



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

205 MacArthur Road, Alexandria, Virginia

PROPERTY LOCATION: _____

24.01 01 29

R8

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: Character Holdings 9 LLC, a Virginia limited liability company

Address: _____

Section 12-901 (C) Special Use Permit to construct a new single unit

PROPOSED USE: _____

Dwelling on a developed substandard lot.

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 IV, Section 4-1404(D)(7) 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. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Email address

8/28/25

Date

N/A

Fax #

PROPERTY OWNER'S AUTHORIZATION

205 MacArthur Road, Alexandria, Virginia

As the property owner of _____, I hereby

(Property Address)

Section 12-901 (C) Special Use Permit

grant the applicant authorization to apply for the _____ use as

(use)

described in this application.

Character Holding 9, LLC

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

8 28 25

Date: _____

BY: Duncan W. Blair, Attorney/Agent

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Character Holding 9, LLC is a Virginia limited liability company. The Principal

and Manager of the LLC is Jacob Hamilton ,1000 Bernard Street, Alexandria, Virginia.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Character Holding 9, LLC		100%
2. See Attached		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 205 MacArthur Road, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Character Holding 9, LLC		100%
2. See Attached		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Character Holding 9, LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/28/25
Date


Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL INFORMATION

The owner and applicant is Character Holdings 9, LLC
Virginia limited liability company.

Character Companies, Inc., a Virginia Corporation
Is the sole owner and member of Character Holdings 9, LLC

Jacob Hamilton is the sole owner and member of Character Companies Inc.

☒ **Yes.** Provide proof of current City business license Copy to be provided upon request.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

a single unit dwelling on a developed substandard lot. The proposed new dwelling is compatible with the character of the neighborhood in terms of its size, design, height and Building orientation to the street.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: SUP to construct a new single unit dwelling on a developed substandard lot.

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Not Applicable -Single unit dwelling.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Not Applicable -Single unit dwelling.

6. Please describe the proposed hours and days of operation of the proposed use:

Not Applicable -Single unit dwelling.

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable -Single unit dwelling.

- B. How will the noise be controlled? Not Applicable -Single unit dwelling.

8. Describe any potential odors emanating from the proposed use and plans to control them:
Not Applicable -Single unit dwelling.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Not Applicable -Single unit dwelling.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Not Applicable -Single unit dwelling.

- C. How often will trash be collected?
Not Applicable -Single unit dwelling.

- D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable -Single unit dwelling.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable -Single unit dwelling.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? Not Applicable -Single unit dwelling.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

☐ Yes ☐ No

Not Applicable -Single unit dwelling.

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur? **Z**

Not Applicable -Single unit dwelling.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not Applicable -Single unit dwelling.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not Applicable -Single unit dwelling.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? 3,935 GFA

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☒ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



Department of Planning & Zoning
Supplemental Special Use Permit Application Checklist
New Development or Redevelopment of Substandard Lots

Floor Area Ratio Worksheet:

- ☒ Existing Building
- ☒ Proposed Building

Contextual Blockface Study:

- ☒ Threshold heights for each property
- ☒ Front setbacks for each property
- ☒ Building heights for each property
- *Contact staff to confirm contextual blockface*
- ☒ Photos of comparison buildings on both sides of the block
- ☒ Site plan of immediate area showing comparison buildings and adjacent streets
- ☒ Plat submitted to scale showing existing building(s)
- ☒ Existing trees and trees proposed for removal – include caliper and tree species

Elevation drawings to scale with dimensions for:

- ☒ Height of existing building
- ☒ Proposed building design including dimensions for setbacks and heights

Scaled plans with dimensions for:

- ☒ Floor plans for each floor of proposed building, including basement and attic
- ☒ Roof truss section



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☒ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 205 MacArthur Rd, Alexandria, VA 22305, USA
Street Address

