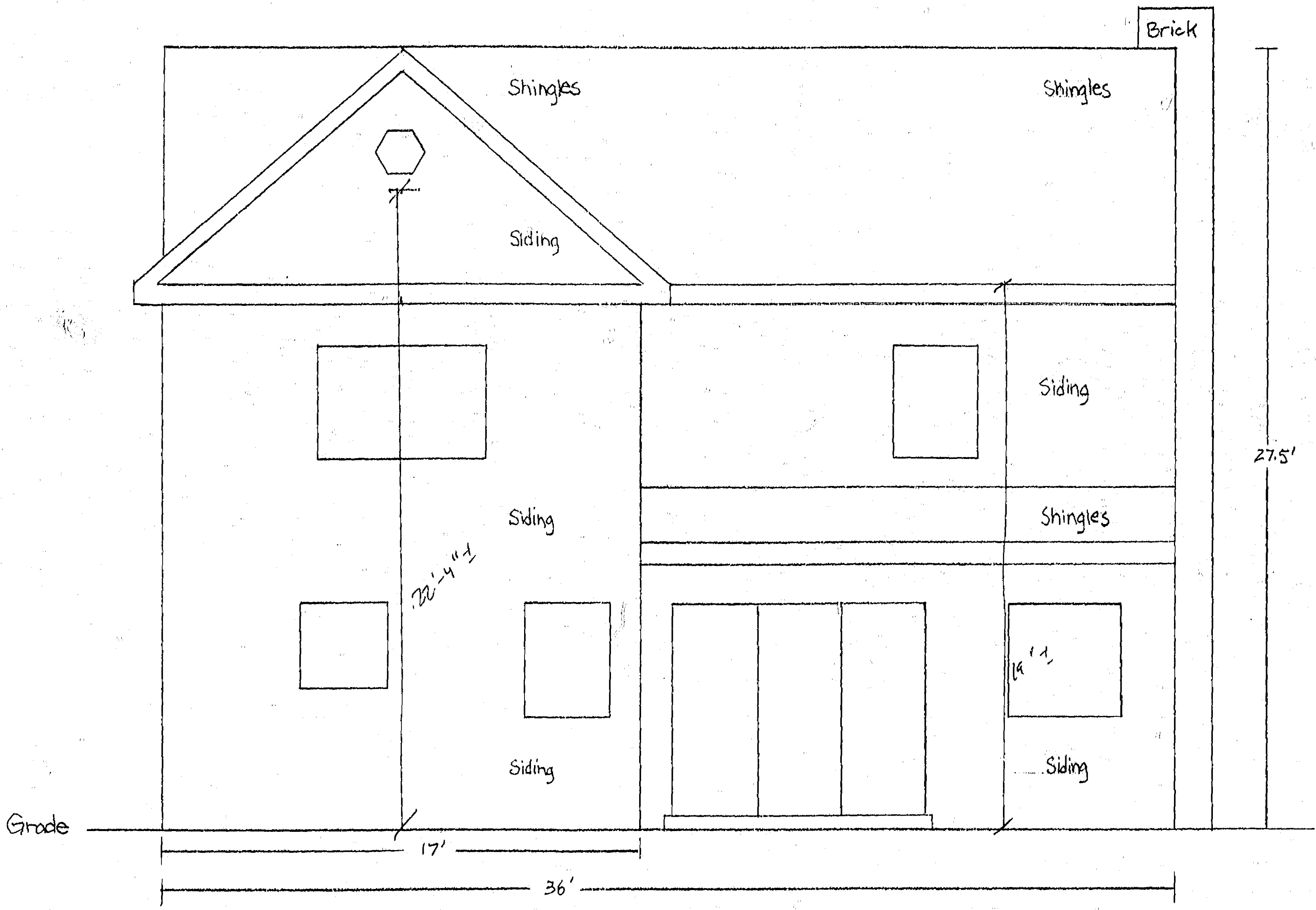
SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED SOUTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

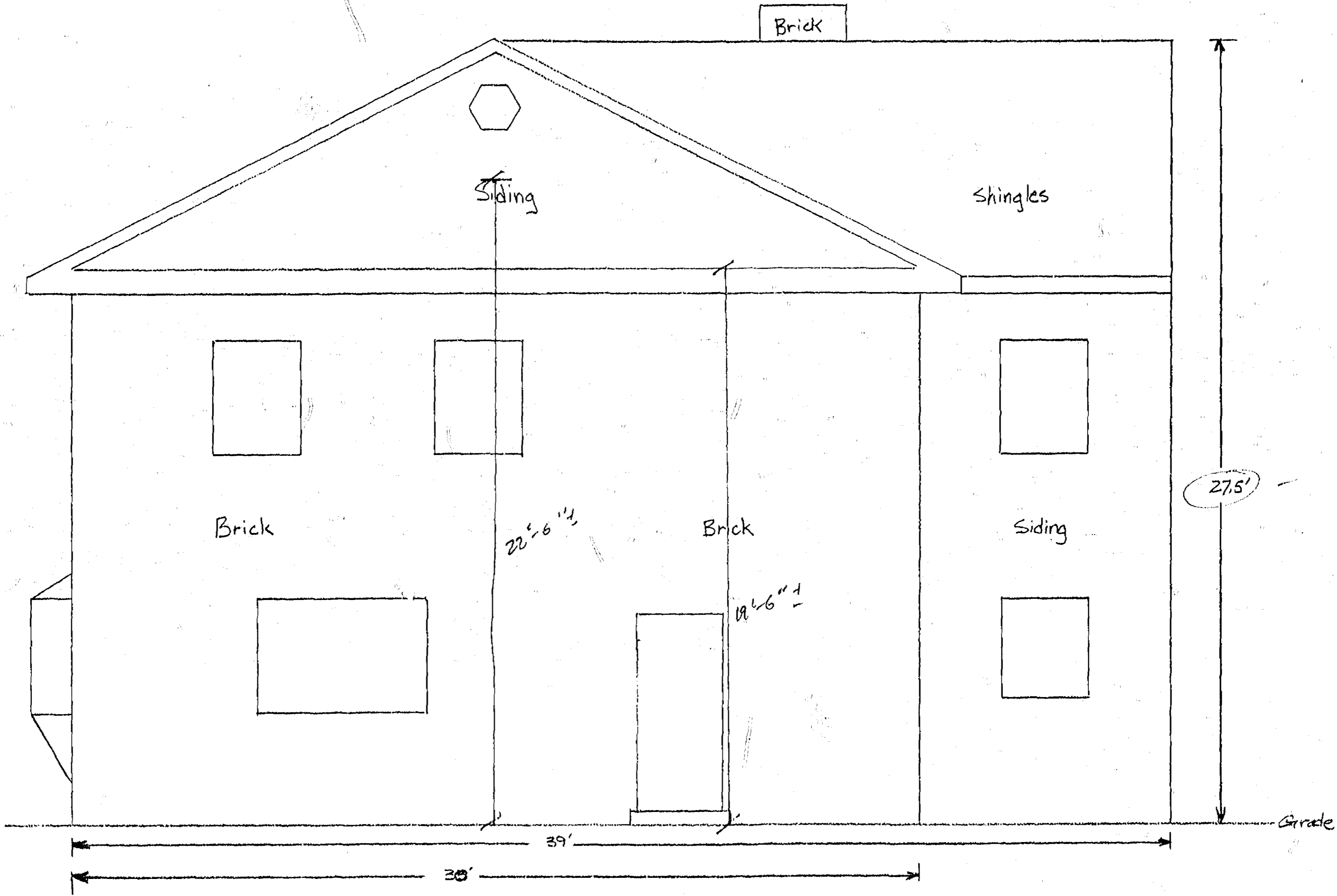
SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED WEST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

