

PLAT SHOWING
 LOTS 500 & 501
 BEING A RESUBDIVISION OF
 LOTS 9, 10, 11, & RESIDUE OF LOT 8
 BLOCK 10

PARK ADDITION TO ALEXANDRIA

CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" : 20' AUGUST 3, 1981

NOTES

- 1) THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON THE CITY OF ALEXANDRIA ASSESSMENT MAP 43.04-02-50 & 31 AND IS ZONED RB.
- 2) NO TITLE REPORT FURNISHED.
- 3) TOTAL AREA SUBDIVIDED: 11,869 SQ. FT.
- 4) INDIVIDUAL SANITARY SEWER LATERALS TO BE PROVIDED FOR EACH LOT AND CONNECTED TO PUBLIC SEWER.

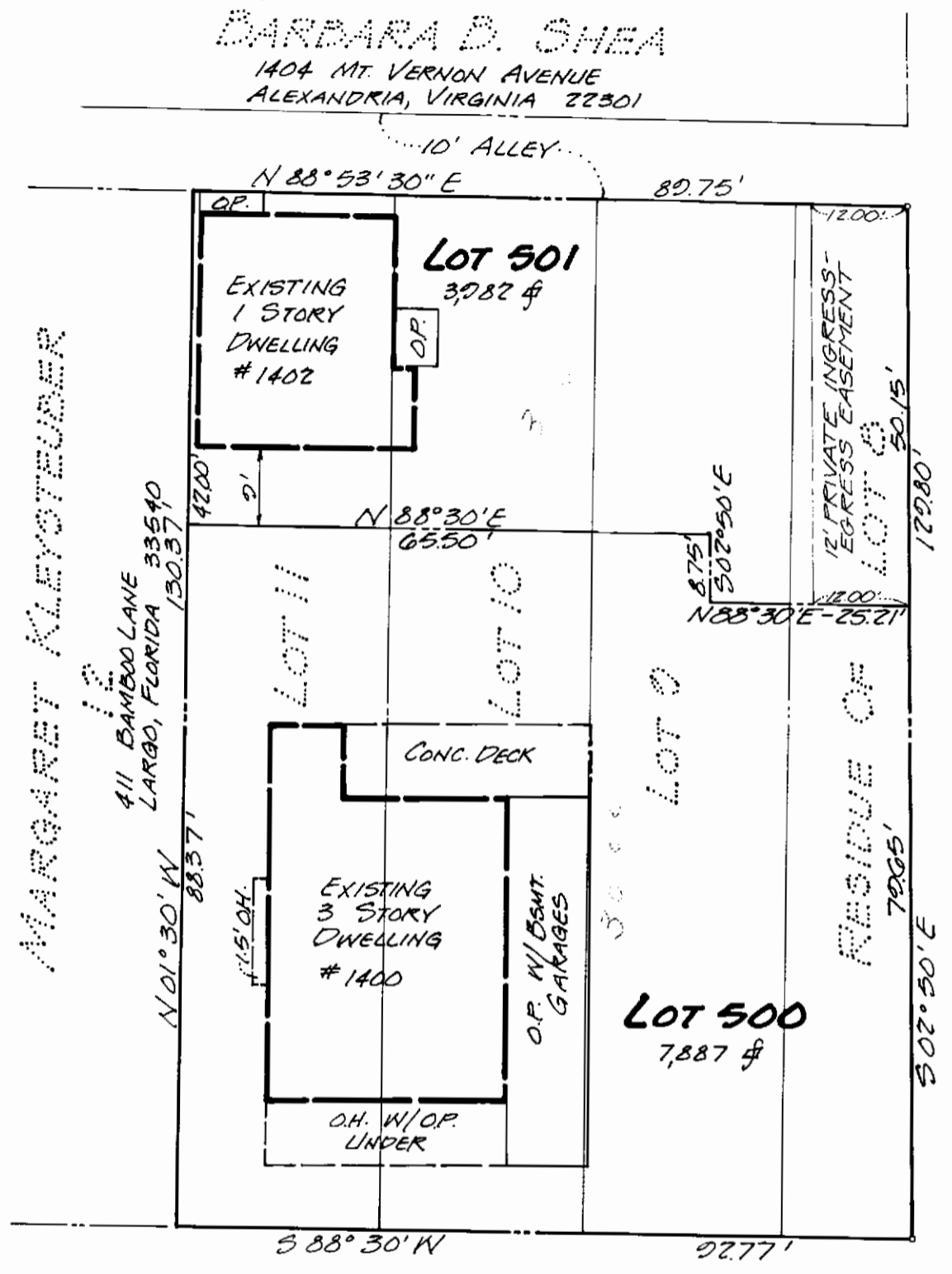
APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA.

DATE

DIRECTOR OF PLANNING

Alexandria City Code, 1983 as amended, Sec. 34-14(5)
 "Approval of a final plat shall be null and void if the plat is not recorded within ninety (90) days after date of approval..."
 Approval of this plat shall be null and void after 2/20/82



ALEXANDRIA AVENUE
50' R/W

SURVEYOR'S CERTIFICATE

I, THOMAS G. GILBERT, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LEONARD AND HILDA L. ASKIN TO ORVILLE B. CHEN, II AND JAMES DENNIS FREN, TRUSTEES BY DEED DATED MAY 8, 1973 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA IN DEED BOOK 750, AT PAGE 802, AND IS WITHIN THE BOUNDARIES THEREOF; AND THAT STONES MARKED THUS □, AND IRON PIPES MARKED THUS ○ WILL BE SET AS INDICATED.