R-8
Zone

A2. 6,759.00 x 0.35 = 2,365.65
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. 0.00 Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*
Second Floor		Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage		Other***		
Other***		Other***		
B1. <u>Total Gross</u>	0.00	B2. <u>Total Exclusions</u>	0.00	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,218.00	Basement**	1,218.00	C1. 3,935.00 Sq. Ft.
First Floor	1,116.00	Stairways**	40.00	Proposed Gross Floor Area*
Second Floor	1,126.00	Mechanical**		C2. 1,733.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	350.00	C3. 2,202.00 Sq. Ft.
Porches	350.00	Balcony/Deck**	125.00	Proposed Floor Area Minus Exclusions
Balcony/Deck	125.00	Garage**		(subtract C2 from C1)
Garage		Other***		
Other***		Other***		
C1. <u>Total Gross</u>	3,935.00	C2. <u>Total Exclusions</u>	1,733.00	

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

D. Total Floor Area

D1. 2,202.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,365.65 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

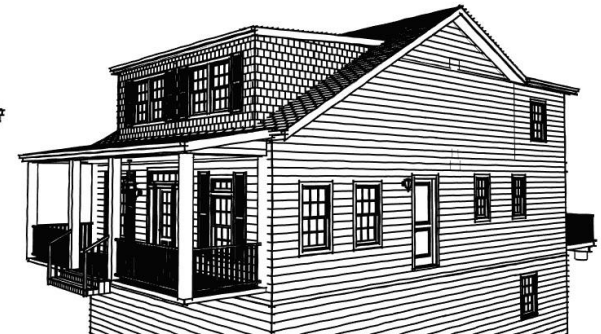
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

DocuSigned by:
Signature: Jacob Hamilton
D289BAD2EBA04BA...

Date: 8/29/2025 | 13:34 MST



CHARACTER COMPANIES INC.

JOB 1100 - 205 MACARTHUR RD. ALEXANDRIA VA

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	COVER/PROJECT OVERVIEW		
P2	LEFT AND RIGHT ELEVATIONS		
P3	FRONT AND BACK ELEVATIONS		
P4	MAIN LEVEL FLOOR PLAN		
P5	2ND LEVEL FLOOR PLAN		
P6	BASEMENT FLOORPLAN		

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Cover/Project Overview

DRAWINGS PROVIDED BY:

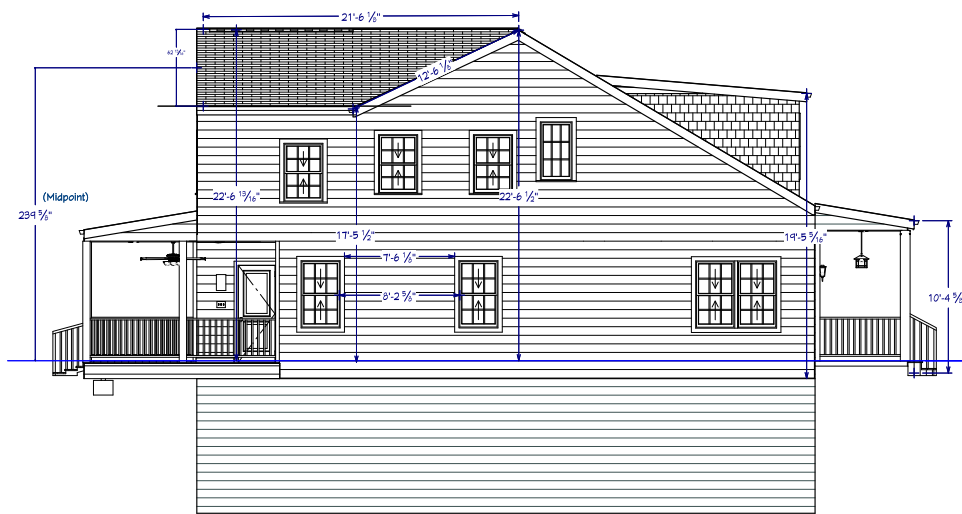
DATE:

8/28/2025

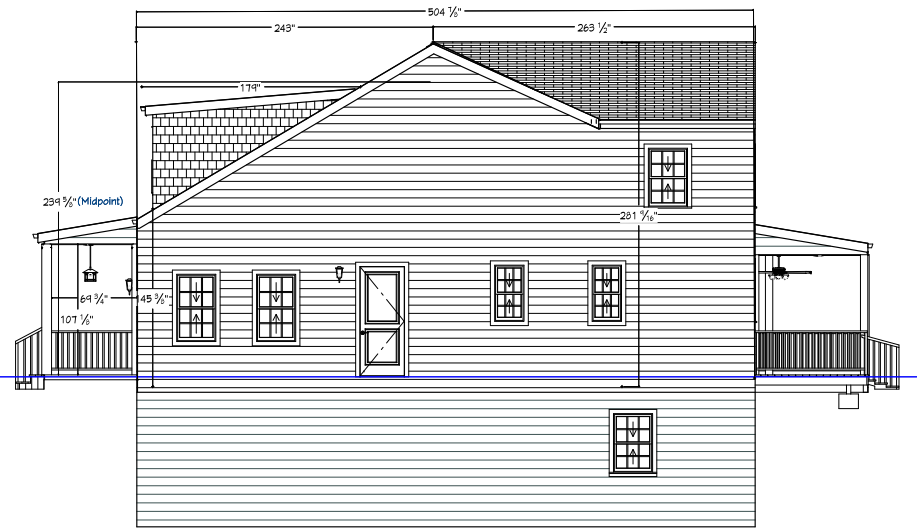
SCALE:

SHEET:

P-1



(E3) ELEVATION 3
1/4 IN = 1 FT



(E2) ELEVATION 2
1/4 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Left and Right Elevations

DRAWINGS PROVIDED BY:

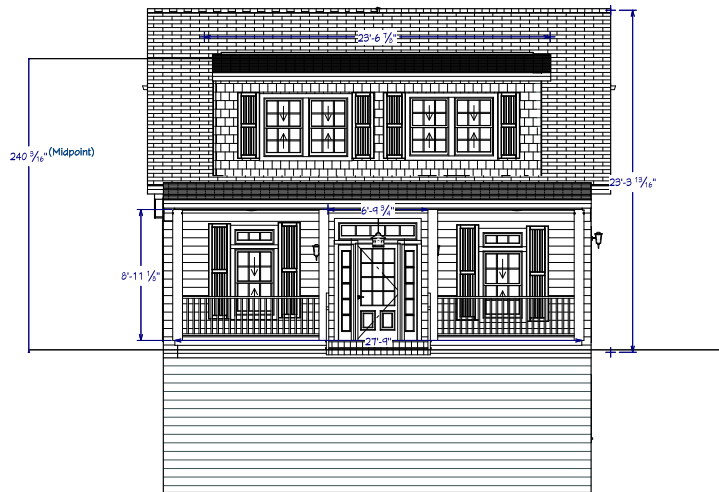
DATE:

8/28/2025

SCALE:

SHEET:

P2



(E1) ELEVATION 1
1/4 IN = 1 FT



(E4) ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Front and Back Elevations

DRAWINGS PROVIDED BY:

DATE:

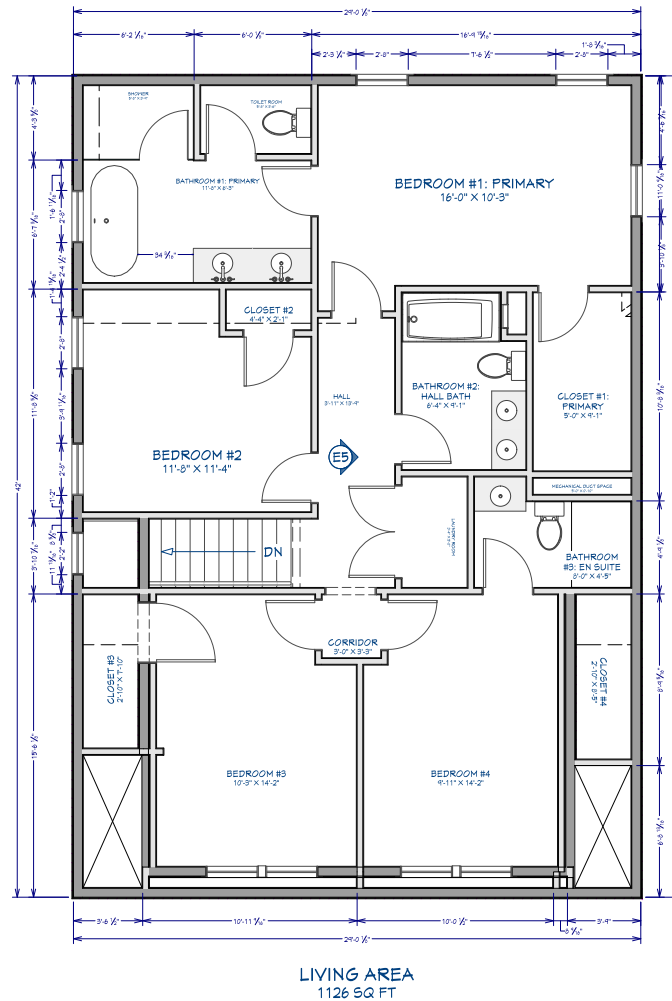
8/28/2025

SCALE:

SHEET:

P3





FLOOR PLAN VIEW DIMENSIONED
1/3 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

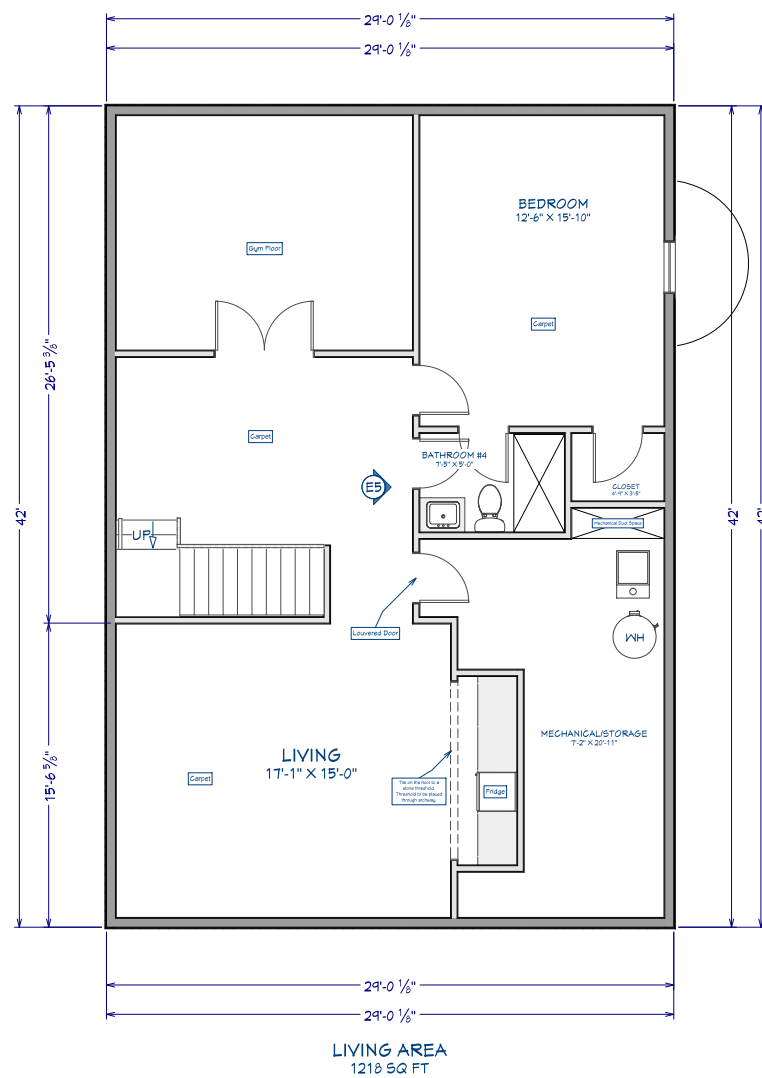
2nd Level Floor Plan

DRAWINGS PROVIDED BY:

DATE:
8/28/2025

SCALE:

SHEET:
P5



FLOOR PLAN VIEW DIMENSIONED
1/3 IN = 1 FT

[illegible]

JOB 1100 - 205
MACARTHUR RD.
ALEXANDRIA VA

Basement Floorplan

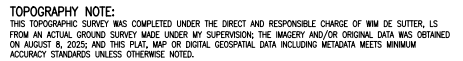
DRAWINGS PROVIDED BY:

DATE:
8/28/2025

SCALE:

SHEET:

P6



0' 10' 20'

SCALE: 1" = 10'

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS.
FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72
HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2025 R.C. FIELDS & ASSOCIATES, INC.