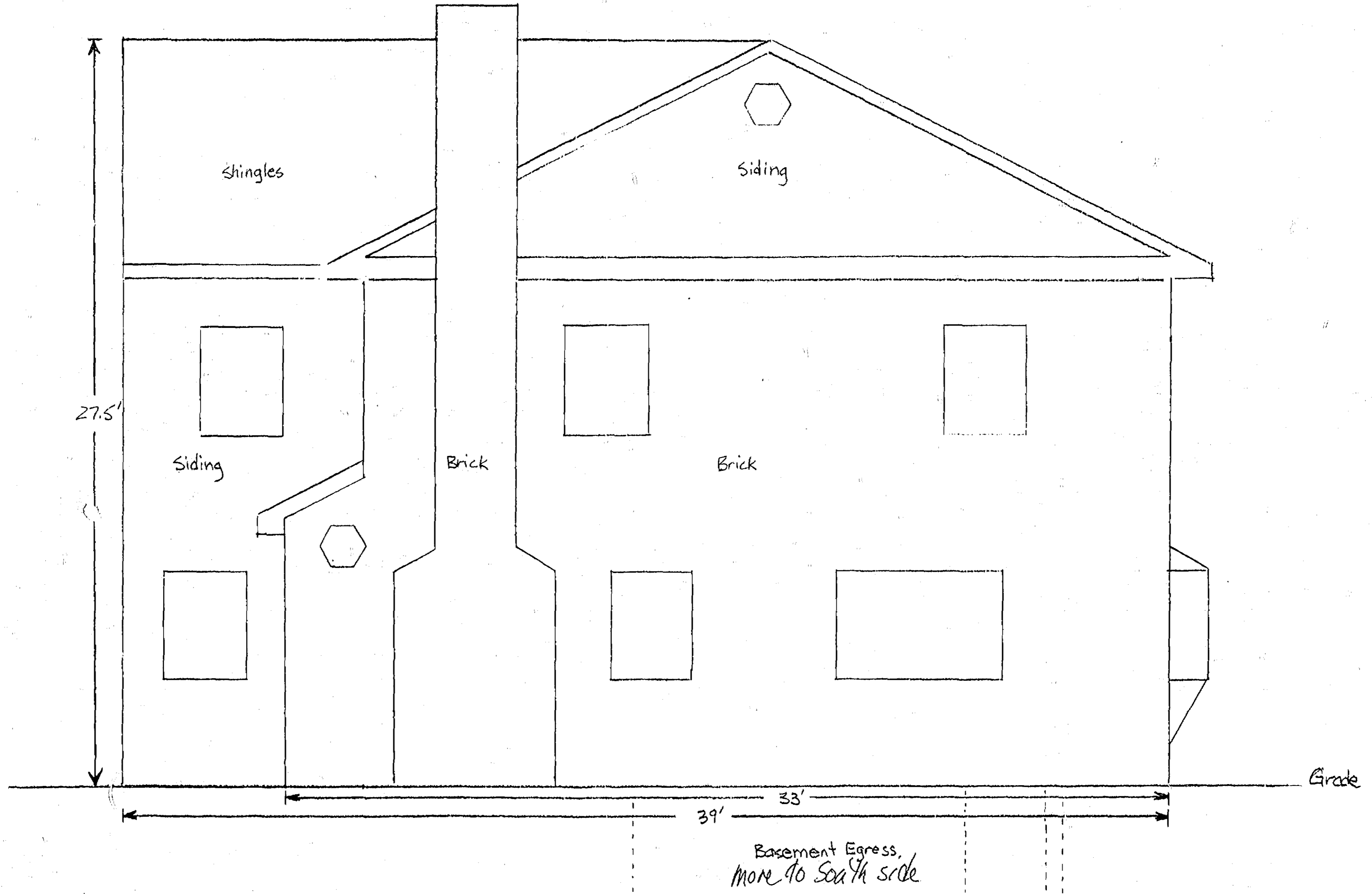
SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED EAST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992



120' PROPERTY LINE S 03° 32'W

60' PROPERTY LINE N 86° 28'W

23' OAK

15' OAK

TELEPHONE AND ELECTRIC SERVICE TO BE DETERMINED (ROUTE TO POLE)