Thomas G. Gilbert
 THOMAS G. GILBERT DATE Aug 11, 1981
 CERTIFIED LAND SURVEYOR
 VA. 1280



HOLLAND ENGINEERING
 Professional Civil Engineer
 Certified Land Surveyor
 110 N. Royal Street, Alexandria, Va.

Drawn By	Date	Revisions
CAB	8-3-81	9-2-81 Relocate 1/4 E. Esm't.
Checked By	Date	
KL		
Field Bk/Pg Hard Copy		
Scale: 1"=20'	Job No.: S-569	

1035/621

B853

5/27

PLAT SHOWING
LOT 500

A RESUBDIVISION OF
LOT 8, 9, 10 & 11
BLOCK 10

PARK ADDITION TO
ALEXANDRIA
CITY OF ALEXANDRIA VA

ROBERT T. JONES
OR JANET R.
1411 MT. VERNON AVE.
ALEXANDRIA, VA. 22301

GARY R. MASON
OR CHRISTINE
R.T. 1, BOX 43-H
NEWBURGH, MD. 20664

ELIZABETH LUCCHESI
2915 MOSBY STREET
ALEXANDRIA, VA 22305

ROBERT R. CHAPMAN
OR PAT L.
1905 BELFIELD RD.
ALEXANDRIA, VA. 22307

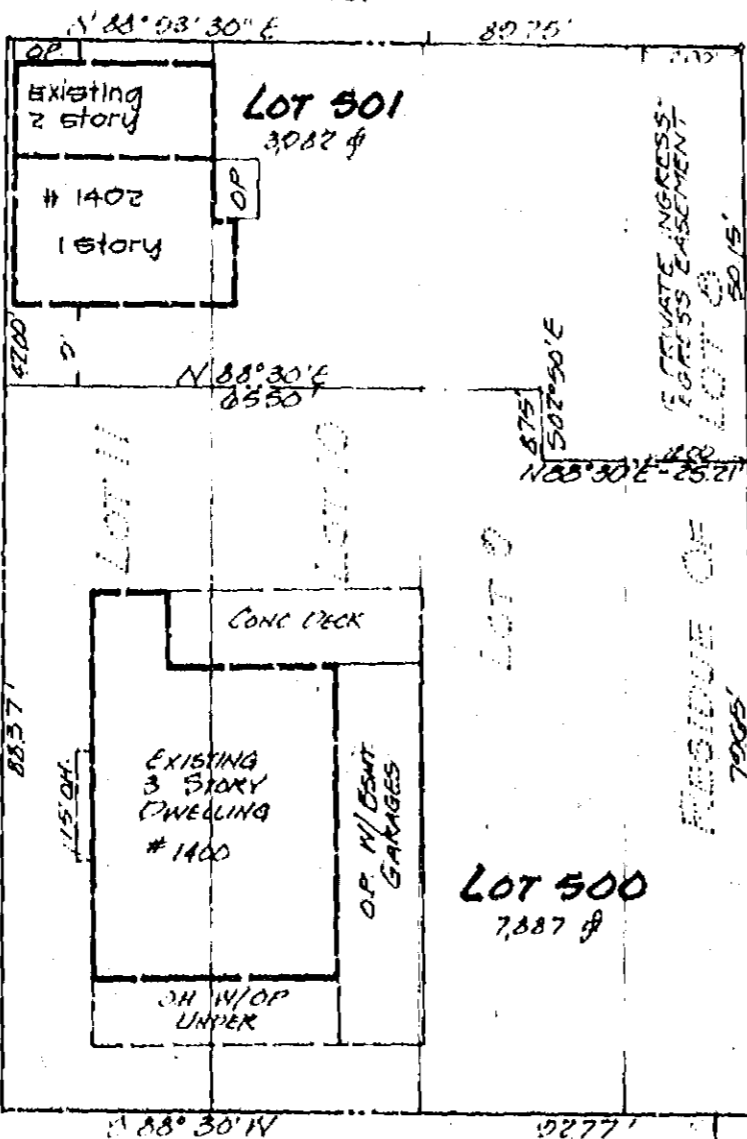
LOUIS R. NOLL
OF BARBARA C.
2122 GRAYSON PLACE
FALLS CHURCH, VA. 22043

DIAN SCARBELLA
OR GEOFFREY HICKS
1401 MT. VERNON AVE.
ALEXANDRIA, VA 22301

G.W. ENTERPRISES
1515 MT. VERNON AVE.
ALEXANDRIA, VA 22301

BARBARA D. SHEA
1404 MT. VERNON AVENUE
ALEXANDRIA, VIRGINIA 22301

10' ALLEY



ALEXANDRIA AVENUE
50' R/W

Q&P TELEPHONE CO.
301-09 ALEXANDRIA AVE.
ALEXANDRIA, VA 22301

NOTES:

- 1) THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON THE CITY ASSESSMENT MAP 43.04-02-30931 AND IS ZONED RB.
- 2) NO TITLE REPORT FURNISHED.