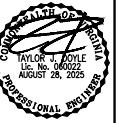
1. TAX MAP: #024.01-01-29
2. ZONE: R-8
3. OWNER: IN THE ESTATE OF SALLY M NAFF
C/O DIANE J DUNKELBERGER, ADMINISTRATOR
6 BELLE CIRCLE
NEWPORT NEWS, VA 23608
INSTRUMENT CW25001125

TEXT LEGEND:

- ' = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS
- # = NUMBER
- APPROX = APPROXIMATE
- BRL = BUILDING RESTRICTION LINE
- C = CENTERLINE
- CHM = CHIMNEY
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- LOC = LOCATION
- LP = LIGHT POLE
- N = NORTH
- OHM = OVERHEAD WIRE
- PI = POINT OF INTERSECTION
- PG = PAGE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- TP = TYPICAL
- UP = UTILITY POLE
- W = WEST

X TREES TO BE REMOVED

- 1) 14" TREE
- 2) 4" TREE
- 3) 12" TREE (CLUSTER)
- 4) 4" TREE
- 5) 4" TREE
- 6) 4" TREE
- 7) 13" TREE
- 8) 12" TREE
- 9) 3" TREE
- 10) 5" TREE
- 11) 4" TREE
- 12) 3" TREE
- 13) 14" TREE
- 14) 10" TREE



SPECIAL USE PERMIT
LOT 11, BLOCK 20
SECTION 1 & RE-SUBDIVISION OF PLAT NUMBER THREE
SUPPLEMENT OF GROVE'S SUBDIVISION OF
MOUNT IDA
DEED BOOK 114, PAGE 186
CITY OF ALEXANDRIA, VIRGINIA