REQUIRED 20' REAR SET-BACK

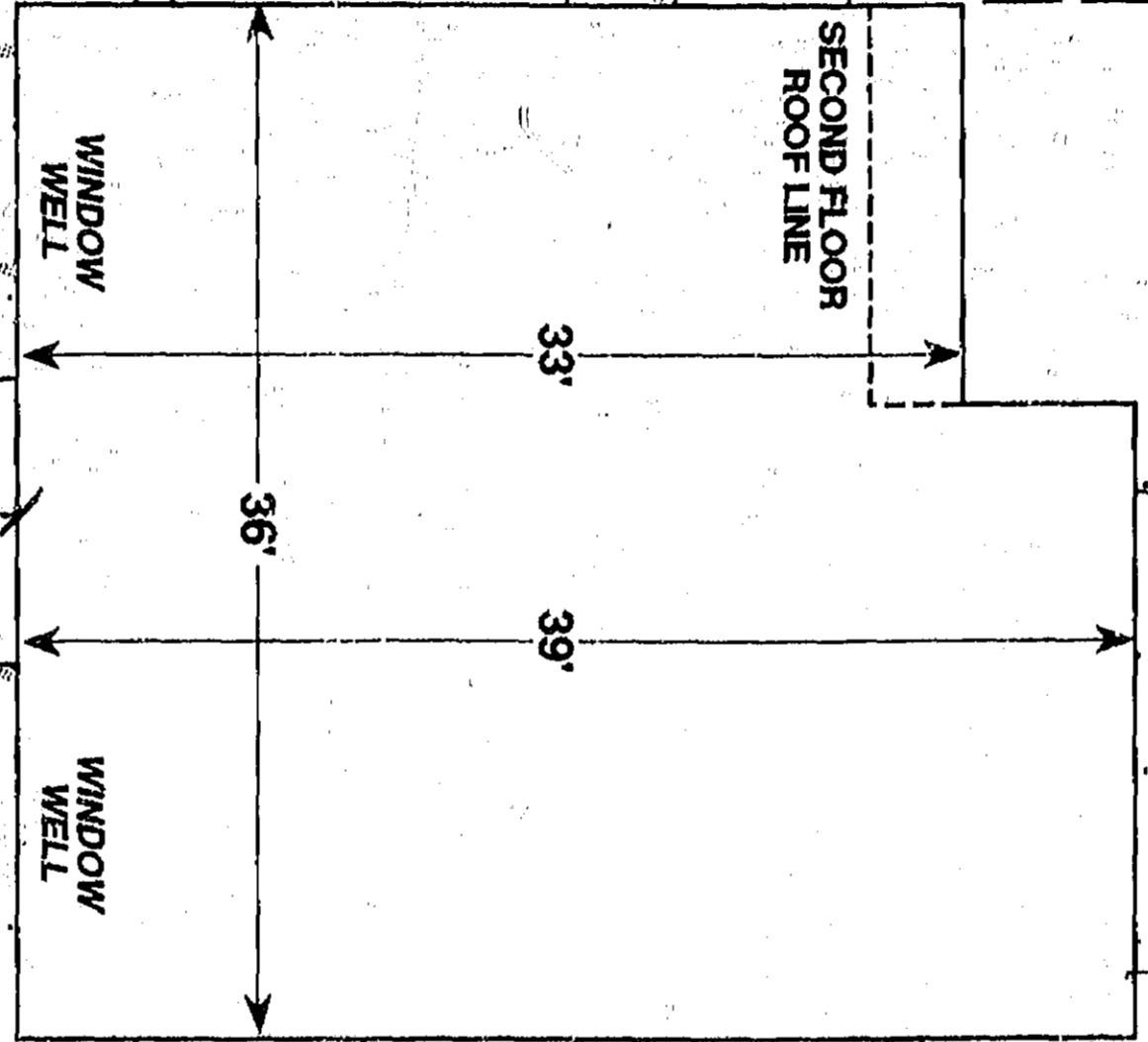
120' PROPERTY LINE N 03° 32'E

REQUIRED 12' SIDE SET-BACK

REQUIRED 12' SIDE SET-BACK

*Move to Southside*  
BASEMENT EXIT STAIRWELL

SECOND FLOOR ROOF LINE



FRONT ENTRANCE PATIO

CURRENT 30' Building Restriction Line

HISTORIC 25' Building Restriction Line (Existing Set-back for Adjacent Houses)

PROPOSED BRICK & GRAVEL DRIVE WAY

PROPOSED 3/4" WATER MAIN

PROPOSED NATURAL GAS LINE

PROPOSED 4" SANITARY SEWER

16" OAK

19" OAK

18" OAK

19" OAK

912 Enderby Drive (7,200 S.F.)

SCALE: 1" = 10'