Scale: 1" = 20' Job No.: S-500



City of Alexandria, Virginia

December 13, 1984



All-America City

Terry Dianne Shaffer
Michael Ross Hall
1204 Mt. Vernon Ave
Alexandria, VA 22301

This is to advise that on December 13, 1984

The Alexandria Board of Zoning Appeals GRANTED

Application No. 5127

Section 7-6-204 of the Alexandria City Code states that "Any decision of the Board of Zoning Appeals shall be null and void and of no effect if the applicant to such Board or his successor has not commenced and diligently and substantially pursued construction or operations allowable by virtue of such decision within one (1) year from the date of the decision. In cases where there is an appeal from the Board of Zoning Appeals to the courts, the one (1) year period of time shall run from the date of a final decision by a court of competent jurisdiction."

Sincerely,

Charles B. Moore, Jr., Chief
Zoning & Subdivision Administration

CBM:ls

DATE: 11-9-84



Case No. 5127

BOARD OF ZONING APPEALS

City of Alexandria, Virginia

APPEAL ... From the decision of the Director of Planning and Community Development [under the City Charter Section 9.17-9.19]

- (1) (A) Section 7-6-204 [1] of the Alexandria City Code
- (B) Section 7-6-204 [2] of the Alexandria City Code

APPLICATION: [Under City Charter Section [9.17 - 9.19]

- (2) (A) For use by government agency under Section 7-6-204[3] of the Alexandria City Code
- (B) For exception under Section 7-6-204[4] of the Alexandria City Code

(3) APPLICANT TERRY DIANE SHAFFER & MICHAEL ROSS HALL
(Name, Address and Telephone Number)
1402 MOUNT VERNON AVE, ALEXANDRIA, VA 22301
(H) 548-2674 (H) 845-0055

(4) LOCATION OF PROPERTY 1402 MOUNT VERNON AVENUE
(Street Address)

(5) ASSESSMENT MAP[s] 43.04 BLOCK[s] 2 LOT[s] 30.01 ZONE[s] RB

(6) SUBDIVISION [IF APPLICABLE] _____

(7) PROPERTY OWNER OF RECORD TERRY DIANE SHAFFER & MICHAEL ROSS HALL
(Name and Address)
1402 MOUNT VERNON AVE, ALEX, VA 22301

(8) SECTION[s] and PROVISION[s] OF ZONING CODE FROM WHICH THE APPEAL IS BEING REQUESTED:
SECTION 7-6-18(d) ... SIDEYARD REGULATIONS AND REARYARD REGULATIONS
OF THE RB ZONE.
[if additional room is needed, use other side]

(9) DESCRIBE REQUEST AND REASON:
 I. We wish to place an air conditioning compressor at the southwest corner of our house within 9' of the property line. Its size is 2 1/2' square.
 II. We wish to raise the roof on the one story (south) side of our home to the level of the existing two story (north) side to create space for an additional bedroom. We must request a zoning variance since our house is situated less than 15' from our side (south) and rear (west) borders.
(Continued on back)

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided and specifically including the site plan, building elevations, prospective drawings of the project, etc. required to be furnished by the applicant are true, correct and accurate to the best of his [their] knowledge and belief. The undersigned further understand[s] that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Section 7-6-302 of the Alexandria City Code on the property which is the subject of this appeal or application.

NOTE: [Attach any site plans, building elevations, prospective drawings of the project]

Terry Diane Shaffer 11/9/84 By _____
[Applicant] [Date] [Agent for Applicant] [Date]
Michael Ross Hall
[Write "None", if applicable]

- Owner
- Contract Purchaser
- Other _____
[Specify]

CK #25 ✓
 F PLN 0002

#9 CONTINUED

At present our house contains approximately 1000 sq. feet of living space - two small bedrooms and one bath. This proposed addition would add 300 sq. feet for use as bedroom, storage and future bath.

In submitting this request for a variance, we do not feel that any neighboring property will be adversely affected. The highest point of the existing roof is lower than all adjacent dwellings. The proposed addition would bring the new roof only up to existing height. The adjacent property on the north side, 1404 Mount Vernon Ave., is a 3-level townhouse set closer to Mount Vernon Ave. The addition would not be visible from this house, and the owners support our proposal. On the south side lies a large structure with basement/garage level plus three upper floors. It is almost two full stories taller than our home, and we do not foresee any possible adverse impact upon it or its occupants. The only structure to our west side is a garage belonging to our neighbor at 300 E. Alexandria Ave, and she has no objection to our plan.

This addition has been designed to conform to the architectural style of the existing house and will be in keeping with the character of the neighborhood.

DO NOT WRITE BELOW THIS LINE (OFFICE USE ONLY)

APPLICANT ADVISED OF DENIAL OF REQUEST _____ [Copy of denial letter is in BZA folder]

APPLICATION RECEIVED _____ CASE NUMBER ASSIGNED _____
[Date]

APPLICATION ADVERTISED IN NEWSPAPER 11-29-84 _____
[Date]

PROPERTY POSTED [ORD. 1637] 12-3-84 NUMBER OF PLACARDS POSTED 1

NOTICES MAILED TO APPLICANT AND PROPERTY OWNERS _____ NUMBER _____
[Date]

FINAL DECISION OF BOARD OF ZONING APPEALS: GRANTED DENIED

CONDITIONS (IF ANY) IMPOSED BY BOARD _____

COF
AD
BE

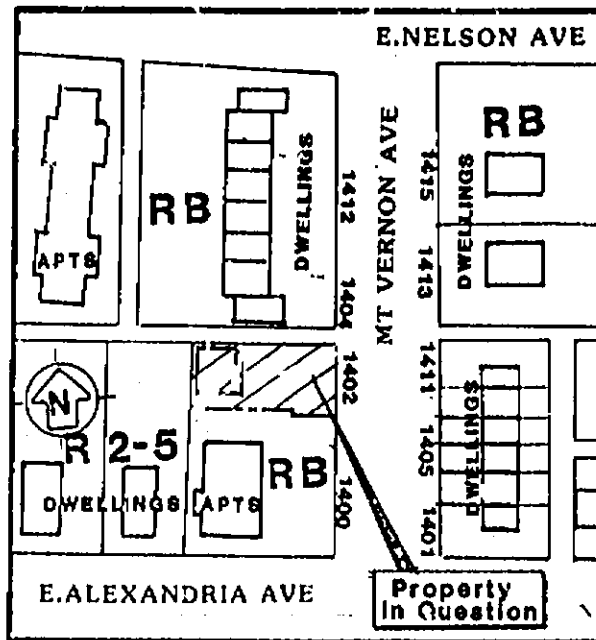
CASE #5127 -- TERRY DUANE SHAFFER & MICHAEL ROSS HALL, OWNERS request appeal under Section 7-6.204 (2) of the Alexandria City Code in order to construct second floor addition to the existing dwelling to within approximately one foot (1') of the west rear property line and to within approximately nine feet (9') of the south property line. Properties located 1402 Mt. Vernon Avenue and zoned R-8, Residential.

Item #9

Case #5127

Board of Zoning Appeals

1402 Mt. Vernon Avenue



APPLICANT: TERRY DIANE SHAFFER & MICHAEL ROSS HALL

REGISTRATION

APPLICATION SUBMITTED		ADVERTISED		POSTED
11-9-84		11-29-84		12-3-84
Code Section	Subject	Code Req'mt	Appl Pro	Req't Appeal
7-6-18(d)	Yard Reg.	24 ft ±	One ft (1') ± w. side	25 ft ±

BZA #5127

STAFF REPORT

Item #9

DISCUSSION:

The property in question is one recorded lot of record having 50.15 feet of frontage on Mt. Vernon Avenue, a depth of 89.75 feet and containing 3987 s.f.

The property was subdivided in August, 1981, along with the property at 1400 Mt. Vernon Avenue.

The area to the north, across a ten foot (10') wide alley is zoned R-B, residential and contains row housing.

The area to the south is zoned R-B, residential and contains a three (3) story dwelling.

The area to the east across Mt. Vernon Avenue is zoned R-B, residential and contains dwellings.

The area to the west is zoned R-2-5, residential and contains dwellings.

LAND USE & MAJOR THOROUGHFARE PLANS:

The adopted Land Use Plan map shows low density residential use for the subject property. The adopted Major Thoroughfare Plan shows Mt. Vernon Avenue as a primary collector street.

ZONING:

The subject property is zoned R-B, residential and has been zoned R-B since 1951.

APPLICANT'S PROPOSAL:

The applicant proposes to construct a new second story addition to the existing one story portion of the existing dwelling. The new addition will be constructed in line with the building walls of the existing dwelling and will extend no further toward the west and south property lines than the existing building walls.

REQUESTED VARIANCE:

Sec 7-6-18(d) Yard Regulations: The R-B zone requires a rear-yard ratio of 1:1 with a minimum distance of 8 feet (8'). The applicant does not indicate the height of the proposed new two story addition. Based on a normal building height, the staff estimates the height to be approximately 24 feet (24'), more or less. Using this estimated height, a 24 foot rear yard setback is required from the west rear yard property line. The applicant proposes to provide one foot (1') and is requesting a variance of 23 feet.

Using this same 24 foot estimated building height, a sideyard ratio of 1:3, with a minimum distance of 8 feet, is required. The applicant proposes a sideyard of 9 feet on the south side of the proposed new two story addition, and a variance is not necessary.

DEPARTMENTAL COMMENTS:Transportation & Environmental Services:

No comment.

Code Enforcement/Public Safety:

Applicant is advised that building wall constructed within three feet of interior property lines must be of one hour fire resistive construction and cannot contain any openings.

1402 Mount Vernon Avenue
Alexandria, VA 22301

November 9, 1984

~~Dear Neighbor:~~

To introduce ourselves, we are Michael Hall and Terry Shaffer, owners and residents of the house at 1402 Mount Vernon Avenue. The Alexandria Zoning Commission has asked us to notify you and other residents of our proposed plans to remodel our home and to provide you with information concerning the upcoming zoning hearing which will consider those plans.

In the coming year, we hope to:

- 1) raise the roof on the one story (south) side of our home to the level of the two story (north) side, thus creating space for an additional bedroom. We have attached drawings of this change. Since our house lies less than 15' from our side and rear property lines, we are required to seek a zoning variance.
- 2) place an air conditioner, approximately 2'x3'x2' at the rear (southwest) corner of our yard. City code would require us to place this unit directly in front of our home. We must seek another variance to avoid this.

The Board of Zoning Appeals will meet on Thursday, December 13, 1984 in City Council Chambers, City Hall, Alexandria, 4:00 p.m. to consider our application for these two variances. The Alexandria Tax Map Reference for our property is Map 43.04, Block 2, Lot 30.01, Zone RB. Please do feel free to attend the hearing or to contact the zoning office by phone, 838-4688.

We invite you to contact us with any thoughts or suggestions. Please do not hesitate to call us at 845-0055 (days) or 548-2674 (evenings).

Sincerely,

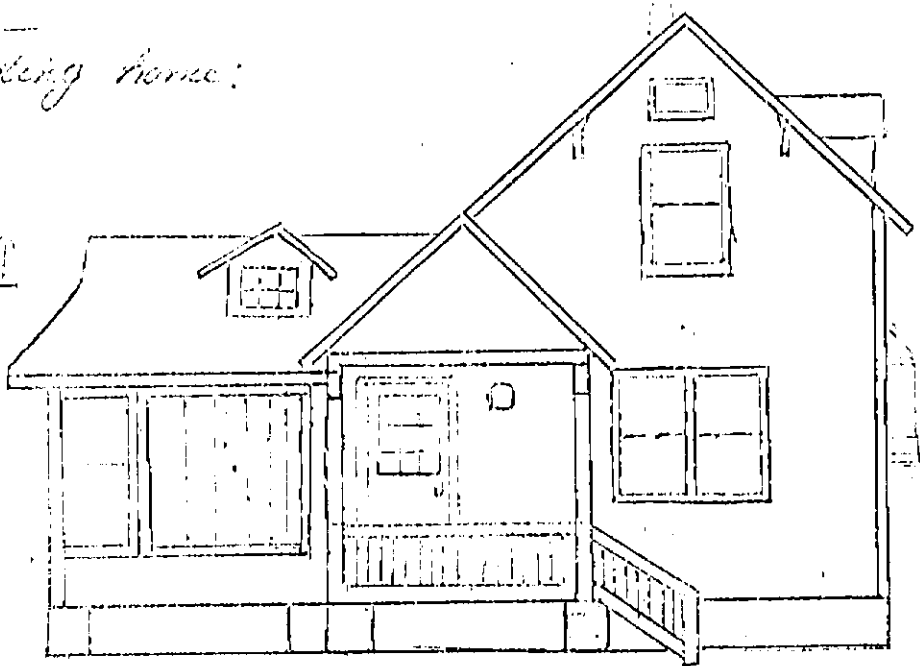
Michael & Terry

Michael Ross Hall
Terry Diane Shaffer

5127

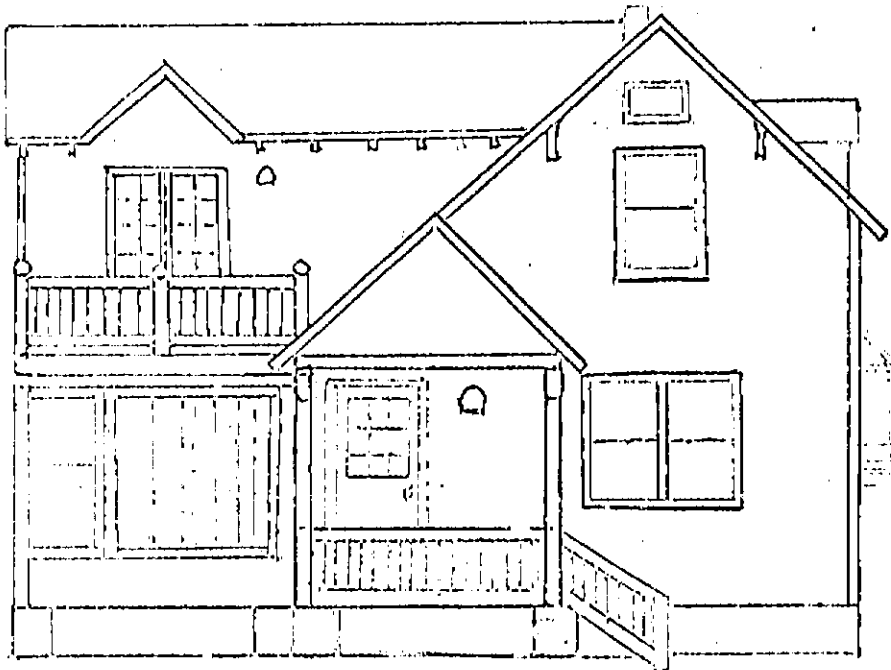
Existing home:

1103
1104
1105



Proposed:

New
Bedroom
Addition



1103 West 11th Avenue

603 South Lee Street
Alexandria, Va 22314
December 11, 1984

Re. Case 5127- 1402 Mount Vernon Avenue
Board of Zoning Appeals

Dear Board Members,


I am the owner of the property at 1400 Mount Vernon Avenue which adjoins 1402 on the southside. I have owned this property since 1981.

Last week I met with the owners of 1402 Mount Vernon Avenue and outlined my concerns, which are:

- 1) PARKING - 1402 has no off street parking and less than 42 feet road frontage
- 2) FIRE HAZARD - The 1402 building is located on the rear property line and is within two feet of a one & a half story shed on the 306 East Alexandria Avenue lot. Both Buildings are frame and this close proximity suggests a potential fire hazard. The shed comes to within about 15 feet of my property (BUILDING)
- 3) Placement of Air Conditioner - The requested variance to place the A/C on the south lot line would position the A/C so that any noise would be focused on my property and disturb the residents.

I ask the Board to address the problems of the potential fire hazard and parking and reject the placement of the air conditioner.

Sincerely yours,



L. R. Smith

ATTACHMENT

5127

Dec 12, 1984

To whom it may concern:

Let it hereby be known that the undersigned has no objections to the proposed application for a variance to add a second story addition to

1402 Mt Vernon Ave
Alex Va 22301

Margaret Kleptenker
adjacent neighbor at
306 E Alex Ave.

5127

Michael Hall
Terry Shaffer
1402 Mount Vernon Avenue
Alexandria, VA 22301

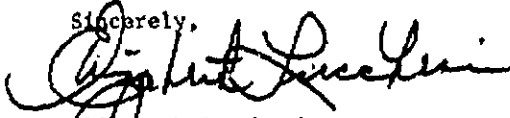
Dear Mr. Hall & Ms. Shaffer:

As the owner of the property at 1407 Mount Vernon Avenue, Alexandria, VA,
I have no objection to your proposed plan to remodel your home located
at 1402 Mt. Vernon Avenue.

As evidenced by the plans (sketch) you submitted to me, I welcome the
improvement to the neighborhood.

Please feel free to present this letter to the Board of Zoning Appeals
if needed.

Sincerely,



Elizabeth Lucchesi
Owner: 1407 Mount Vernone Avenue
Alexandria, VA 22301

5127

12-12-84

To whom it may concern -

I am very pleased with the plans of Mrs. Michael Hall to renovate their home at 1402 Mt. Vernon Ave with an addition of a second story. Such improvements are an asset to the neighborhood.

Jerry B. Holmes
owner
1404 Mt. Vernon Ave
Alexandria, VA
22301

5127

SEE 35M/M

DRAWING

Application No 5145

- 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	<u>1402 Mt. Vernon Ave</u>				
Assessment Map	<u>43.04</u>	Parcel Block	<u>02</u>	Lot	<u>30.01</u> Zone <u>R-B</u>
Applicant:	<u>Terry Shaffer / Michael Hall</u>				
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:

January 10, 1984



City of Alexandria, Virginia

January 17, 1985



All-America City

Terry Diane Shaffer
Michael Ross Hall
1402 Mt. Vernon Ave
Alexandria, VA 22301

This is to advise that on January 10, 1985

The Alexandria Board of Zoning Appeals GRANTED

Application No. 5145

Section 7-6-204 of the Alexandria City Code states that "any decision of the Board of Zoning Appeals shall be null and void and of no effect if the applicant to such Board or his successor has not commenced and diligently and substantially pursued construction or operations allowable by virtue of such decision within one (1) year from the date of the decision. In cases where there is an appeal from the Board of Zoning Appeals to the courts, the one (1) year period of time shall run from the date of a final decision by a court of competent jurisdiction."

Sincerely,

Charles B. Moore, Jr., Chief
Zoning & Subdivision Administration

CBM:ls

DATE: 12-18-84



Case No. 5145

BOARD OF ZONING APPEALS

City of Alexandria, Virginia

APPEAL . . . From the decision of the Director of Planning and Community Development (under the City Charter Section 9.17 - 9.19)

- (1) (A) Section 7-6-204 [1] of the Alexandria City Code
- (B) Section 7-6-204 [2] of the Alexandria City Code

APPLICATION. (Under City Charter Section [9.17 - 9.19])

- (2) (A) For use by government agency under Section 7-6-204[3] of the Alexandria City Code
- DA. (B) For exception under Section 7-6-204[4] of the Alexandria City Code

(3) APPLICANT TERRY DIANE SPINER & MICHAEL ROSS HALL
 (Name, Address and Telephone Number)
1402 Mt. Vernon Ave. Alexandria, VA 22301

(4) LOCATION OF PROPERTY 1402 Mt. Vernon Ave
 (Street Address)

(5) ASSESSMENT MAP[s] 43.04 BLOCK[s] 2 LOT[s] 30.01 ZONE[s] RB

(6) SUBDIVISION (IF APPLICABLE) _____

(7) PROPERTY OWNER OF RECORD TERRY DIANE SPINER & MICHAEL ROSS HALL
 (Name and Address)
1402 Mt. Vernon Ave 22301

(8) SECTION[s] and PROVISION[s] OF ZONING CODE FROM WHICH THE APPEAL IS BEING REQUESTED:
SECTION 7-6-18(d) - SIGNAGE REGULATIONS AND
REARYARD REGULATION OF THE RB ZONE.
 (if additional room is needed, use other side)

(9) DESCRIBE REQUEST AND REASON: WE WISH TO PLACE AN AIR
CONDITIONING COMPRESSOR AT THE SOUTHWEST CORNER OF
OUR HOUSE WITHIN 9' OF THE PROPERTY LINE. ITS SIZE
IS SIZE 3 1/2' SQUARE.
 (if additional room is needed, use other side)

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided and specifically including the site plan, building elevations, prospective drawings of the project, etc. required to be furnished by the applicant are true, correct and accurate to the best of his [their] knowledge and belief. The undersigned further understand[s] that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Section 7-6-302 of the Alexandria City Code on the property which is the subject of this appeal or application.

NOTE: [Attach any site plans, building elevations, prospective drawings of the project]

Michael Ross Hall By _____
 (Applicant) (Date) [Agent for Applicant] (Date)
 (Write "None", if applicable)

- Owner
- Contract Purchaser
- Other _____
 [Specify]

Continuation of #8 [if needed]:

Continuation of #9 [if needed]:

DO NOT WRITE BELOW THIS LINE [OFFICE USE ONLY]

APPLICANT ADVISED OF DENIAL OF REQUEST _____, [Copy of denial letter is in BZA folder]

APPLICATION RECEIVED _____ CASE NUMBER ASSIGNED _____
[Date]

APPLICATION ADVERTISED IN NEWSPAPER _____
[Date]

PROPERTY POSTED [ORD. 163/] _____ NUMBER OF PLACARDS POSTED _____

NOTICES MAILED TO APPLICANT AND PROPERTY OWNERS _____ NUMBER _____
[Date]

FINAL DECISION OF BOARD OF ZONING APPEALS: GRANTED DENIED

CONDITIONS (IF ANY) IMPOSED BY BOARD _____

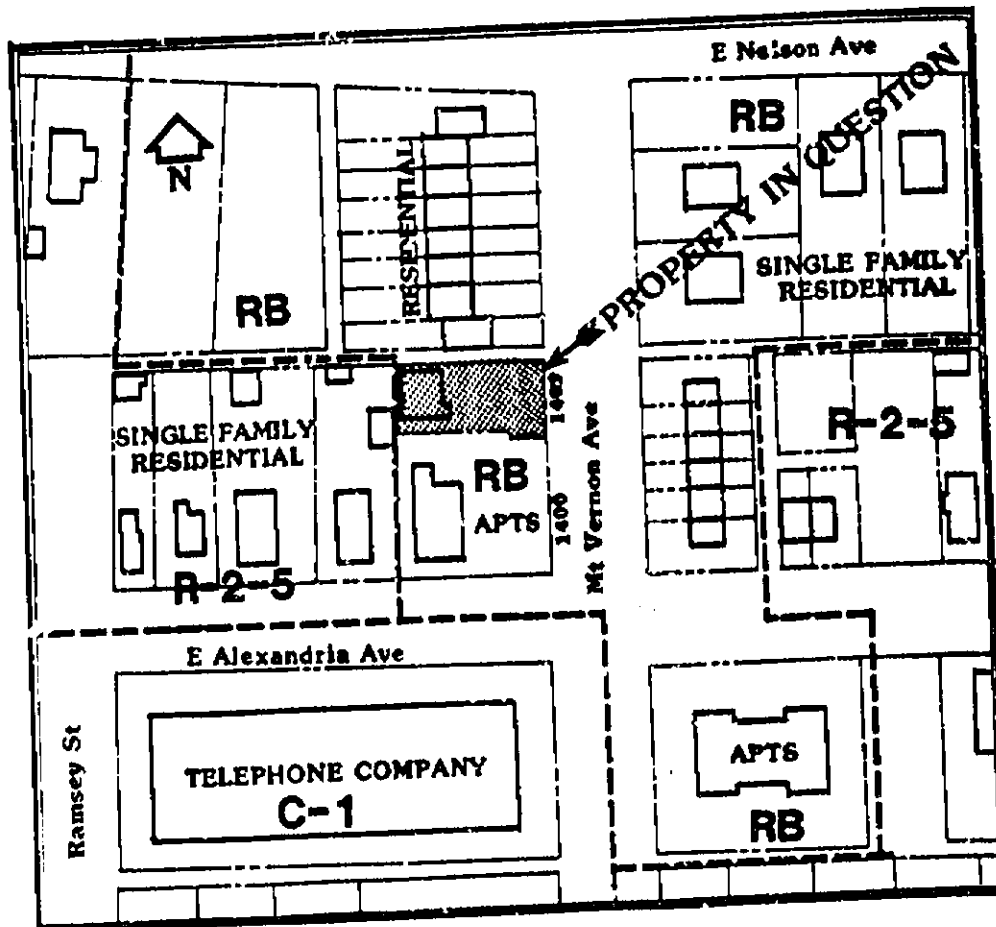
Case No. 5145 -- Terry Diane
Shaffer & Michael Ross Mail.
Owners, request appeal under
Section 7.6.20.412) of the Alex-
andria City Code in order to in-
stall an conditioning unit on the
southside of the existing build-
ing, to within five feet of the
south-side yard property line and
to within six feet of the west
reared property line. Premises
located 1402 Mt. Vernon Avenue
and zoned R-B residential.

C
A
E

3519 Dec 28

Docket Item # 16
Board of Zoning Appeals

BZA #5145
1402 Mt. Vernon Avenue



APPLICANT: Terry Diane Shaffer & Michael Ross Hall

APPLICATION SUBMITTED		ADVERTISED		POSTED
12-18-84		12-28-84		12-28-84
Code Section	Subject	Code Req't	Appli Pro	Req't Appeal
7-6-14(d) (1)	Sideyard Reg.	8 ft	5 ft	3 ft
7-6-14(d) (3)	Rearyard Reg.	8 ft	6 ft	2 ft

STAFF REPORT

BZA #5145

DISCUSSION:

The subject property is one lot of record having 50.15 feet of frontage on Mt. Vernon Avenue, a depth of 89.75 feet and containing 3982 square feet.

The property contains a one and two story dwelling which is located approximately one foot (1') from the west rearward property line and 9 feet (9') from the south sideyard property line.

The Board of Zoning Appeals, on December 13, 1984, granted side and rearward variances on the subject property to allow the applicants to build a second story addition (BZA Case #5127).

LAND USE & MAJOR THOROUGHFARE PLAN:

The Adopted Land Use Plan Map shows low density residential use for the subject property.

The Adopted Major Thoroughfare Plan shows Mt. Vernon Avenue as a primary collector street.

ZONING:

The subject property is zoned R-B, residential and has been zoned R-B since 1951.

APPLICANT'S PROPOSAL & REQUESTED VARIANCE:

The applicant proposes to install an air conditioning unit at the south side of the existing dwelling. The unit is to be located 5 feet (5') from the south sideyard property line and 6 feet (6') from the west rearward property line. The R-B zone requires a minimum side and rearward setback of 8 feet (8') and the applicant is requesting a variance of 3 feet (3') on the south side of the building and 2 feet (2') on the west side of the building.

BZA #5145

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

No comment.

Code Enforcement/Public Safety:

No objections.

SUPPLEMENTARY INFORMATION

BZA Case # 5145

1. Street Address 1403 Mt Vernon Ave
2. Property Owner MICHAEL ROSS HALL, TRUST, DUNE SURF, INC
3. Name or Firm of A/C Unit Installer R & B, Inc
4. A/C Compressor Manufacturer, Model, and H.P. CARRIER
38-EN-030 2 1/2
5. Type of A/C unit Gas Elec. B.T.U. 30,000
6. Size of A/C unit (Diameter & Height) 22" D 36" H
7. Approximate distance from A/C unit to nearest adjacent building 26'
TO GARAGE LEVEL
8. Is the adjacent building in Number 7 above air-conditioned? SEVERAL
APARTMENTS USE WINDOW UNITS
9. Other possible alternate location(s) of A/C unit NONE

10. Distance between condenser unit and air-handler in building 17' approx
11. Does applicant propose to screen around A/C unit? If so, explain
where and type NO - UNLESS REQUIRED BY
CITY TO DO SO.
12. Has the proposed location been explained to the adjacent property
owner? YES

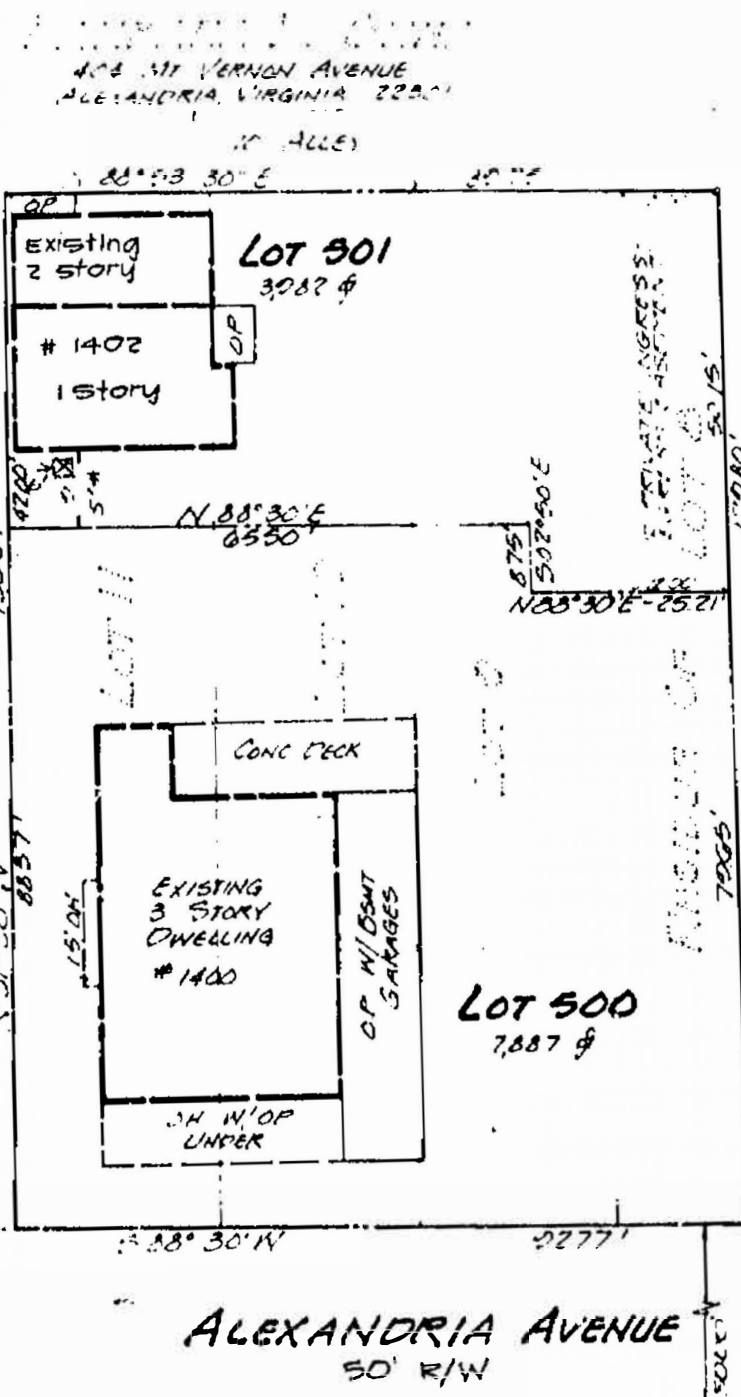
12-19-84
Date

Michael Ross & Tracy
Applicant or Agent
Lucy Diane Shaffer
5145

AC unit to be located
5 FEET FROM SOUTH BOUNDARY
6 FEET FROM WEST BOUNDARY

SCALE: 1"=20'

MARGARET KLEINSTEUBER
306 E. ALEXANDRIA AVE
ALEXANDRIA, VA 22301



NOTES:

THE PROPERTY DELINEATED ON THIS PLAN IS SHOWN ON THE CITY ASSESSMENT MAP 43.04-02-30 P 31 AND IS ZONED RE.

NO TITLE REPORT FURNISHED.