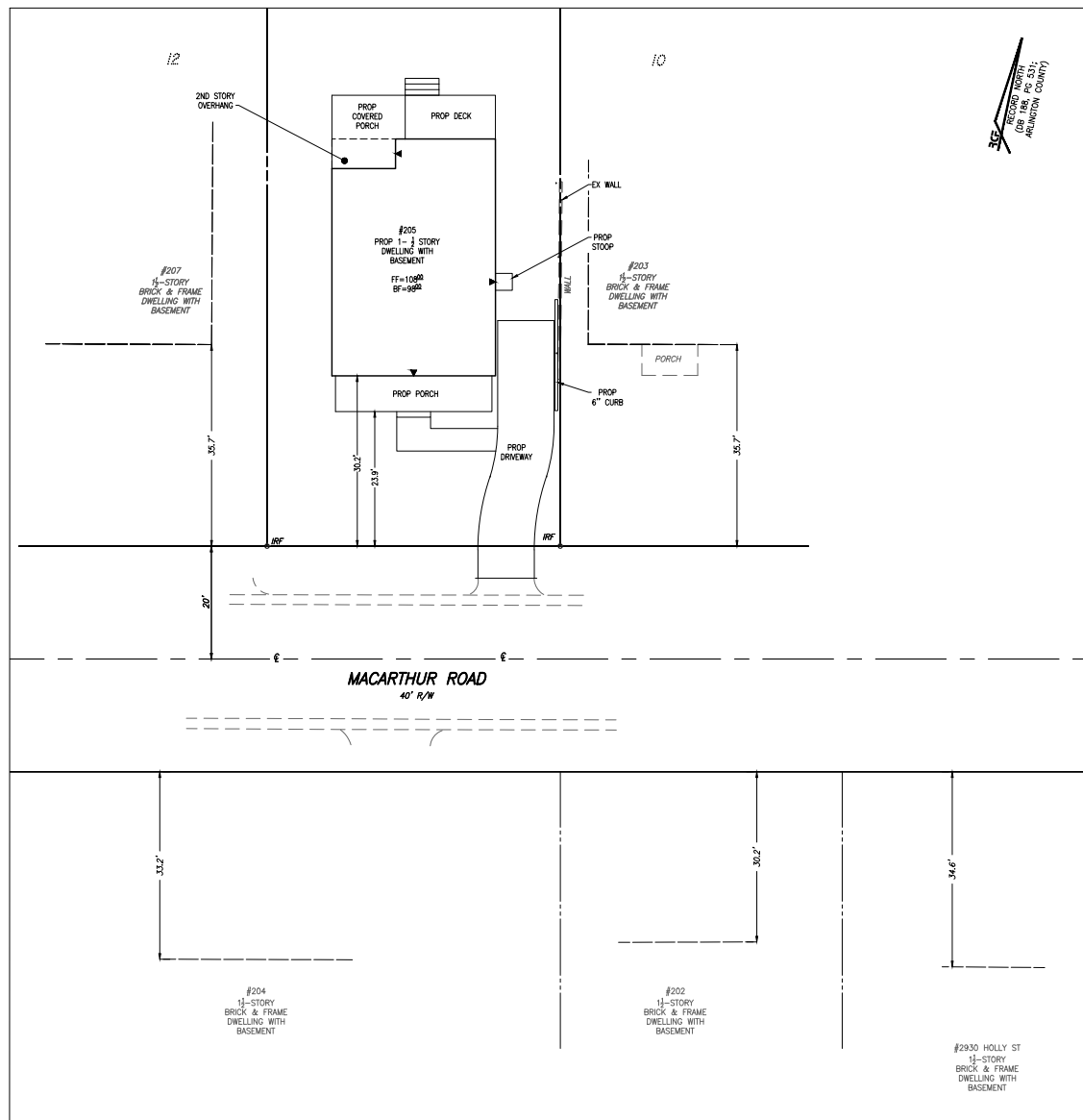
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DESIGN: ZZ
CHECKED: KMB
SCALE: 1"=10'
DATE: AUG 28, 2025

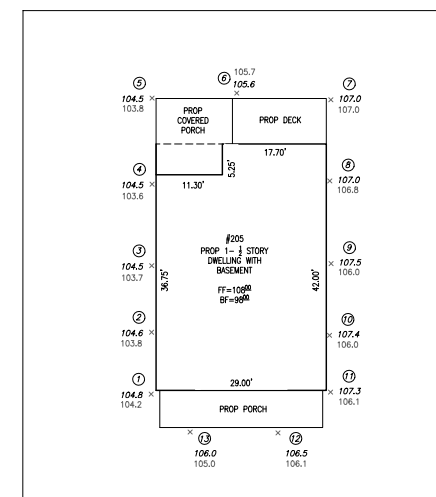
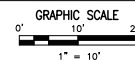
EXISTING
CONDITIONS

SHEET 1 OF 5

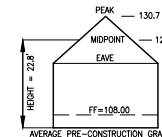
FILE: 25-139



BUILDING SETBACK EXHIBIT
(SCALE: 1" = 10')



AVERAGE GRADE & DWELLING DETAIL
(SCALE: 1" = 10')



DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
105.2	125.3	130.7	128.0	22.8

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	105.2	22.8'	MIN 30.0'	MIN 30.0'	30.2'
REAR	105.2	22.8'	1:1, MIN 8'	22.8'	55.0'
WEST	105.2	22.8'	1:2, MIN 8'	11.4'	11.5'
EAST	105.2	22.8'	1:2, MIN 8'	11.4'	11.5'

SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION	Threshold
1	104.2	104.8	AEG along front 105.50
2	103.8	104.6	FF Elev 108.00
3	103.7	104.5	Threshold (prov.) 2.50
4	103.6	104.5	Threshold (max) 4.9
5	103.8	104.5	
6	105.7	105.6	
7	107.0	107.0	
8	106.8	107.0	
9	106.0	107.5	
10	106.0	107.4	
11	106.1	107.3	
12	106.1	106.5	
13	105.0	106.0	
SUM:	1367.8	1377.2	
AVERAGE:	105.2	105.9	