PROPOSED SITE PLAN  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

ENDERBY DRIVE

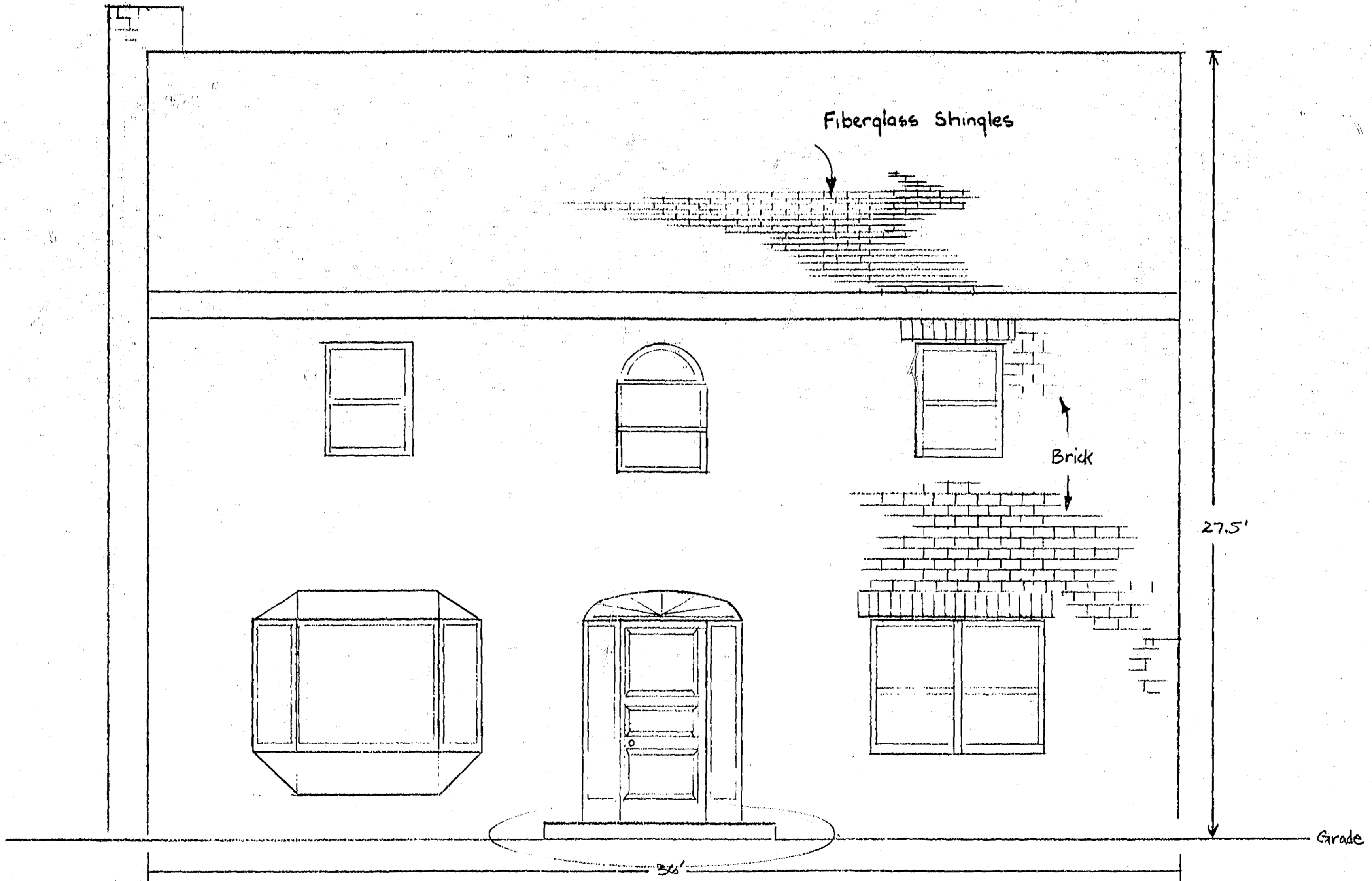
PROPOSED CURB CUT ENTRANCE  
FACE OF EXISTING CURB

CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

2636

PROPOSED NORTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

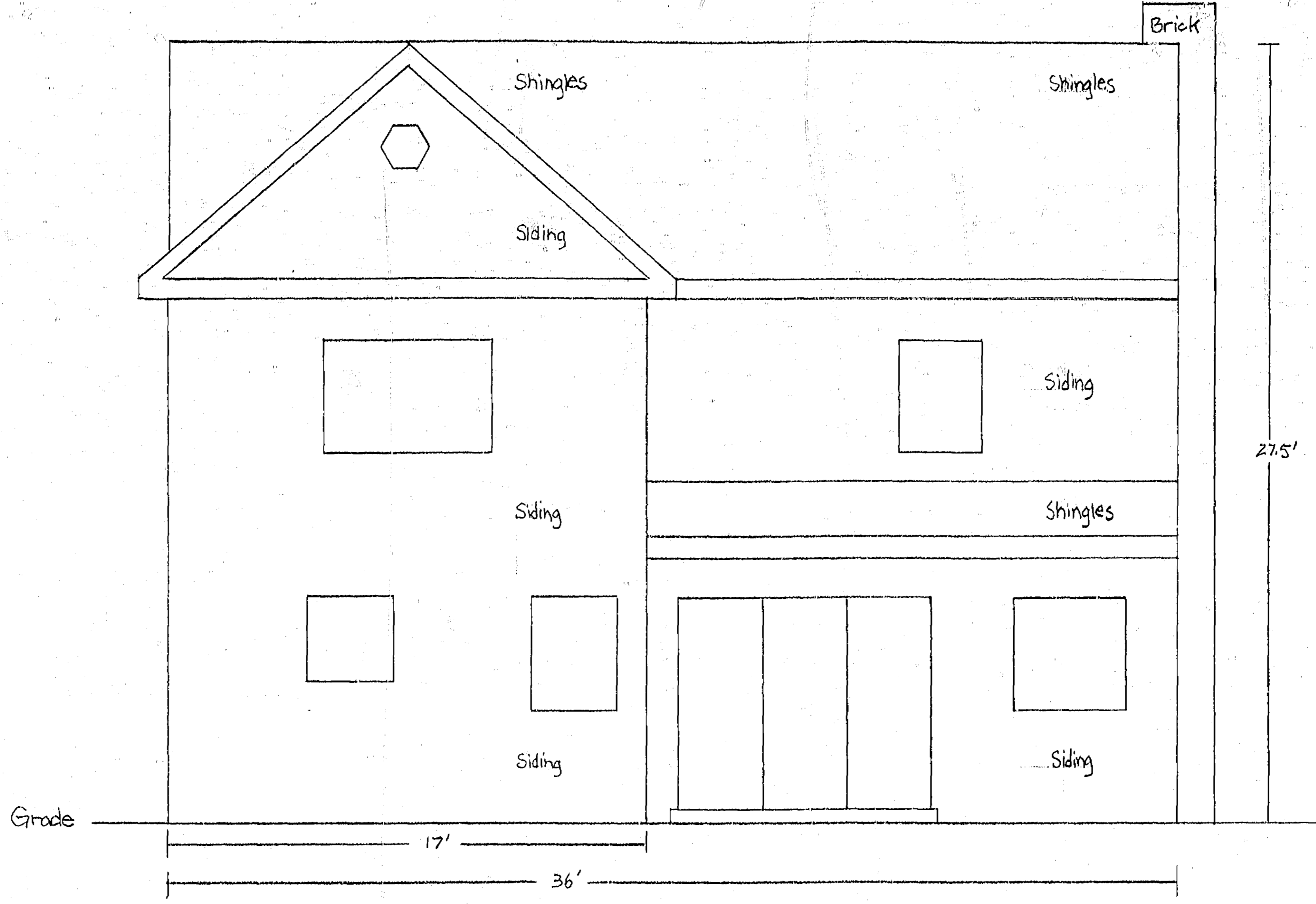
SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED SOUTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

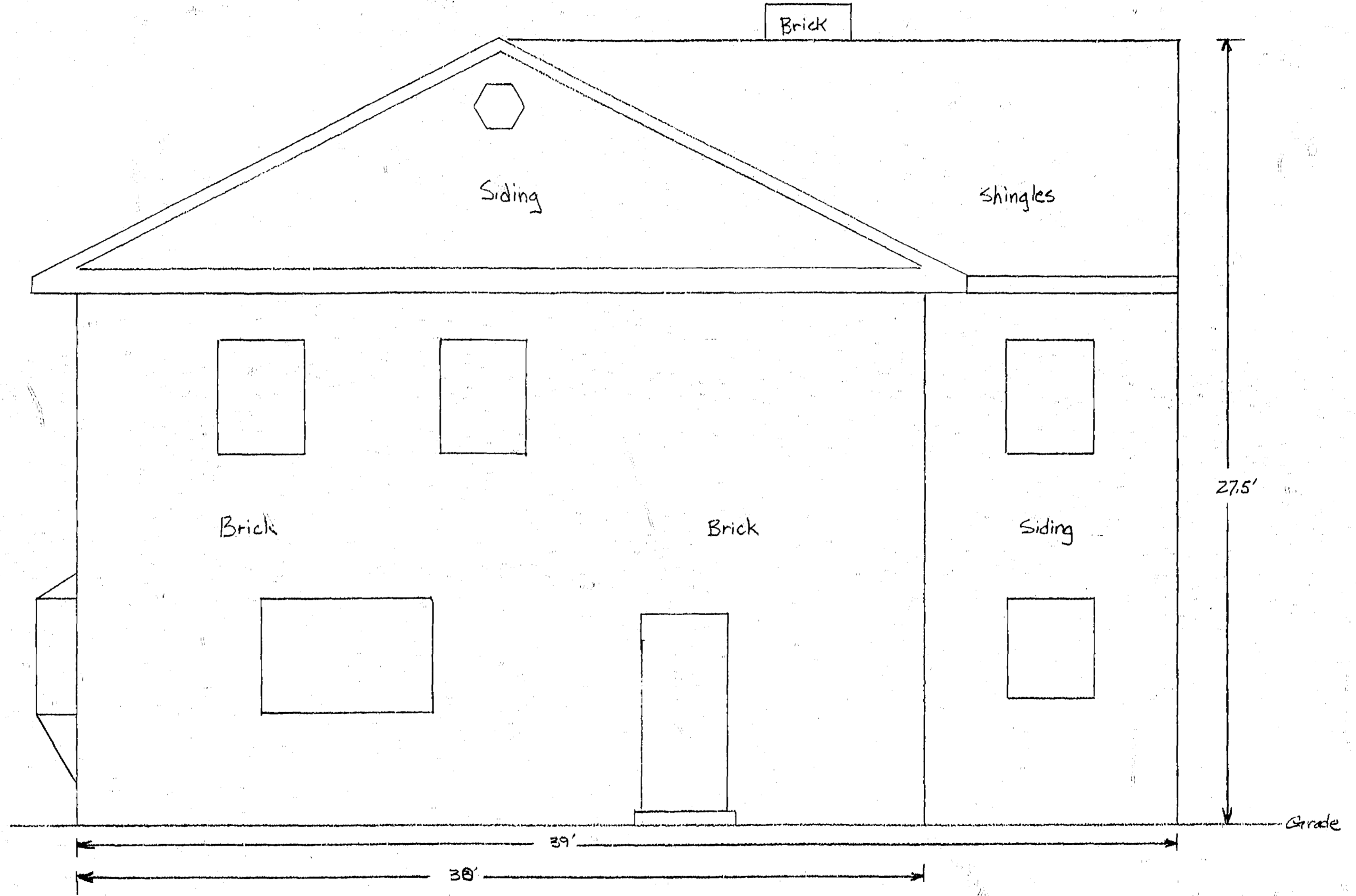
SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED WEST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

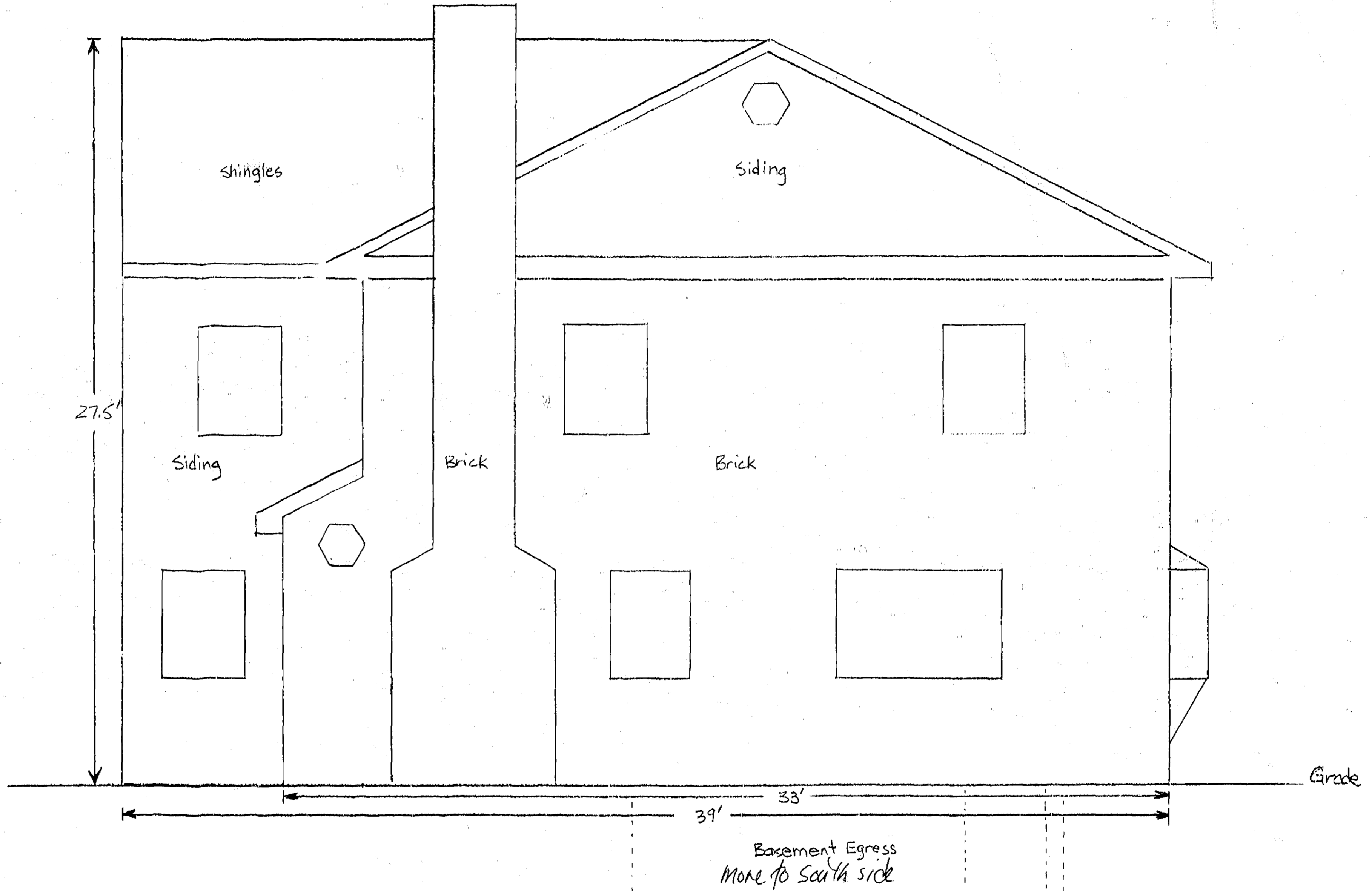
SCALE: 1/4" = 1'



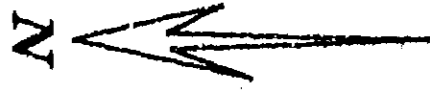
CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992

PROPOSED EAST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4" = 1'



CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER 16, 1992



120' PROPERTY LINE S 03° 32'W

60' PROPERTY LINE N86° 28'W

REQUIRED 12' SIDE SET-BACK

15" OAK

23" OAK

26" OAK

TELEPHONE AND ELECTRIC SERVICE TO BE DETERMINED (ROUTE TO POLE)

REQUIRED 20' REAR SET-BACK

120' PROPERTY LINE N 03° 32'E

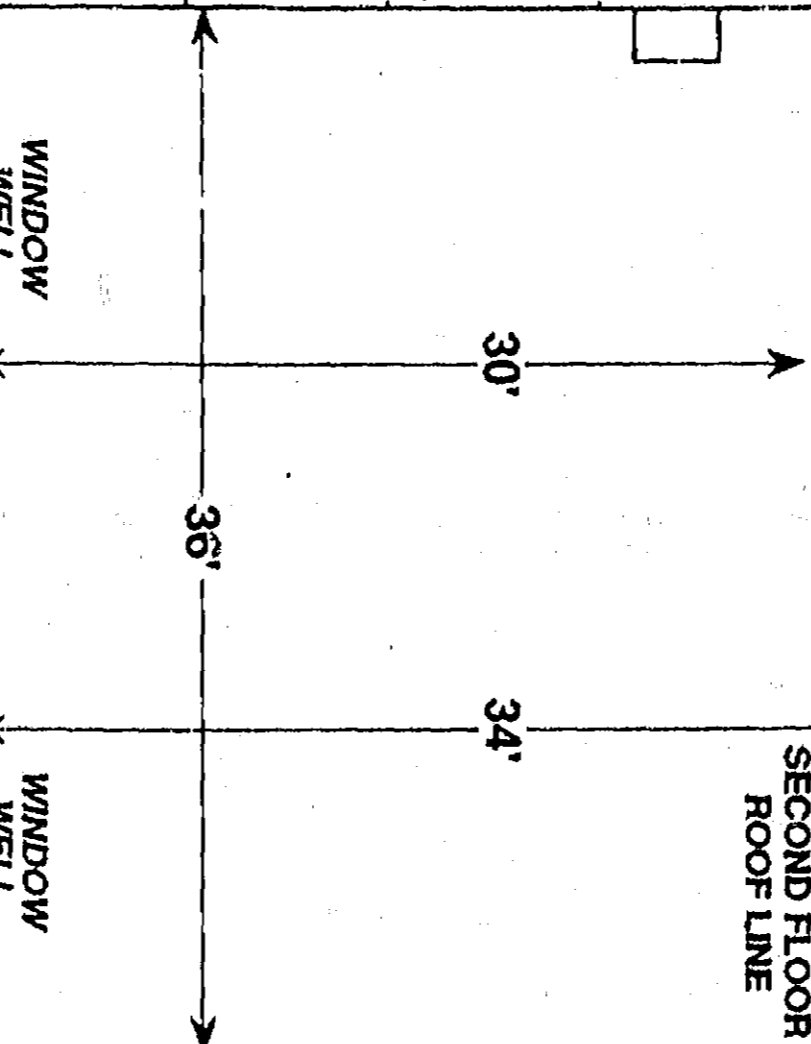
CURRENT 30' Building Restriction Line

CHIMNEY (MOVED INSIDE INTERIOR)

OVERHANG

BASEMENT EXIT STAIRWELL

SECOND FLOOR ROOF LINE



OVERHANG

26" OAK

WINDOW WELL 24" OAK

WINDOW WELL

WINDOW WELL

HISTORIC 25' Building Restriction Line (Existing Set-back for Adjacent Houses)

PROPOSED BRICK & GRAVEL DRIVE WAY

PROPOSED 3/4" WATER MAIN

PROPOSED NATURAL GAS LINE

PROPOSED 4" SANITARY SEWER

19" OAK

18" OAK

19" OAK

60' PROPERTY LINE S86° 28'E

22" OAK

912 Enderby Drive (7,200 S.F.)

SCALE: 1"=10'

PROPOSED SITE PLAN  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

ENDERBY DRIVE

PROPOSED CURB CUT ENTRANCE  
FACE OF EXISTING CURB

CROWLEY APPLICATION  
OCTOBER 12, 1992  
REV. NOVEMBER, 29 1992

REVISED PLANS SUBMITTED AT CITY COUNCIL BY APPLICANT  
12-12-92  
23

PROPOSED NORTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'

21.5  
25.5

BRICK

SHINGLES

BRICK

$$\begin{array}{r} 36 \times 30 = 1080 \\ \times 2 \\ \hline 2160 \end{array}$$

$$16 \times 4 = +64$$

$$\hline 2224 \text{ sq ft}$$

11.7% sq. ft. reduction  
from 11-16-92  
Revision

~~1/34~~ 5.34  
@  
PEAK PEAK

2520 sq ft  
allowable FAR

03 structural

8' 2nd Floor

12 structural DEPTH

9' First Floor

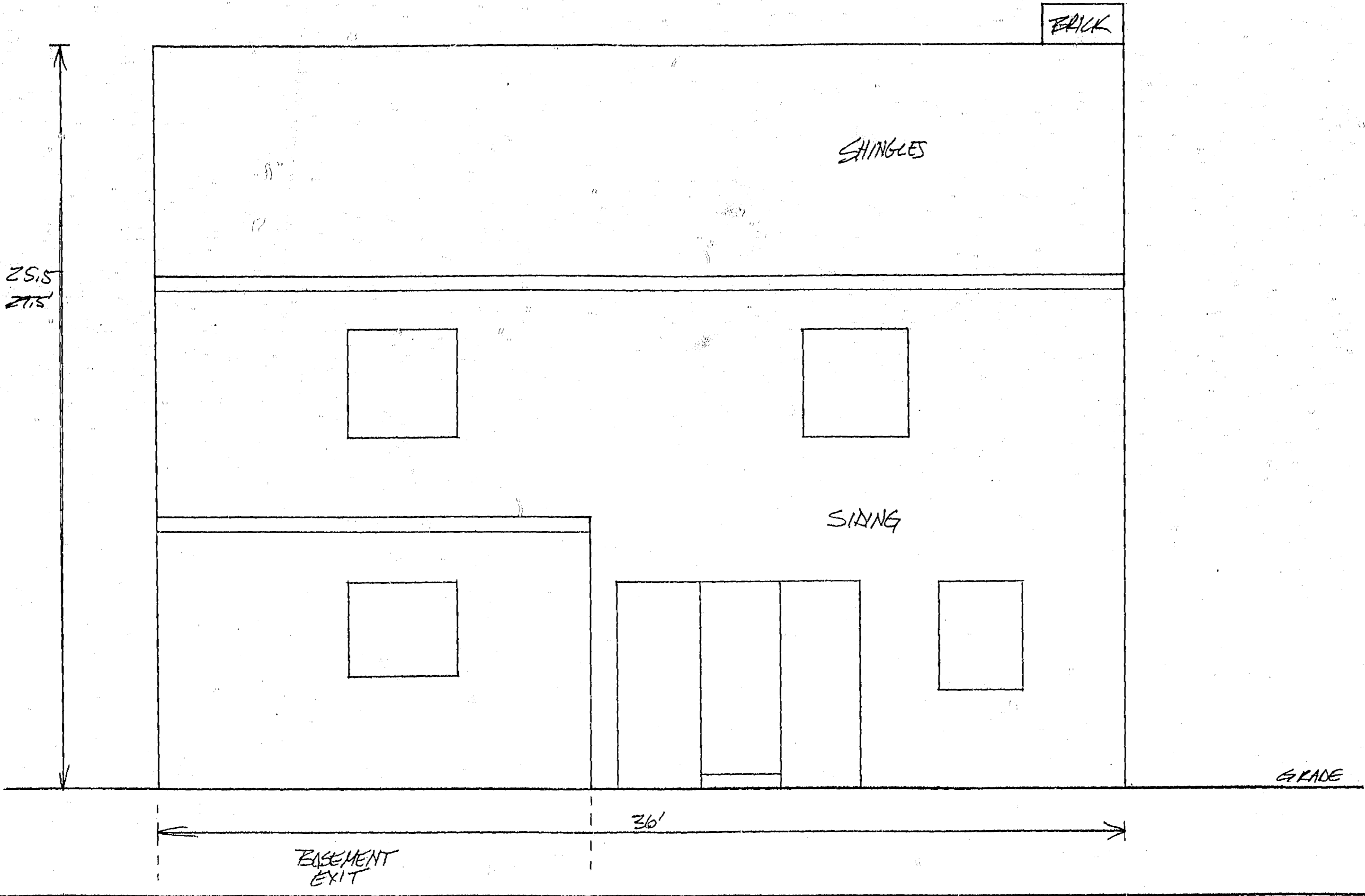
-6" STOOD GRADE

36

CROWLEY APPLICATION  
NOVEMBER 29, 1992

PROPOSED SOUTH ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'

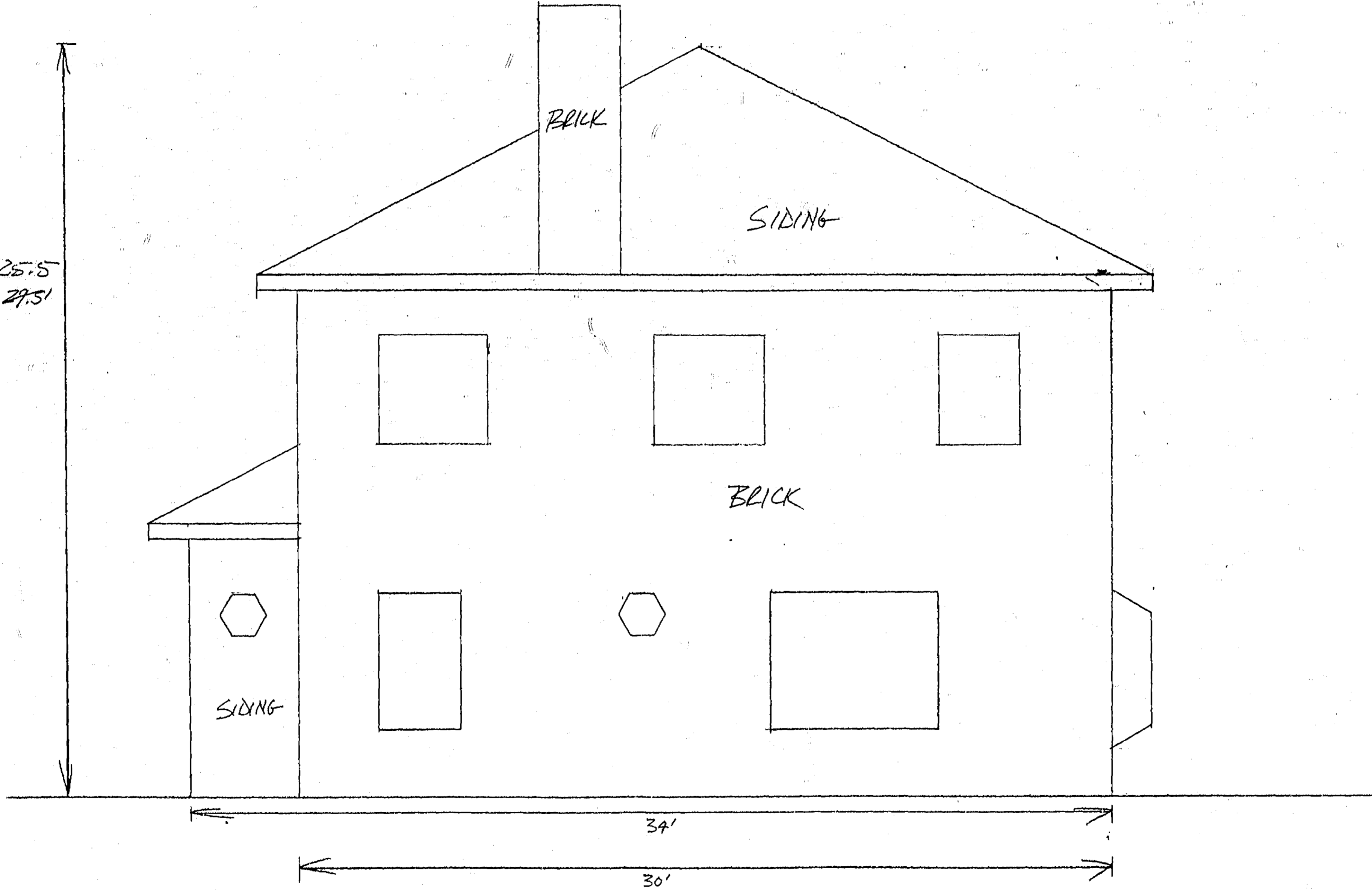


CROWLEY APPLICATION  
NOVEMBER 28, 1992

PROPOSED EAST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4" = 1'

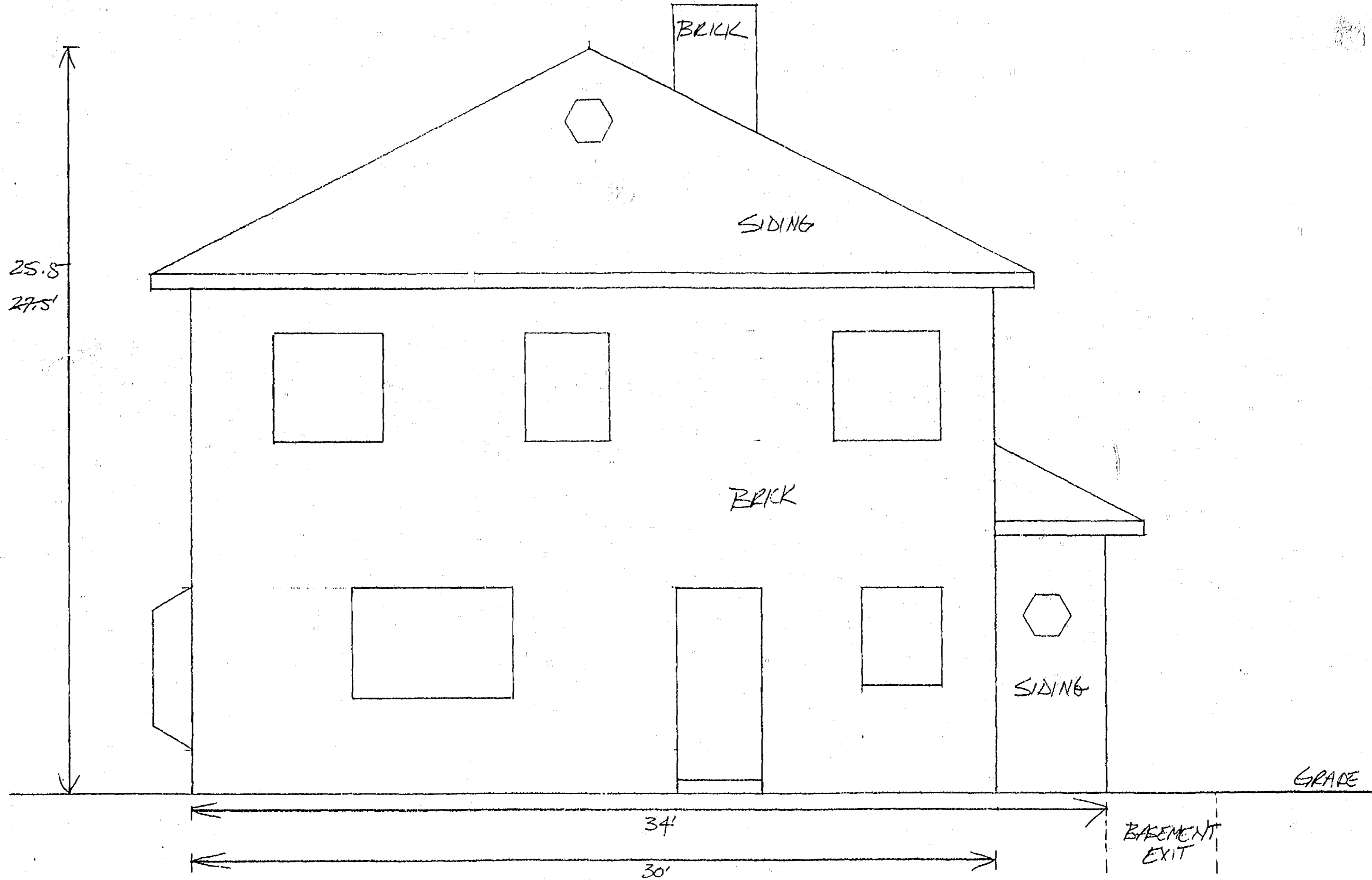
25.5'  
29.5'



CROWLEY APPLICATION  
NOVEMBER 29, 1992

PROPOSED WEST ELEVATION  
912 ENDERBY DRIVE  
ALEXANDRIA, VA 22302

SCALE: 1/4"=1'



CROWLEY APPLICATION  
NOVEMBER 29, 1992