BASEMENT EXCLUSION COMPUTATION
FIRST FLOOR ELEVATION=108.0
BOTTOM OF FIRST FLOOR CONSTRUCTION=107.0
AVERAGE FINISHED GRADE=105.9
DIFFERENCE=1.1'

PER SECTION 2-120 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, THE BASEMENT SHALL NOT BE COUNTED AS FLOOR AREA WHERE THE AVERAGE FINISHED GRADE IS FOWER THAN 4.0' BELOW THE BOTTOM OF FIRST FLOOR CONSTRUCTION.

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ALEXANDRIA, VA 22304
703.548.6422
WWW.RCFIELDSONLINE.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING



SPECIAL USE PERMIT
LOT 11, BLOCK 20
RE-DEDICATION & RE-SUBDIVISION OF PLAT NUMBER THREE
SUPPLEMENT OF GROVE'S SUBDIVISION OF
MOUNT IDA
DEED BOOK 114, PAGE 186
CITY OF ALEXANDRIA, VIRGINIA

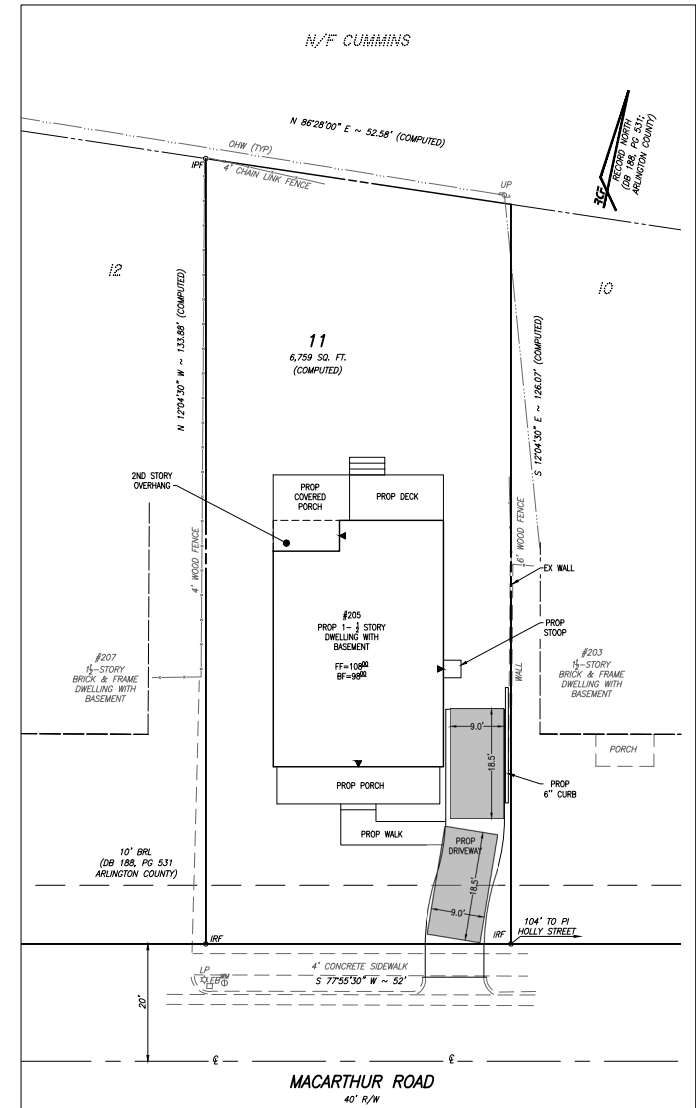
DATE	REVISION

DESIGN: ZZ
CHECKED: KMB
SCALE: 1" = 10'
DATE: AUG 28, 2025

BLD HEIGHT & ZONING DATA

SHEET **3** OF **5**
FILE: **25-139**

2025-03-11 10:00 AM RCF\KMB\DWG\25-139.dwg
Thu Aug 28 2025 7:51:10pm



PARKING REQUIREMENT DETAIL
(SCALE: 1" = 10')

LEGEND
— STANDARD PARKING SPACE (9.0'X18.5')

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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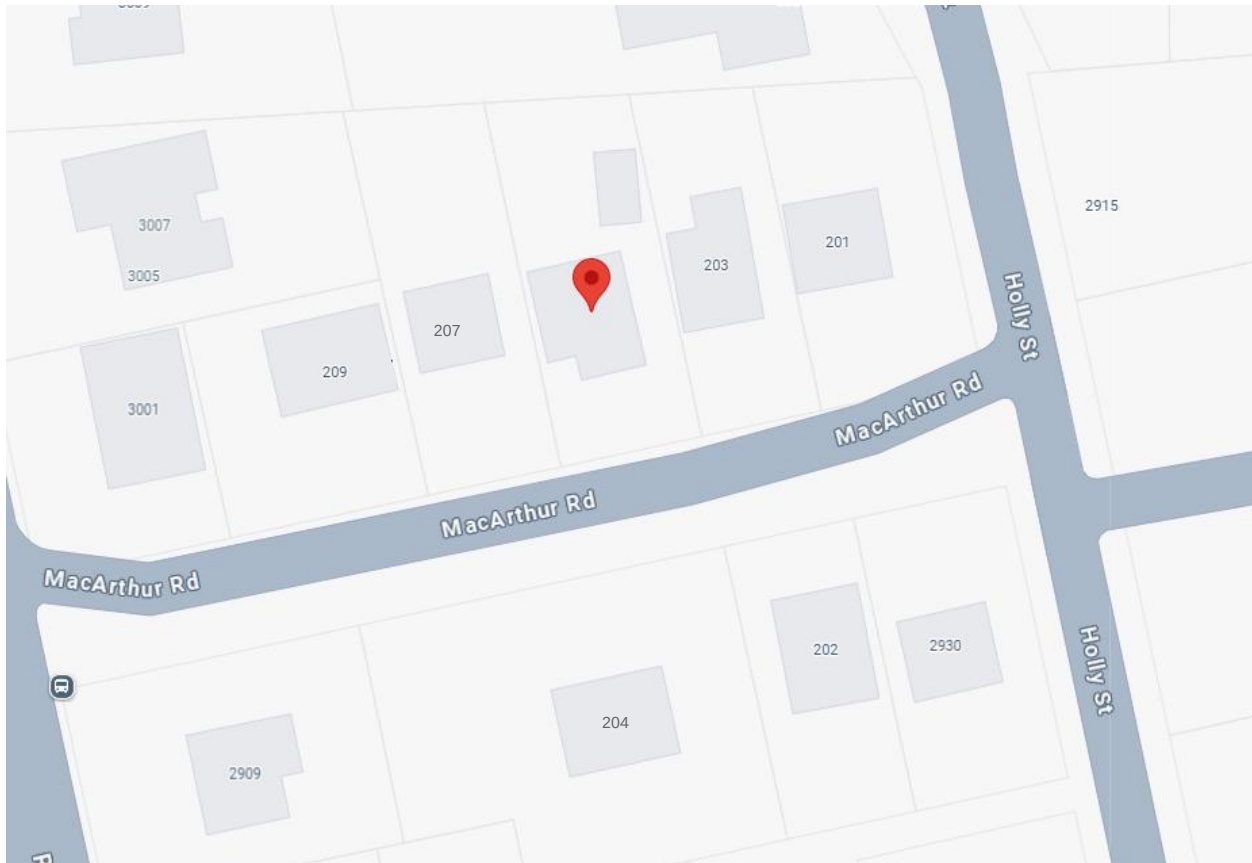
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PARKING
REQUIREMENTS

PHOTO COMPARISON:

VICINITY MAP:



2930 HOLLY STREET:



202 MACARTHUR ROAD:



203 MACARTHUR ROAD:



204 MACARTHUR ROAD:



207 MACARTHUR ROAD:

