

***DOCKET ITEM #4***  
***Special Use Permit #2021-00040***  
***4817 Peacock Avenue***

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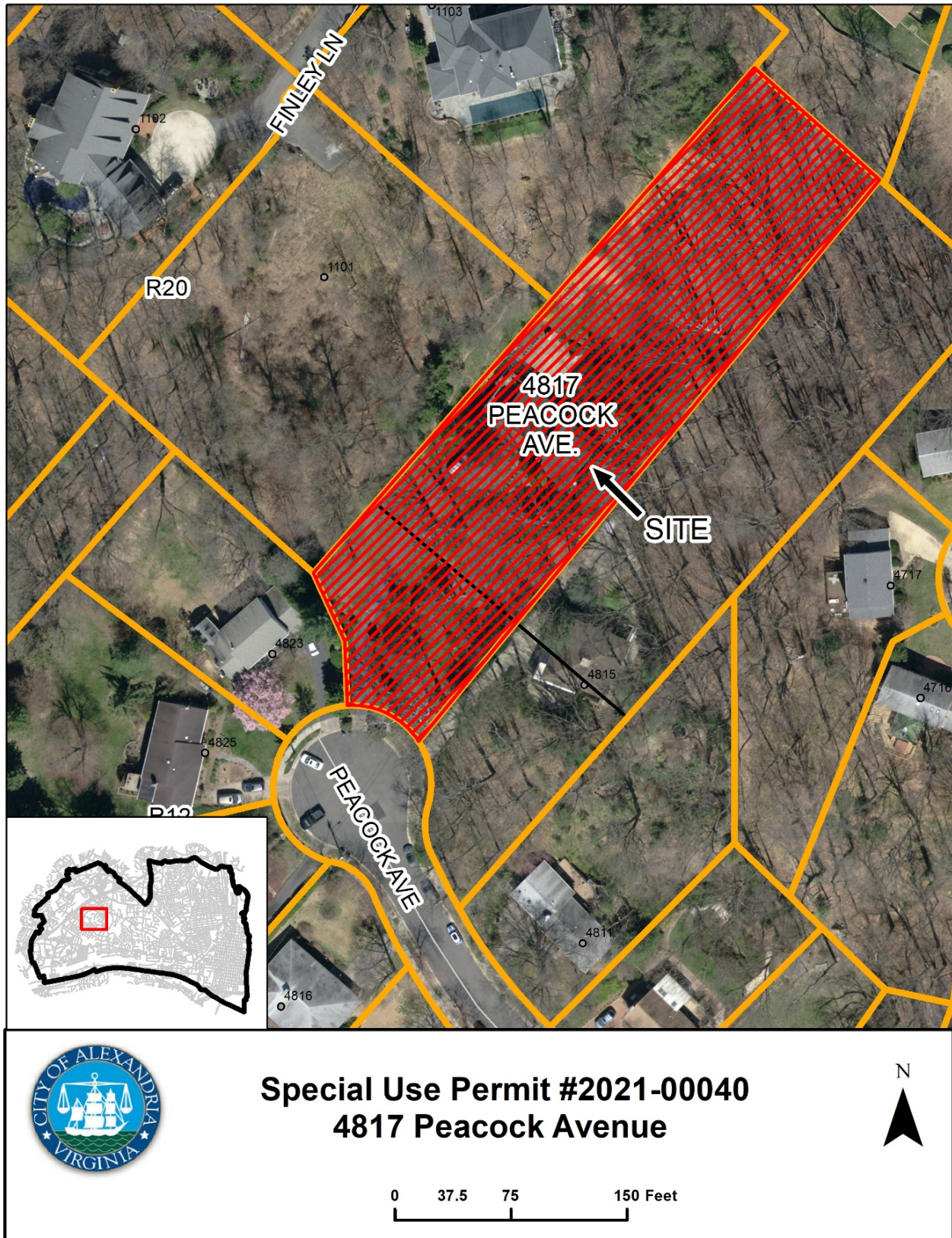
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for a special use permit, with modifications, to construct a single-family dwelling on developed, substandard lot.	<b>Planning Commission Hearing:</b>	June 24, 2021
	<b>City Council Hearing:</b>	July 6, 2021
<b>Address:</b> 4817 Peacock Avenue	<b>Zone:</b>	R-20/Residential Single-Family
<b>Applicant:</b> Jason R. and Katherine R. Miller, represented by Duncan W. Blair, attorney	<b>Small Area Plan:</b>	Seminary Hill/Strawberry Hill

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Sam Shelby, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



PROJECT LOCATION MAP



## I. DISCUSSION

The applicants, Jason R. and Katherine R. Miller, represented by Duncan W. Blair, attorney, request Special Use Permit (SUP) approval, with modifications, to construct a single-family dwelling on a developed, substandard lot at 4817 Peacock Avenue. The existing lot is substandard as it does not meet the R-20 zone's minimum lot frontage requirement.

### SITE DESCRIPTION

The Zoning Ordinance classifies the subject property as a developed, substandard, lot of record. The address is 4817 Peacock Avenue. It has 51.61 feet of frontage along Peacock Avenue and has a lot size of 52,829 square feet. The subject property has unique topography that generally slopes downward from its south to north side. Single-family dwellings surround the subject property. A one-story contemporary style single-family dwelling occupies the subject property. The dwelling has a footprint of approximately 2,389 square feet.



*Figure 1 - Subject Property (dwelling pictured was demolished)*

### BACKGROUND

City records indicate the existing dwelling remains largely unchanged since it was constructed in 1978.

## PROPOSAL

The applicants request SUP approval, with modifications, to construct a two-story dwelling. It would have 4,925 square feet of net floor area, 10,920 square feet of gross floor area and would measure 28.00 in height from average pre-construction grade to the midpoint of the dwelling's highest gable roof.

The dwelling would measure approximately 53 by 60 feet with a footprint of about 2,880 square feet. It would provide a front yard of 189.9 feet; north and south side yards of 21.7 and 29.2 feet, respectively, and a rear yard of 229 feet.

The applicants' proposed design would feature architectural features typically found in Tudor Revival style dwellings. Figures two through five, below, show the proposed elevations. The dwelling would have an attached two-car garage.

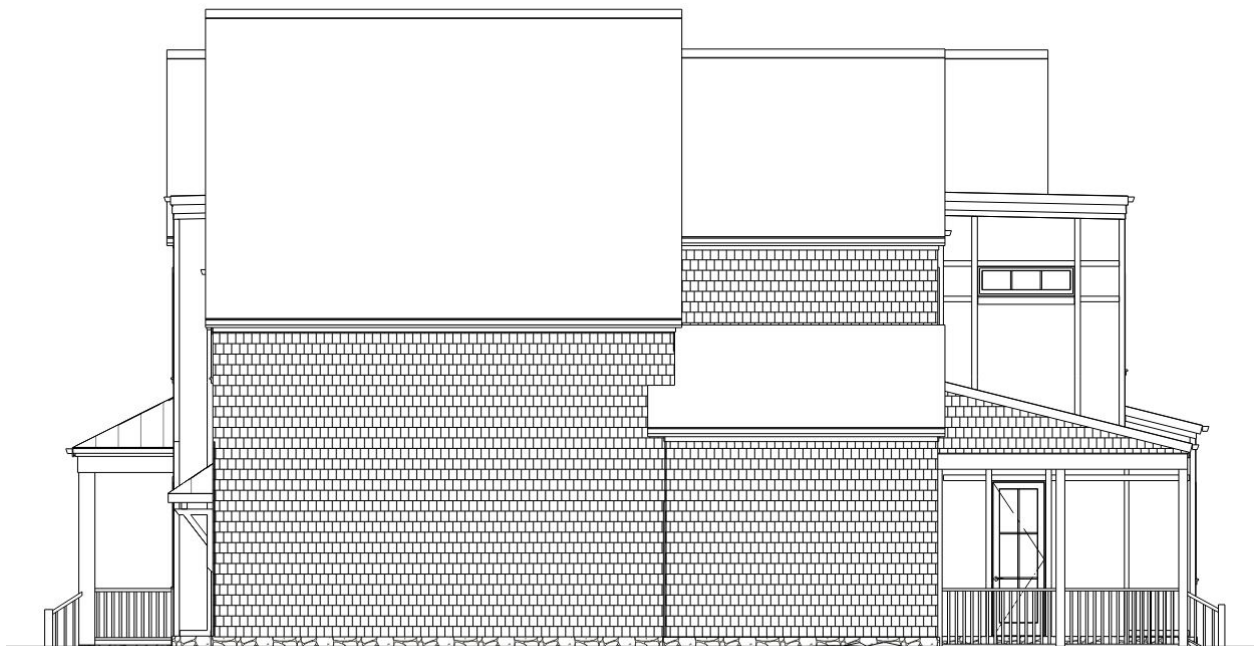


*Figure 2 - Proposed Front Elevation*





*Figure 3 - Proposed North Side Elevation*



*Figure 4 - Proposed South Side Elevation*



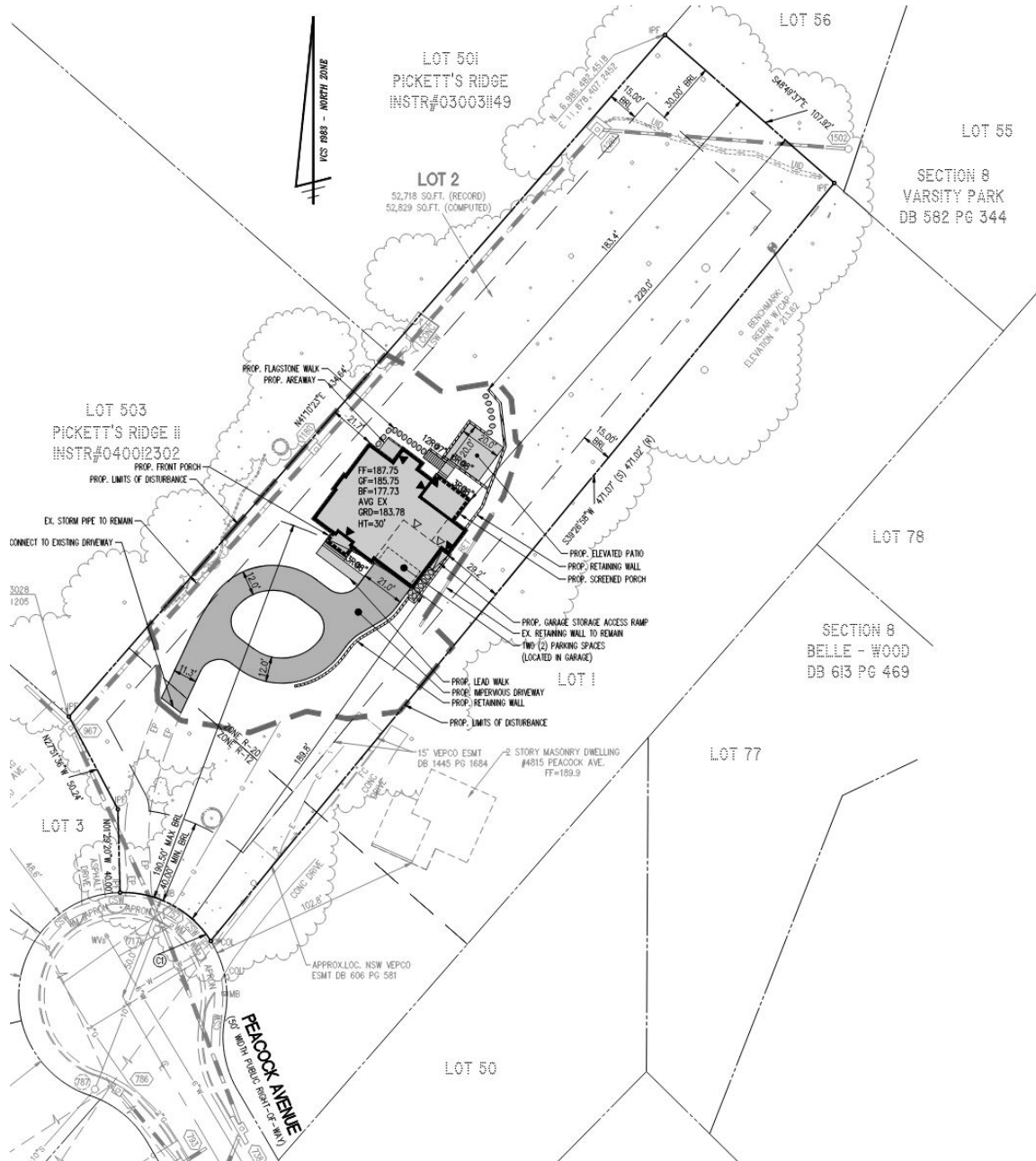
*Figure 5 - Proposed Rear Elevation*

The applicants' proposal also includes two SUP modification requests. First, the applicants request a modification from the requirement that attached garages be setback a minimum of eight feet behind the front building wall. The front of the proposed garage would be setback two feet behind the dwelling's front building wall.

The applicants also request a modification from the R-20 zone front yard setback requirement. The applicants propose a 189.8-foot front yard, which, while consistent with the location of the existing dwelling, would exceed the 102.8-foot front setback requirement.

Of the 261 trees and shrubs that exist on the lot, the applicant indicates that 221 would be preserved. These plantings are located in the subject property's front and rear of the lot, as shown in figure seven. Figures six and seven, below, shows the proposed site plan and the tree preservation plan.





*Figure 6 - Proposed Site Plan*

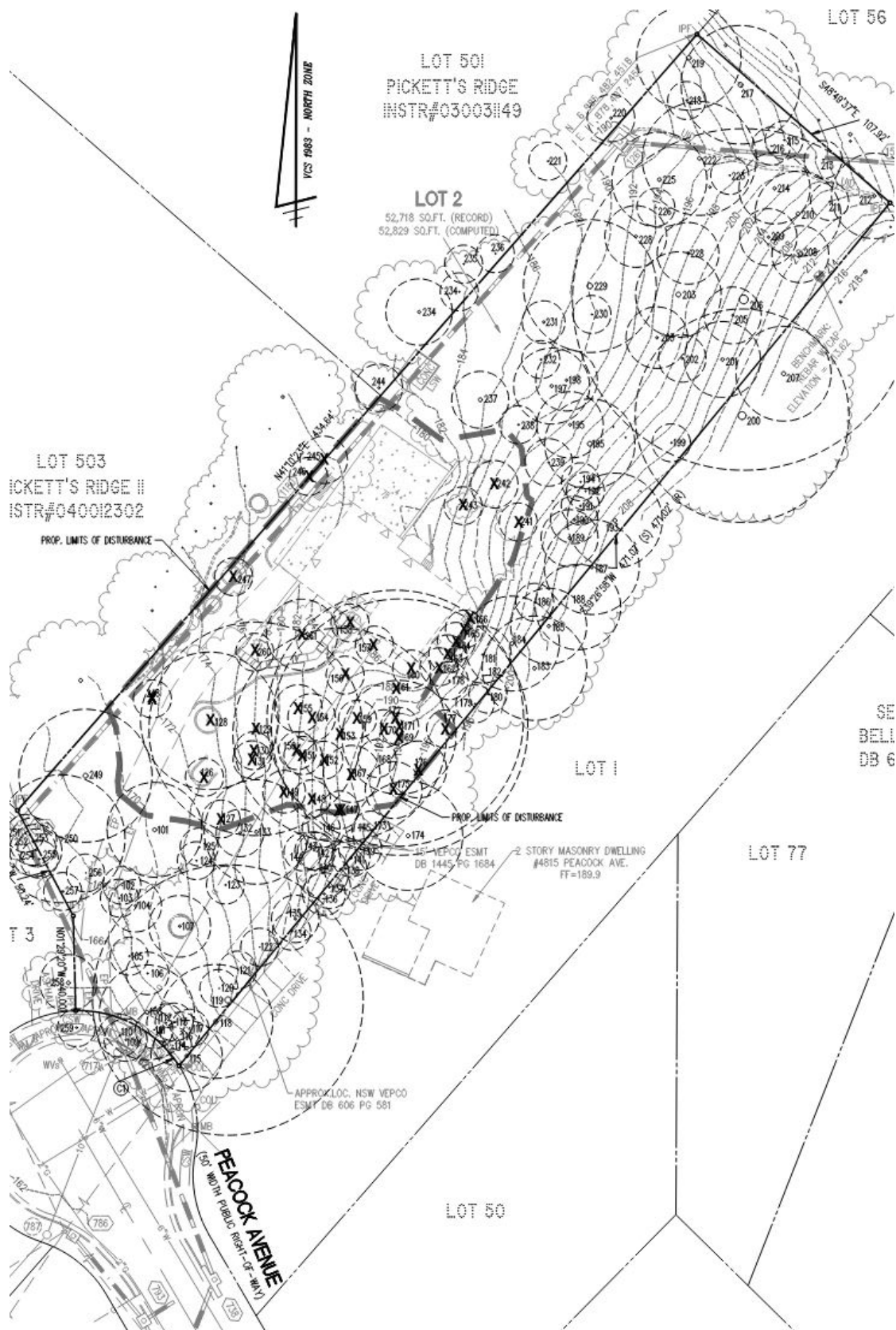


Figure 7 – Proposed tree preservation plan



### PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The proposed garage and driveway would meet this requirement.

### ZONING

The subject property is zoned R-2-0/Residential Single-Family. The R-20 zone requires a minimum lot frontage of 55 feet. The subject property provides 51.61 feet of lot frontage. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-20 zone's minimum lot frontage requirement. The subject property meets all other R-20 lot requirements, exceeding both the minimum lot size of 20,000 square feet by 32,829 square feet and minimum lot width of 100 feet by 21.2 feet.

Because the subject property is substandard and is developed with a dwelling, Zoning Ordinance sections 12-900 and 12-901 apply. These sections set requirements for the expansion, replacement or redevelopment of a developed substandard lot. Because the applicant proposes redevelopment, Zoning Ordinance section 12-901(C) applies and requires SUP approval. This section states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design." The Infill Task Force created this section in 2008. Task Force members were concerned about demolition and reconstruction on substandard lots. They felt that the Zoning Ordinance did not sufficiently protect established neighborhood character from incompatible new dwellings. Staff experience with substandard lot SUPs shows that the additional public input on these requests is valuable.

The applicants have requested modifications from Zoning Ordinance sections: 3-106(A)(1), the R-20 zone's front setback requirement and section 7-2502(c) the attached garage setback requirement. In reviewing these modification requests, City Council must determine that, pursuant to Zoning Ordinance section 11-416, "...such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare."

The applicants' proposal would meet all other zoning requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Provided /Proposed
<b>Lot Area</b>	20,000 Sq. Ft.	52,829 Sq. Ft.
<b>Lot Width</b>	100 Ft.	121.2 Ft.
<b>Lot Frontage</b>	55 Ft.	51.61 Ft.
<b>Front Yard*</b>	37.9 (minimum) 102.8 (maximum)	189.8 Ft.
<b>Side Yard (North)</b>	15.8 Ft. (1:2 height to setback ratio, 12 Ft. min.)	21.7 Ft.
<b>Side Yard (South)</b>	12 Ft. (1:2 height to setback ratio, 12 Ft. min.)	29.2 Ft.
<b>Rear Yard</b>	27.5 Ft. (1:1 height to setback ratio, 12 Ft. min.)	229.0 Ft.
<b>Net Floor Area</b>	13,207 Sq. Ft. 0.25 Floor Area Ratio (FAR)	4,925 Sq. Ft. 0.09 FAR
<b>Maximum Height</b>	30 Ft.	28.0 Ft.
<b>Maximum Threshold Height</b>	2.5 Ft.	2.5 Ft.
<b>Attached Garage Setback*</b>	8.0 Ft. behind front building wall	2.0 Ft. behind front building wall

\*modification requested through SUP

### MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Seminary Hill/Strawberry Hill Small Area Plan which designates this area for low-density residential development.

## **II. STAFF ANALYSIS**

Staff supports the applicants' proposal to redevelop this substandard lot with a new two-story dwelling and for modifications to the front yard and attached garage requirements. As required



by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk and design.

### Height

Staff found the proposed height to be compatible with neighborhood character in terms of height. The heights of dwellings on neighboring properties are shown in Table two, below.

*Table 2 – Dwelling heights*

4823 Peacock Avenue	16.8 Ft.
4816 Peacock Avenue	16.9 Ft.
4825 Peacock Avenue	16.9 Ft.
4827 Peacock Avenue	19.1 Ft.
<b>Average</b>	<b>20.0 Ft.</b>
4815 Peacock Avenue	27.5 Ft.
<b>Proposed Dwelling</b>	<b>28.0 Ft.</b>

Despite the height difference between the proposed dwelling and the adjacent dwelling at 4823 Peacock Avenue, staff finds that the height of the proposed dwelling would be compatible overall with the existing neighborhood due to the surrounding dwelling heights and to the unique site characteristics. The dwellings surrounding the subject property around the cul-de-sac are a mix of single and two-story dwellings. Given the proposed location of the dwelling 189.8 feet from the front lot line, staff finds that the proposed height would have no effect on height compatibility with its neighbors. Further, the applicants intend to preserve a number of trees and shrubs in the front yard that would effectively obscure the dwelling from the street and the adjacent dwellings, just as the existing dwelling was not visible from the street. Staff has included a photo, figure 8, which shows the front of the property as viewed from the cul-de-sac. The applicants intend to maintain much of the landscaping shown in this figure.



*Figure 8 - Front of subject property*

### Bulk

The applicants' proposal would be compatible with neighborhood character in terms of bulk. Although the proposed dwelling would be larger than the surrounding dwellings around the cul-de-sac, much of its mass would not be visible from the street for the reasons as stated above. Further, the dwelling provides side and rear yard setbacks well in excess of the minimum required by the R-20 zone. These larger yards allow the dwelling to be located far enough away from its neighbors that the bulk would not be impactful. With 4,925 square feet of net floor area, the proposed dwelling would be 8,282 square feet below the maximum floor area permitted by the R-20 zone.

### Design

Staff found the proposed design would not impact compatibility with the surrounding dwellings. The large front yard proposed nearly matches the front yard provided by the existing dwelling. As stated previously, the proposed dwelling would likely not be visible from the street. As such, the existing design character of the cul-de-sac would not be affected.

### Modifications

Staff found that the applicants' proposed modifications would be desirable for good site development and that there would be no impact nor detriment to neighboring property. Further analysis follows.

The requested front yard modification would be compatible with the existing neighborhood development pattern as it would allow for the new dwelling in roughly the same location as the existing dwelling.

The requested front yard modification would also be desirable to keep the dwelling as from the street as possible, eliminating any potential impact to neighborhood height, bulk or design compatibility. Further, because the proposed modification would allow for the new dwelling to provide nearly the same front yard that the existing dwelling does, it would minimize the amount of land disturbance and maximize the number of trees to be preserved.

The requested modification from the attached garage setback would also allow for diminished site disturbance. Setting the garage back eight feet would increase the limits of disturbance because the dwelling's footprint would have to be expanded to accommodate the garage setback. The additional setback would also be occupied by additional driveway space that would not be needed under the applicant's current proposal. Staff finds both elements to be environmentally optimal in minimizing the disturbed area of the site, allowing for the preservation of more existing trees and shrubs and limiting impermeable surfaces. This modification would have no impact on neighboring property, as it would not be perceptible from the street nor adjacent properties.

### Additional Considerations

The applicants received four statements from adjacent and nearby neighbors in support of their proposal.

Regarding tree preservation, staff is pleased to see that the applicants intend to maintain many of the subject property's existing trees. In addition to complying with the City's Landscape Guidelines at the future administrative review of the grading plan, staff recommends Conditions #2 and #3 to ensure the existing mature and native trees planned for preservation in figure seven are adequately protected during construction.

CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Staff further found that the requested modification meets required standards for approval. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.



### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height and design shall be substantially consistent with the application materials submitted May 25, 2021 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. Minimize the limits of disturbance on the grading submission to the greatest extent possible to maximize the tree protection areas. Where the critical root zone of trees outside of the limit of disturbance overlap with proposed construction, tree preservation measures shall be employed to ensure the survival of roots within the critical root zone where possible. (P&Z)
3. A tree protection plan developed by an arborist shall be submitted with the grading plan to ensure preservation and protection of the following trees: 101, 132, 133 and 249. (P&Z)
4. Any new driveway areas shall be constructed with a permeable paver system to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked (T&ES)
6. Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
7. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
8. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

**STAFF:** Sam Shelby, Urban Planner, Department of Planning and Zoning  
Ann Horowitz, Principal Planner, Department of Planning and Zoning  
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
- R-2 Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (Sec. 5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet subject to the exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction.

Recreation, Parks and Cultural Activities:

No comments.

Police Department:

No comments received.

Fire Department:

No comments.



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 4817 Peacock Avenue, Alexandria, Virginia \_\_\_\_\_

39.01 02 13

R-20

**TAX MAP REFERENCE:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_

**APPLICANT:**

Name: Jason R. Miller and Katherine R. Miller \_\_\_\_\_

Address: 4817 Peacock Avenue, Alexandria, Virginia \_\_\_\_\_

**PROPOSED USE:** Special Use Permit to construct a new single family dwelling on a developed substandard lot pursuant to Section 12-901(c) of the Alexandria Zoning Ordinance and a request for a modification of the required front yard setback required by Section 3-106 (A)(1) of the AZO.

- ☒ 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

Print Name of Applicant or Agent  
524 King Street  
Mailing/Street Address  
Alexandria, Virginia 22314  
City and State Zip Code

4/19/20  
Revised 5/25/21

Signature  
703 836-1000  
Telephone #  
703 549-3335  
Fax #  
dblair@landcarroll.com  
Email address



### PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4817 Peacock Avenue, Alexandria, Virginia, I hereby  
(Property Address) Section 12-9091(c) Special Use permit to construct a  
grant the applicant authorization to apply for the single family dwelling use as  
(use)  
described in this application.

Name: Jason R. Miller and Katherine R. Miller Phone: \_\_\_\_\_  
Please Print  
Address: 4817 Peacock Ave, Alexandria, VA Email: \_\_\_\_\_  
Signature: By: Duncan W. Blair, Attorney Date: 4/19/21

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.

Jason R. Miller and Katherine R. Miller own 100% of the property as Tenants by the Entirety.

## 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. Jason R. Miller Katherine R. Miller	4817 Peacock Ave. Alex. Va.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4817 Peacock Ave. Alex. Va. (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. Jason R. Miller Katherine R. Miller	4817 Peacock Ave. Alex. Va.	100%
2.		
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. Jason R. Miller Katherine R. Miller	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.

4/19/21

Duncan W. Blair, Attorney

Date

Printed Name



Signature

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 the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

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

## NARRATIVE DESCRIPTION

**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.)

Jason and Katherine Miller are requesting a Special Use Permit to construct a new single family dwelling on the property pursuant to section 12-901 (c) of the Alexandria Zoning Ordinance. The property is a developed substandard lot. The existing single family dwelling will be demolished. The proposed new single family dwelling will be consistent with the character of the existing neighborhood.

The applicants are requesting a modification of the strict application of the R-20 zones Front yard requirements of Section 3-106 (A)(1) of the AZO to allow the proposed house to further back from the front property line than the setback established between the range of of front yards on the contextual block face. The proposed structure will be constructed with the same setback of the existing house which allow less excavation, grading and land disturbance namimizes the number of trees that can be preserved and the existing character of the streetscape.

## 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: \_\_\_\_\_

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 Family Dwelling.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Not Applicable - Single Family Dwelling.

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

Day: Not Applicable - Single Family Dwelling 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 Family Dwelling.

B. How will the noise be controlled?

Not Applicable - Single Family Dwelling.



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

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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 Family Dwelling.

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- 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 Family Dwelling.

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- C. How often will trash be collected?  
Not Applicable - Single Family Dwelling.

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

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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:

Small quantities of such materials generally recognized as appropriate for residential use. Such materials will be stored, used and disposed of in accordance with all applicable regulations.

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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:

Small quantities of such materials generally recognized as appropriate for  
residential use. Such materials will be stored, used and disposed of in accordance  
with all applicable regulations.

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

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## 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?

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**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: Not Applicable

- A. How many loading spaces are available for the use?

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

- B. Where are off-street loading facilities located? \_\_\_\_\_  
 \_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
 \_\_\_\_\_  
 \_\_\_\_\_
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

## 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?  
 \_\_\_\_\_ 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 and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

**A****A. Property Information**

A1.  Street Address  Zone

A2.  Total Lot Area x  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	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <b>Total Gross</b>	<input type="text"/>	B2. <b>Total Exclusions</b>	<input type="text"/>	

**C. Proposed Gross Floor Area**

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. <b>Total Gross</b>	<input type="text"/>	C2. <b>Total Exclusions</b>	<input type="text"/>	

**D. Total Floor Area**

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

D2.  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

**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.

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# 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. 4817 Peacock Ave  R-20  
Street Address  Zone

A2. 52,718.00  x 0.25  = 13,179.50   
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	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Comments for Existing Gross Floor Area <div><input type="text"/></div>
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u>	0.00 <input type="text"/>	B2. <u>Total Exclusions</u>	0.00 <input type="text"/>	

#### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	2,018.00 <input type="text"/>	Basement**	2,018.00 <input type="text"/>	C1. 7,289.00 <input type="text"/> Sq. Ft.
First Floor	2,018.00 <input type="text"/>	Stairways**	96.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	2,453.00 <input type="text"/>	Mechanical**	<input type="text"/>	C2. 2,914.00 <input type="text"/> Sq. Ft.
Third Floor	0.00 <input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	0.00 <input type="text"/>	Porches**	334.00 <input type="text"/>	C3. 4,375.00 <input type="text"/> Sq. Ft.
Porches	334.00 <input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	0.00 <input type="text"/>	Garage**	466.00 <input type="text"/>	(subtract C2 from C1)
Garage	466.00 <input type="text"/>	Other***	<input type="text"/>	
Other***	0.00 <input type="text"/>	Other***	<input type="text"/>	
C1. <u>Total Gross</u>	7,289.00 <input type="text"/>	C2. <u>Total Exclusions</u>	2,914.00 <input type="text"/>	

#### D. Total Floor Area

D1. 4,375.00  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 13,179.50  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

#### 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.

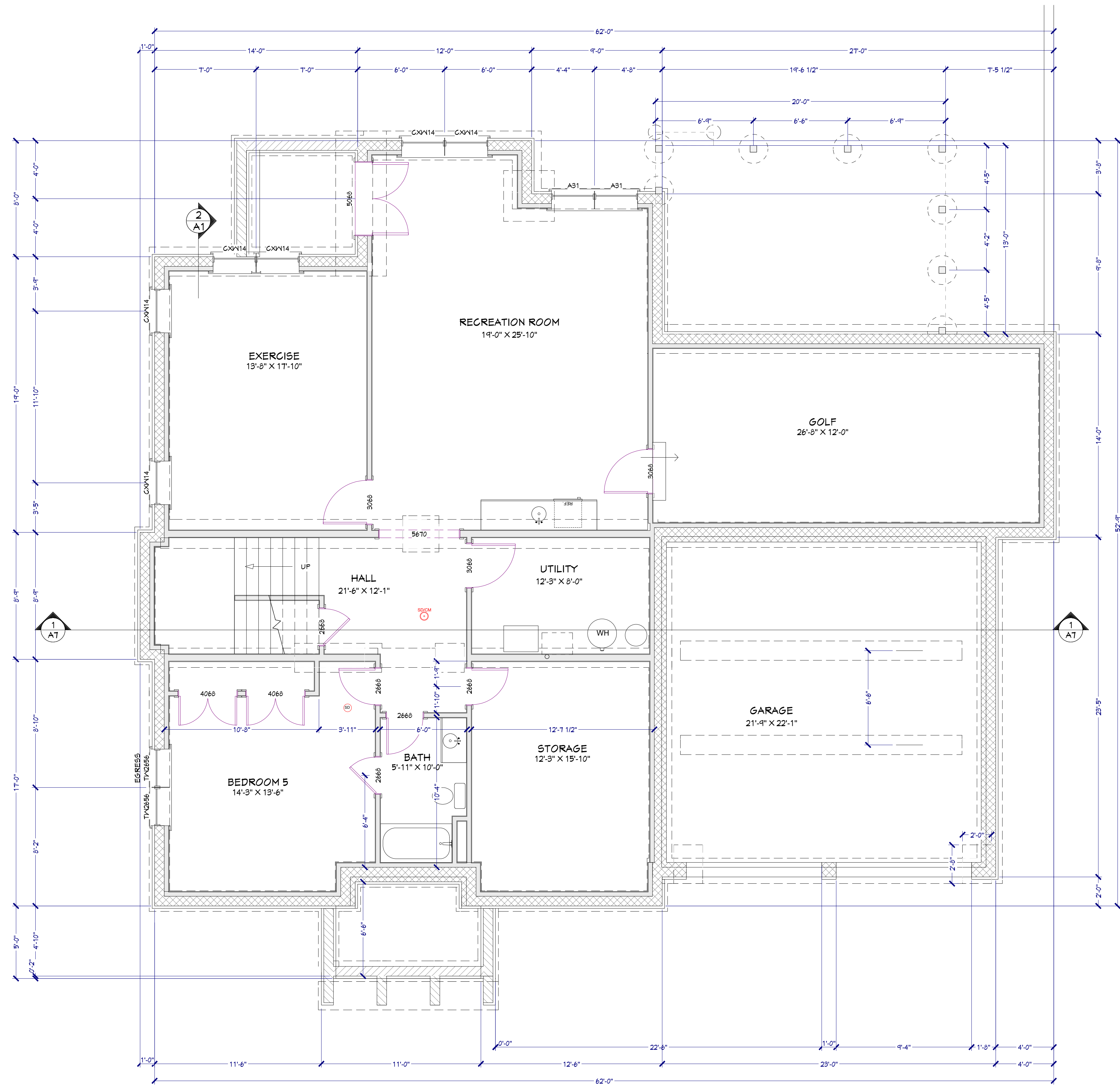
\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

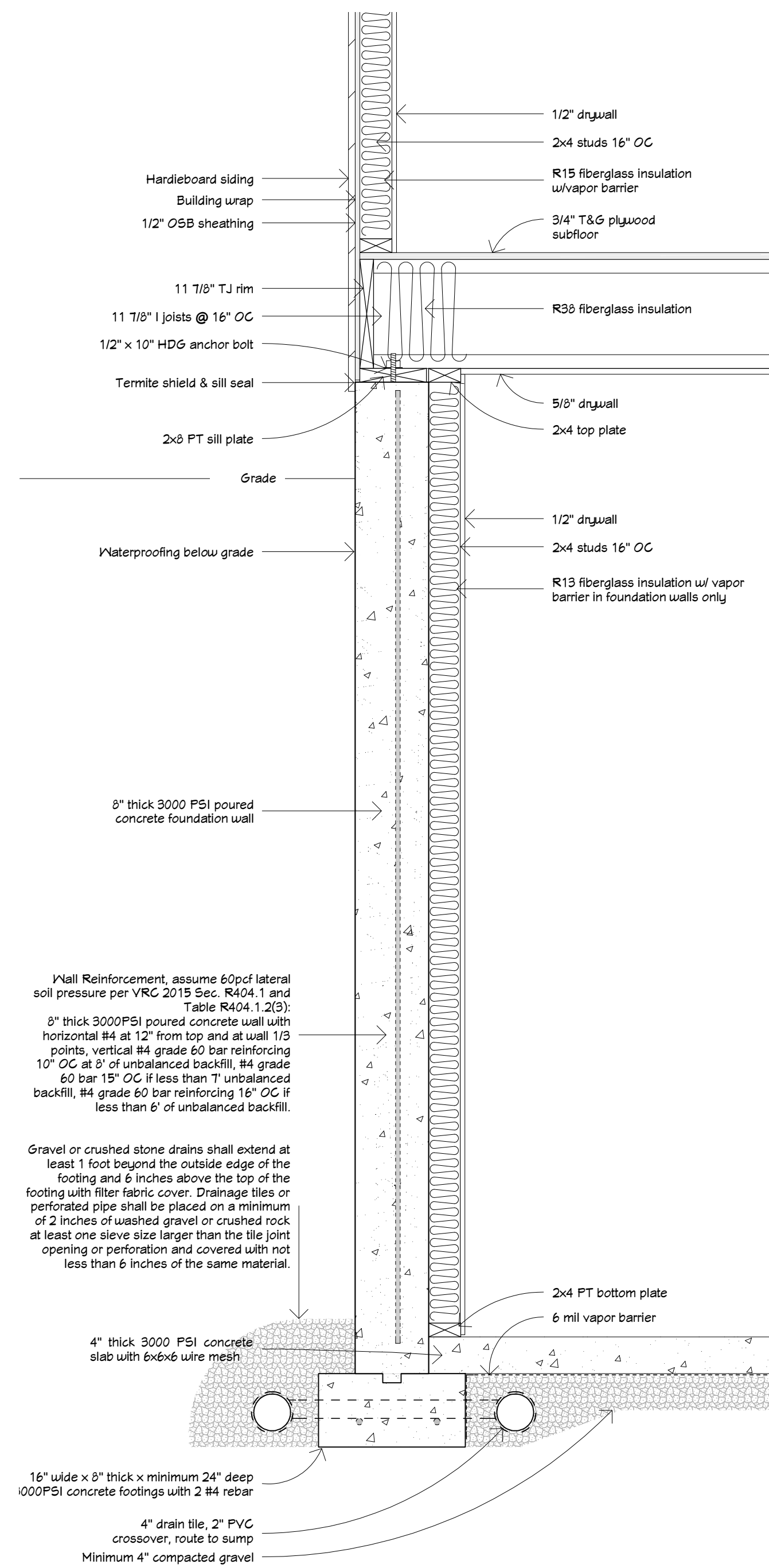
Signature: **Matthew Gold**

Digitally signed by Matthew Gold  
Date: 2021.04.20 21:22:57 -04'00'

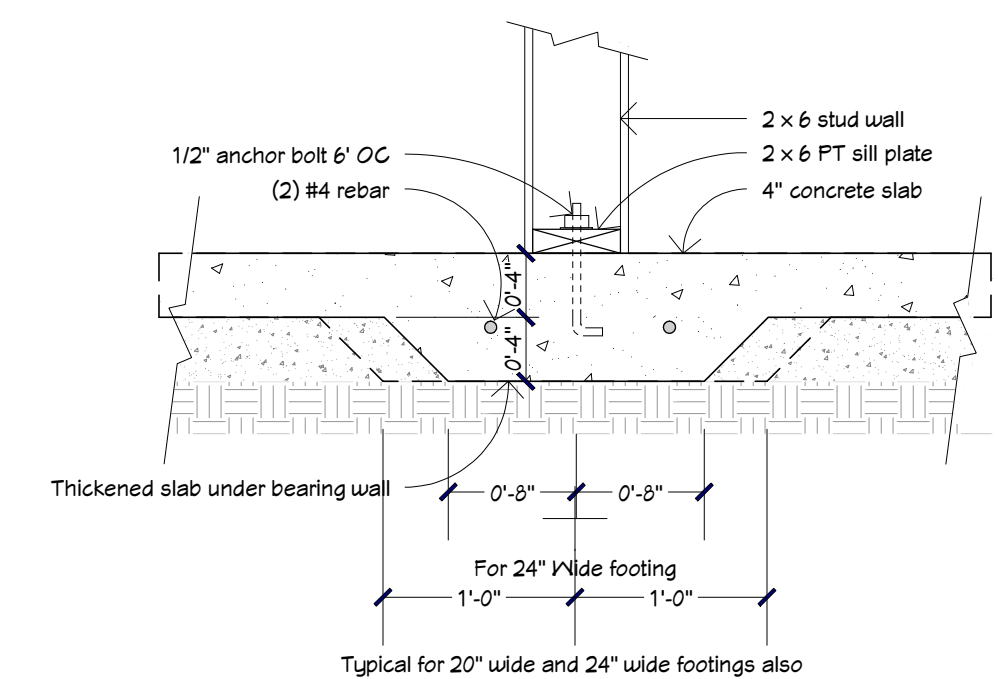
4.20.21  
Date:



1 Foundation Plan  
A-101  
Scale: 1/4" = 1'-0"



2 Foundation Wall Section  
A-101  
Scale: 1" = 1'-0"



3 Thickened Slab Detail  
A-101  
Scale: 1" = 1'-0"

To the best of my knowledge these plans are drawn to comply with Owner's and/ or Builder's specifications and any changes made on them after prints are made will be done at the owner's and/ or Builder's expense and responsibility. Main Street Design Co LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

MAIN ST.  
DESIGN CO.

Robert Schindler  
Building Design Principal, Owner  
PO Box 188  
Reedville, VA 22539-0188  
703-975-6171  
rob.mainstdesign@outlook.com

Contractor Information:

MATTHEW GOLD  
mg@matthewgold.com  
703-851-4962

New Custom Home

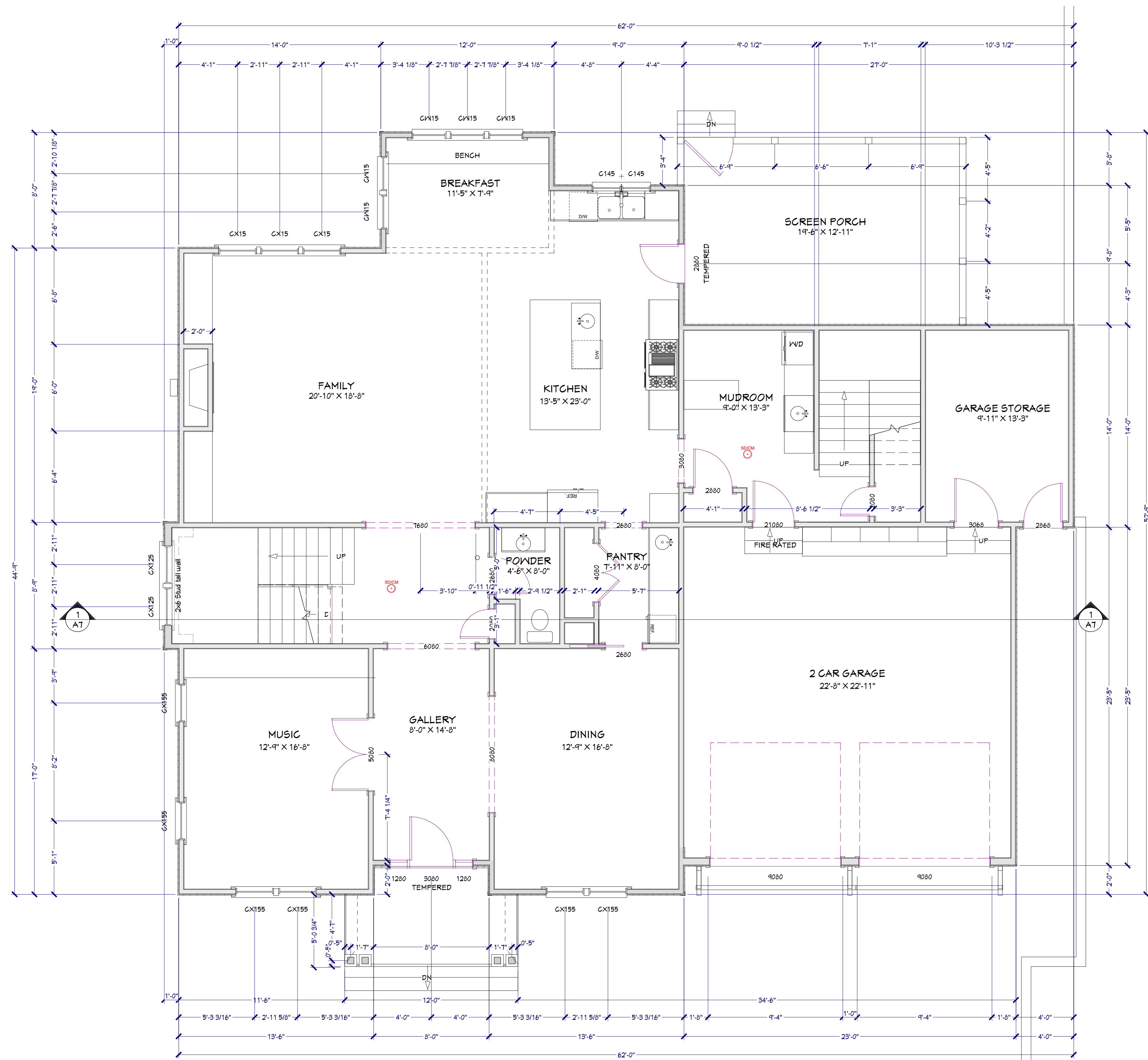
4817 Peacock Ave  
Alexandria, VA

Date:  
Developed: 04/14/21  
Construction PERMIT:  
Construction REV:

Foundation Plan,  
Foundation Wall Section,  
Notes and Details

A-101





1  
A-104  
1st Floor Plan & Braced Wall Plan  
Scale: 1/4" = 1'-0"

2  
A-104  
Braced Wall Details and Calculations  
Scale: NT5

- Contractor to thoroughly review dimensions so as to understand critical relationships and alignments prior to proceeding with the work.
- Interior dimensions are to face of stud.
- Exterior dimensions are to outside of sheathing and outside of foundation wall, 1/2" inset from outside of foundation to framing members.

#### WALL BRACING NOTES:

-New structure is designed and braced according to the requirements of section R602.10 of the 2015 Virginia residential code.

-Unless otherwise called out on these framing plans, all exterior walls (including areas above and below openings and on gable end walls) are to be braced using the C5-WSF METHOD, which calls for continuous wood structural panel sheathing with a minimum 3/8" thickness, secured at panel edges with 6d common nails at 6" OC, and 12" OC at intermediate supports (or 16 ga. x 1 3/4" staples 3" OC at panel edges and spaced 6" OC at intermediate supports).

-Exterior Corner framing shall be in compliance with detail.

-Lengths of the braced wall panels at corners and adjacent to window & door openings are designed to be in accordance with the minimum dimensions required by the table R602.10.5

-Where C5-PF is called for on these framing plans, wall panels are to be constructed as "continuous portal frame panels" as per figure R602.10.6.4.

-Where PFH Portal frame with hold downs is called for, embed hold down anchors/straps per detail and attach to framing with required nails.

-Where GB Gypsum board wall panels are called for, attach 1/2" gypsum board with 5d ring shank x 1-5/8" long nails 7" OC, or Type W or S screws 7" OC.

-Where LIB, Let In Bracing, are called for use Simpson WNB126 strap with 2-16d nails at each plate and 1-8d nail per stud 16" OC, minimum 53 degree angle.

-Where an 800 lb. hold down is noted it is in lieu of the standard 24" sheathed return panel.

-All other requirements and details contained on the VRC-2015 that are not specifically stated in these notes also be followed. Consult designer with any questions regarding wall bracing requirements in the field.

#### FLOOR/CEILING FRAMING CONNECTIONS

Where framing is perpendicular to a braced wall panel, a rim joist or blocking must be provided along the length of the braced wall panel as shown in FIGURE 24. Where framing is parallel to a braced all panel, a rim joist, framing member or blocking must be provided along the length of the braced wall panel as shown in FIGURE 25.

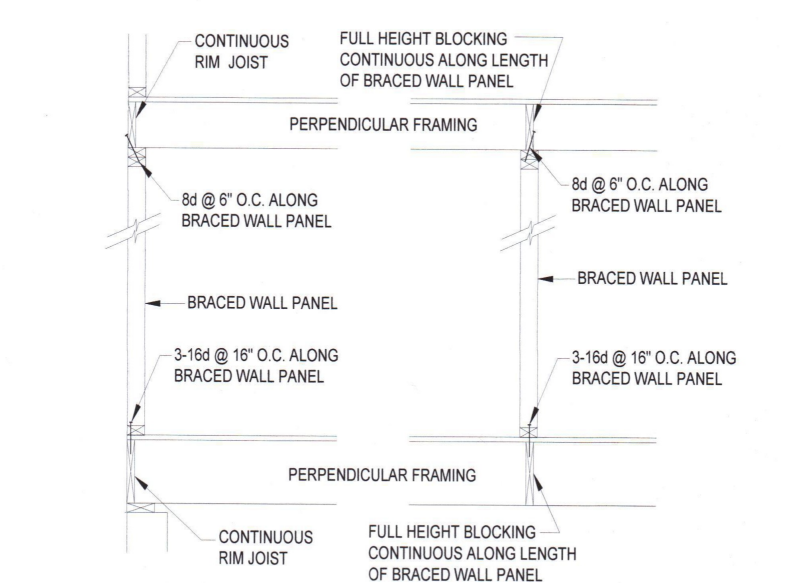


FIGURE 24: BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

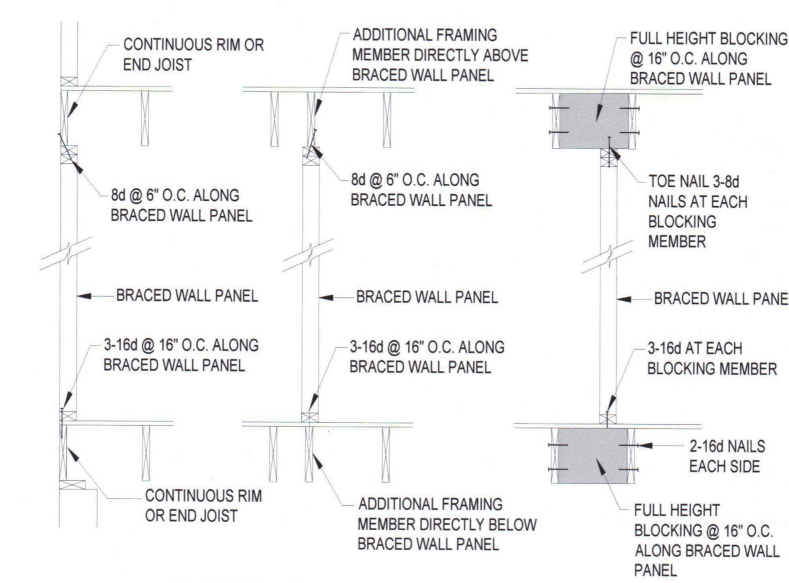
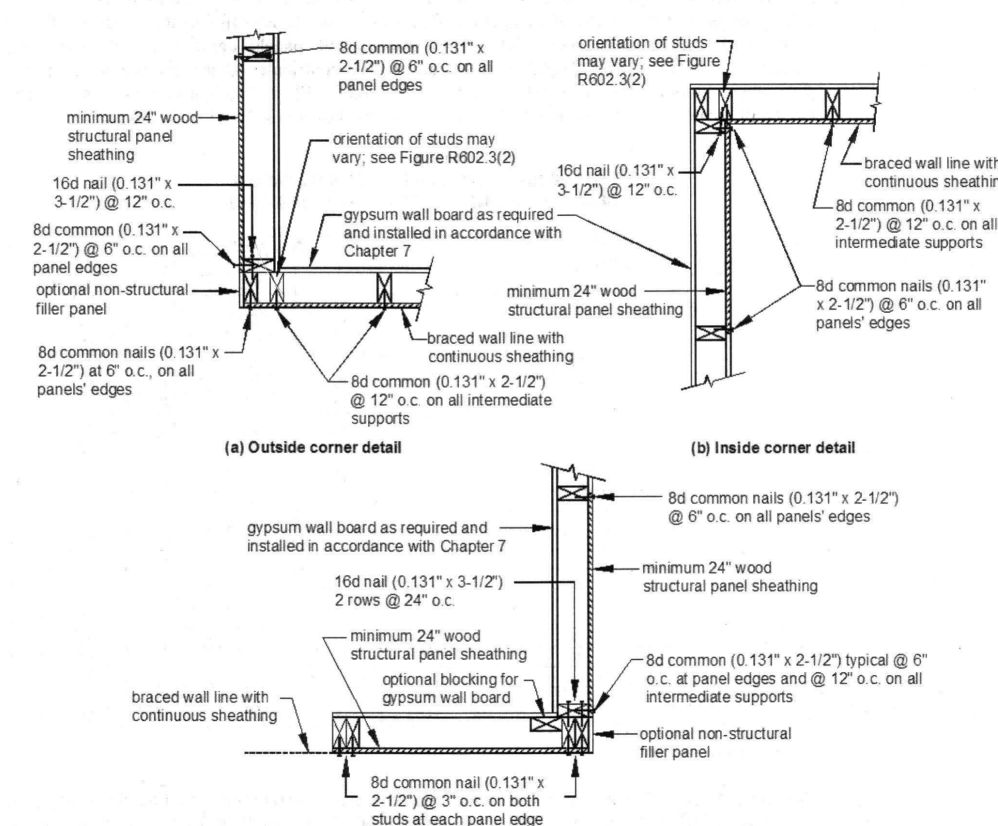


FIGURE 25: BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



New Custom Home

4817 Peacock Ave  
Alexandria, VA

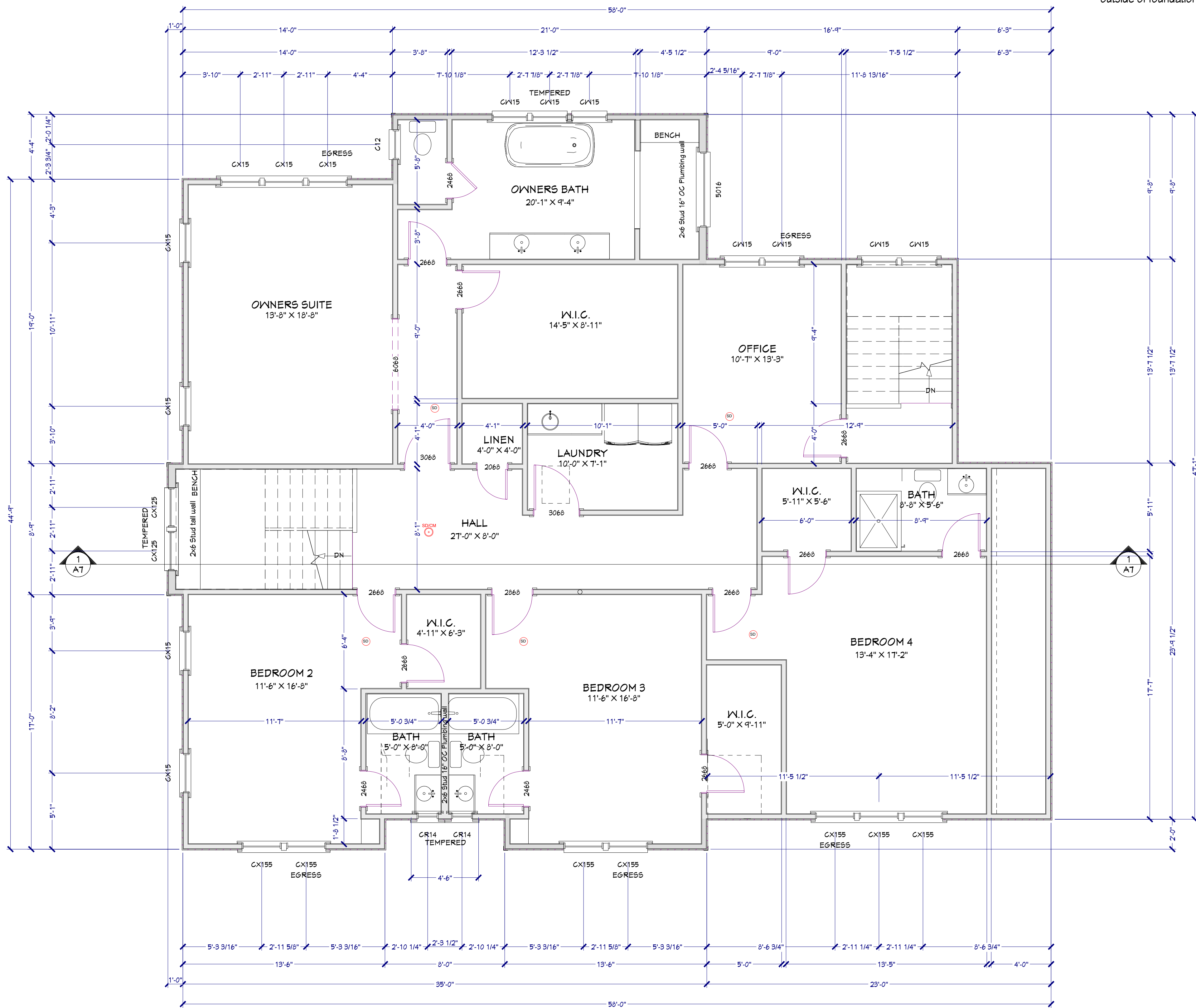
Date: 04/14/21  
Developed:  
Construction PERMIT:  
Construction REV:

1st Floor Plan, Braced  
Wall Plan, Notes and  
Details

A-104

To the best of my knowledge these plans are drawn to comply with Owner's and/ or Builder's specifications and any changes made on them after prints are made will be done at the owner's and / or Builder's expense and responsibility. Main Street Design Co LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.





1  
A-106 2nd Floor Plan & Braced Wall Plan  
Scale: 1/4" = 1'-0"

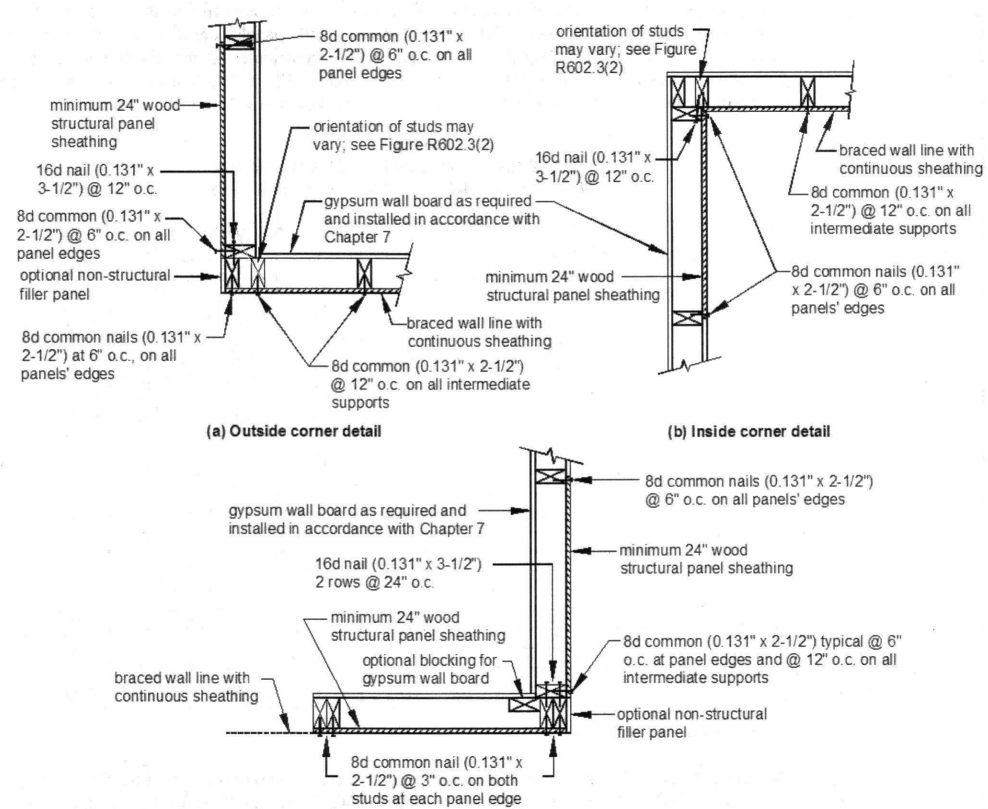
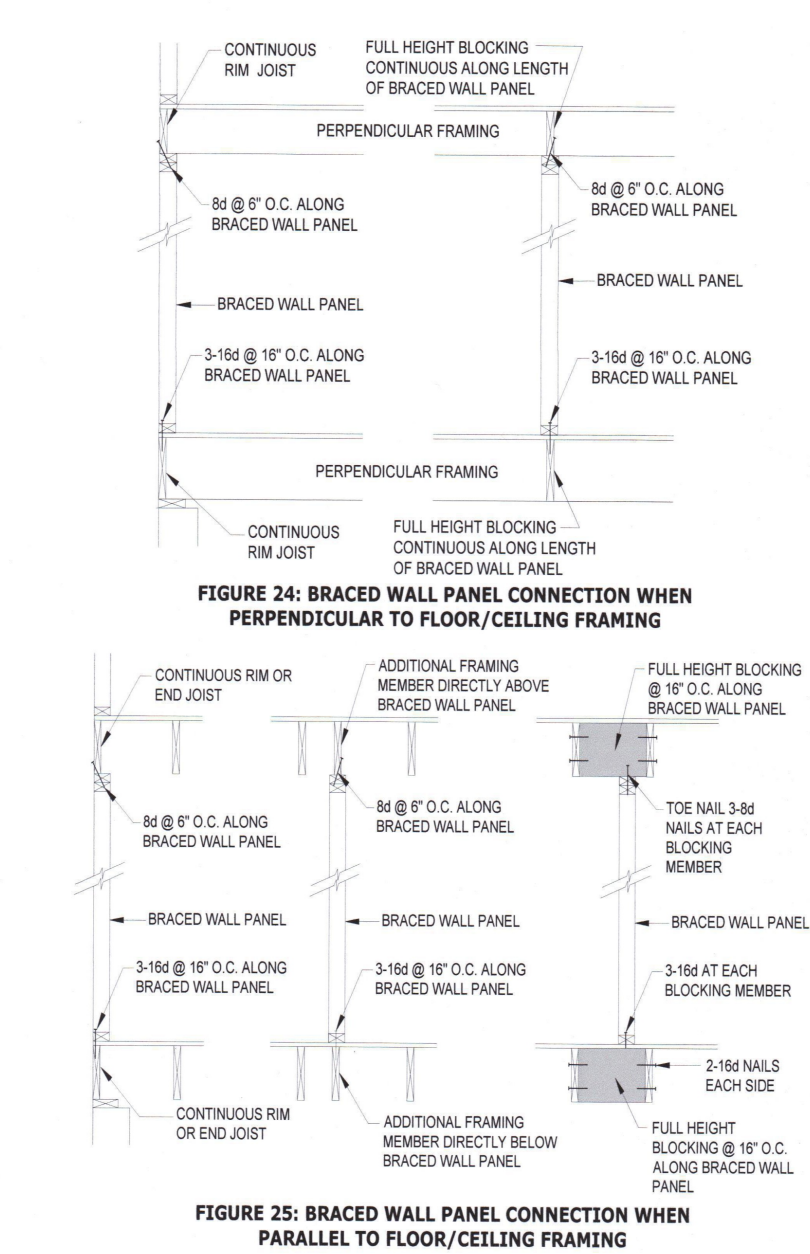
- Contractor to thoroughly review dimensions so as to understand critical relationships and alignments prior to proceeding with the work.
- Interior dimensions are to face of stud.
- Exterior dimensions are to outside of sheathing and outside of foundation wall, 1/2" inset from outside of foundation to framing members.

WALL BRACING NOTES:

- New structure is designed and braced according to the requirements of section R602.10 of the 2015 Virginia residential code.
- Unless otherwise called out on these framing plans, all exterior walls (including areas above and below openings and on gable end walls) are to be braced using the C5-WSP METHOD, which calls for continuous wood structural panel sheathing with a minimum 3/8" thickness, secured at panel edges with 6d common nails at 6" OC, and 12" OC at intermediate supports (or 16 ga. x 1 3/4" staples 3" OC at panel edges and spaced 6" OC at intermediate supports).
- Exterior Corner framing shall be in compliance with detail.
- Lengths of the braced wall panels at corners and adjacent to window & door openings are designed to be in accordance with the minimum dimensions required by the table R602.10.5
- Where C5-PF is called for on these framing plans, wall panels are to be constructed as "continuous portal frame panels" as per figure R602.10.6.4.
- Where PFH Portal frame with hold downs is called for, embed hold down anchors/ straps per detail and attach to framing with required nails.
- Where GB Gypsum board wall panels are called for, attach 1/2" gypsum board with 5d ring shank x 1-5/8" long nails T" OC, or Type W or S screws T" OC.
- Where LIB, Let In Bracing, are called for use Simpson WNB126 strap with 2-16d nails at each plate and 1-5d nail per stud 16" OC, minimum 53 degree angle.
- Where an 800 lb. hold down is noted it is in lieu of the standard 24" sheathed return panel.
- All other requirements and details contained on the VRC-2015 that are not specifically stated in these notes also be followed. Consult designer with any questions regarding wall bracing requirements in the field.

FLOOR/CEILING FRAMING CONNECTIONS

Where framing is perpendicular to a braced wall panel, a rim joist or blocking must be provided along the length of the braced wall panel as shown in FIGURE 24. Where framing is parallel to a braced wall panel, a rim joist, framing member or blocking must be provided along the length of the braced wall panel as shown in FIGURE 25.



New Custom Home

4817 Peacock Ave  
Alexandria, VA

Date:  
Developed: 04/14/21  
Construction PERMIT:  
Construction REV:

2nd Floor Plan, 2nd  
Floor Braced Wall Plan

A-106

To the best of my knowledge these plans are drawn to comply with Owner's and/ or Builder's specifications and any changes made on them after prints are made will be done at the owner's and / or Builder's expense and responsibility. Main Street Design Co LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.





1 Front Elevation  
A-109  
Scale: 1/4" = 1'-0"



2 Right Elevation  
A-109  
Scale: 1/4" = 1'-0"

To the best of my knowledge these plans are drawn to comply with Owner's and/ or Builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. Main Street Design Co. LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

MAIN ST.  
DESIGN CO.

Robert Schindler  
Building Design Principal, Owner  
PO Box 188  
Reedville, VA 22539-0188  
703-975-6171  
rob.mainstdesign@outlook.com

Contractor Information:

MATTHEW GOLD  
mg@matthewgold.com  
703-851-4962

New Custom Home

4817 Peacock Ave  
Alexandria, VA

Date:  
Developed: 04/14/21  
Construction PERMIT:  
Construction REV:

Elevations, Planter  
Box Detail

A-109





1  
A-110 Rear Elevation

Scale: 1/4" = 1'-0"



2  
A-110 Left Elevation

Scale: 1/4" = 1'-0"

To the best of my knowledge these plans are drawn to comply with Owner's and/ or Builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. Main Street Design Co LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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rob.mainstdesign@outlook.com

Contractor Information:

MATTHEW GOLD  
mg@matthewgold.com  
703-851-4962

New Custom Home

4817 Peacock Ave  
Alexandria, VA

Date:  
Developed:  
Construction PERMIT:  
Construction REV:

04/14/21

Elevations

A-110



AIR CONDITIONER  
 APPROX. LOC. .... APPROXIMATE LOCATION  
 COL. .... COLUMN  
 CONC. .... CONCRETE  
 CSW. .... CONCRETE SIDEWALK  
 DB. .... DEED BOOK  
 EM. .... ELECTRIC METER  
 EP. .... EDGE OF PAVEMENT  
 FC. .... HEADER CURB  
 FF. .... FIRST/FINISH FLOOR ELEVATION  
 GEN. .... GENERATOR  
 GM. .... GAS METER  
 INV. .... INVERT  
 IPF. .... IRON PIN FOUND (PROPERTY CORNER)  
 INSTR. .... INSTRUMENT  
 LSW. .... LANDSCAPE BORDER/WALL  
 MB ☒ .... MAILBOX (PRIVATE)  
 NSW. .... NON-SPECIFIC WIDTH  
 PG. .... PAGE  
 PL. .... PLANTER  
 RC. .... RECORD  
 RCP. .... REINFORCED CONCRETE PIPE  
 RET. .... RETAINING WALL  
 (S) .... SURVEYED  
 SD, (23) .... STORM SEWER STRUCTURE  
 SMH, (23) .... SANITARY SEWER STRUCTURE  
 SQ. FT. .... SQUARE FEET  
 WM. .... WATER METER  
 WV. .... WATER VALVE  
 ◇ .... FIRE HYDRANT  
 △ .... DOORWAY/ENTRANCE  
 ∅ .... UTILITY POLE  
 ☀ .... LIGHT POLE  
 X .... FENCE  
 ⚡ .... GUY WIRE  
 ⚡ .... OVERHEAD WIRES  
 E .... UNDERGROUND ELECTRIC LINE  
 G .... UNDERGROUND GAS LINE  
 S .... UNDERGROUND SANITARY LINE  
 ———— .... UNDERGROUND STORM SEWER LINE  
 W .... UNDERGROUND WATER LINE  
 ○ .... TREE  
 ~~~~~~ ..... LIMITS OF TREE CANOPY/VEGETATION  
 ———— ..... CURB AND GUTTER  
 ○ .... BOLLARD  
 23' .... SPOT ELEVATION  
 ○ .... SIGN  
 U .... UTILITY MANHOLE

VCS 1983 - NORTH ZONE

**LOT 2**  
52,718 SQ.FT. (RECORD)  
52,829 SQ.FT. (COMPUTED)

$$\begin{array}{r} 6,985,155.3028 \\ 11,878,121.1205 \end{array}$$

L O T 5

LOT 6

SECTION 6  
BELLE - WOOD  
DB 558 PG 137

A SPECIAL USE PERMIT IS REQUESTED FOR RE-DEVELOPMENT OF A SUBSTANDARD LOT FOR:

1. LOT WIDTH - 80' REQUIRED (R-12) - 76.45' PROVIDED AT 35' SETBACK
2. LOT WIDTH - 100' REQUIRED (R-20) - 80.00' PROVIDED AT 40' SETBACK
3. LOT FRONTAGE - 55' REQUIRED (FOR CURVILINEAR LOTS IN R-20) - 51.61' PROVIDED

A MODIFICATION IS REQUESTED TO PROVIDE A FRONT YARD SETBACK OF 189.8' WHICH IS GREATER THAN THE ALLOWABLE MAXIMUM DETERMINED BY THE CONTEXTUAL BLOCK FACE RANGE OF 37.9' - 102.8'.

L07 55

SECTION 8  
VARSITY PARK  
DB 582 PG 344

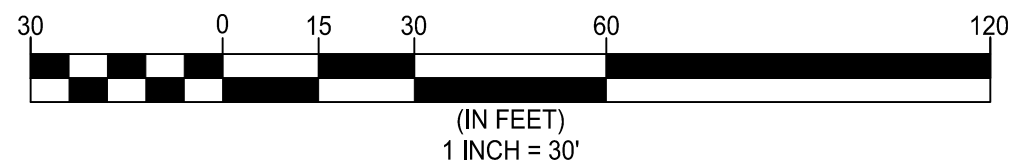
|                                                  |        |
|--------------------------------------------------|--------|
| SMH 717                                          |        |
| MANHOLE TOP =                                    | 162.20 |
| INVERTS INACCESSIBLE                             |        |
| TOP SEIZED                                       |        |
|                                                  |        |
| SMH 787                                          |        |
| MANHOLE TOP =                                    | 162.28 |
| INVERTS INACCESSIBLE                             |        |
| TOP SEIZED                                       |        |
| PIPE DIAMETERS TAKEN FROM<br>RECORD INFORMATION. |        |

|                         |        |                        |        |
|-------------------------|--------|------------------------|--------|
| SD 1502                 |        | SD 757                 |        |
| MANHOLE TOP =           | 215.55 | GRATE INLET TOP =      | 162.04 |
| INVERTS INACCESSIBLE    |        | 18" RCP IN (SD 967) =  | 159.79 |
| TOP SEIZED              |        | 18" RCP OUT (SD 738) = | 159.69 |
|                         |        |                        |        |
| SD 1261                 |        | SD 786                 |        |
| YARD INLET TOP =        | 190.43 | CURB INLET TOP =       | 162.15 |
| 15" RCP IN (SD 1502) =  | 187.08 | 15" RCP OUT (SD 793) = | 158.80 |
| 18" RCP OUT (SD 1180) = | 186.58 |                        |        |
|                         |        |                        |        |
| SD 1180                 |        | SD 793                 |        |
| YARD INLET TOP =        | 176.59 | CURB INLET TOP =       | 162.16 |
| 18" RCP IN (SD 1261) =  | 169.96 | 15" RCP IN (N.EAST) =  | 158.21 |
| 21" RCP OUT (SD 967) =  | 169.84 | 15" RCP IN (SD 786) =  | 158.26 |
|                         |        | 15" RCP OUT (S.EAST) = | 156.98 |
|                         |        |                        |        |
| SD 967                  |        | SD 738                 |        |
| YARD INLET TOP =        | 167.04 | CURB INLET TOP =       | 162.18 |
| 21" RCP IN (SD 1180) =  | 163.74 | 18" RCP IN (SD 757) =  | 156.38 |
| 18" RCP IN (N.WEST) =   | 163.09 | 18" RCP OUT (S.WEST) = | 156.03 |
| 18" RCP OUT (SD 757) =  | 162.99 |                        |        |
|                         |        | SD 1617                |        |
|                         |        | MANHOLE TOP =          | 162.67 |
|                         |        | 18" RCP IN (SD 738) =  | 154.72 |
|                         |        | 15" RCP IN (SD 793) =  | 157.37 |
|                         |        | 15" RCP OUT (S.WEST) = | 151.82 |

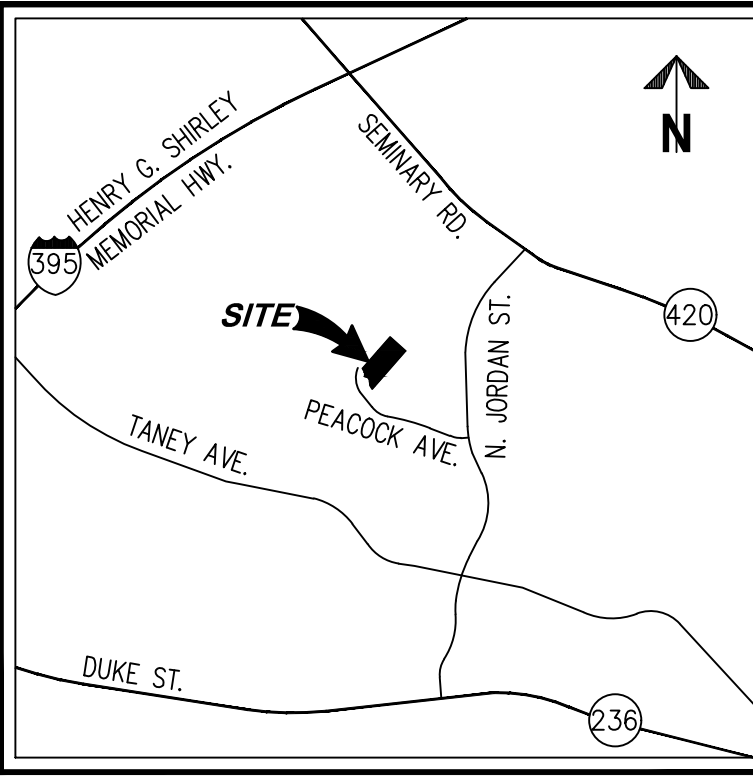
3. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 039.01-02-13, AND IS ZONED R-12 AND R-20.
2. THE PROPERTY, BEING COMPRISED OF LOT 2, KENA TEMPLE AANOMS AS RECORDED IN DEED BOOK 596 AT PAGE 408, IS NOW IN THE NAME OF JOUANNE L. GOODEL AND JOSEPH E. NOLAN AS RECORDED IN INSTRUMENT NUMBER 200010371, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL RECORD AREA OF THE PROPERTY IS 52,718 SQUARE FEET OR 1.2102 ACRES. TOTAL COMPUTED AREA OF THE PROPERTY IS 52,829 SQUARE FEET OR 1.2128 ACRES.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. EASEMENTS, CONDITIONS, COVENANTS, DEDICATIONS AND RESTRICTIONS ARE PER THE COMMITMENT FOR TITLE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 20-151 DATED NOVEMBER 22, 2020.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995187. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 9, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THE PROPERTY IS SUBJECT TO VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 606 AT PAGE 581.

WATERLINE AND PIPE SIZES SHOWN PER RECORD INFORMATION.

| NO. | RADIUS | LENGTH | DELTA     | TANGENT | CHORD  | CHORD BEARING |
|-----|--------|--------|-----------|---------|--------|---------------|
| C1  | 50.00' | 51.61' | 59°08'44" | 28.37'  | 49.35' | N61°54'58"W   |



ON/OFF DENOTES APPROXIMATE  
RELATIONSHIP TO SUBJECT PROPERTY



## VICINITY MAP

SCALE: 1"=2000'

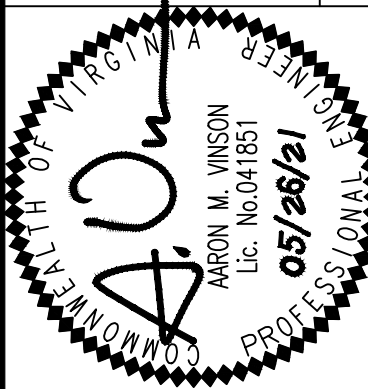
## EXISTING CONDITIONS PLAT

**4817 PEACOCK AVENUE**

**LOT 2, KENA TEMPLE AONMS**

**CITY OF ALEXANDRIA, VIRGINIA**

**WALTER L.  
PHILLIPS**






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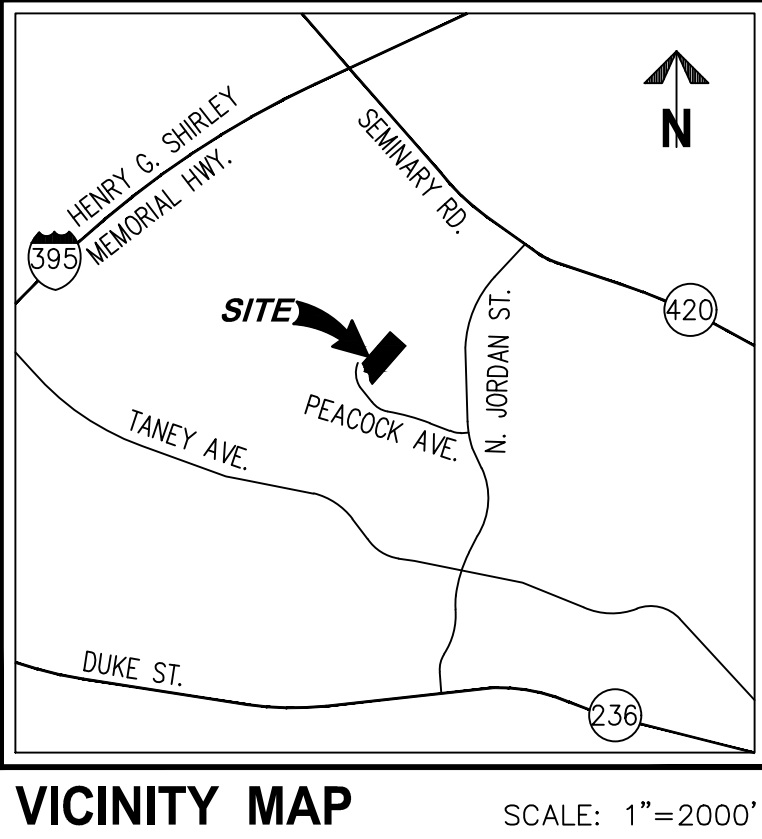
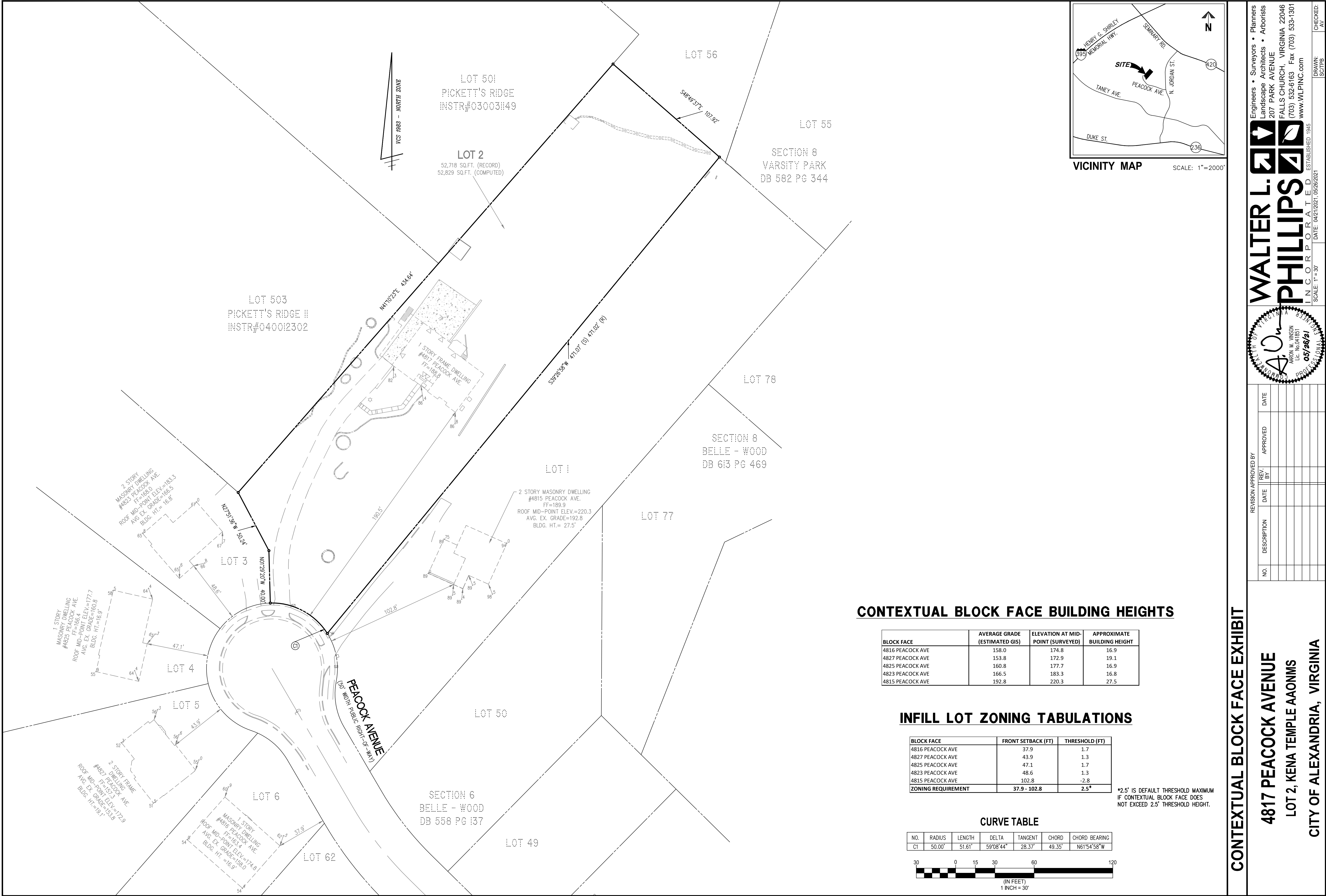
ESTABLISHED 1945

21

DRAWING: SCOTT

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File No. ALEX      Tax Map No. 039.01      Job No. 21-007      Cadd Dwg. File: Q:\sdsproj\21007\dwg\engineering\SUP\21007P-0301.dwg



CONTEXTUAL BLOCK FACE BUILDING HEIGHTS

| BLOCK FACE       | AVERAGE GRADE<br>(ESTIMATED GIS) | ELEVATION AT MID-<br>POINT (SURVEYED) | APPROXIMATE<br>BUILDING HEIGHT |
|------------------|----------------------------------|---------------------------------------|--------------------------------|
| 4816 PEACOCK AVE | 158.0                            | 174.8                                 | 16.9                           |
| 4827 PEACOCK AVE | 153.8                            | 172.9                                 | 19.1                           |
| 4825 PEACOCK AVE | 160.8                            | 177.7                                 | 16.9                           |
| 4823 PEACOCK AVE | 166.5                            | 183.3                                 | 16.8                           |
| 4815 PEACOCK AVE | 192.8                            | 220.3                                 | 27.5                           |

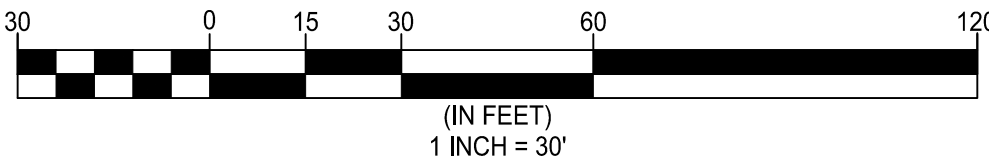
INFILL LOT ZONING TABULATIONS

| BLOCK FACE         | FRONT SETBACK (FT) | THRESHOLD (FT) |
|--------------------|--------------------|----------------|
| 4816 PEACOCK AVE   | 37.9               | 1.7            |
| 4827 PEACOCK AVE   | 43.9               | 1.3            |
| 4825 PEACOCK AVE   | 47.1               | 1.7            |
| 4823 PEACOCK AVE   | 48.6               | 1.3            |
| 4815 PEACOCK AVE   | 102.8              | -2.8           |
| ZONING REQUIREMENT | 37.9 - 102.8       | 2.5*           |

\*2.5' IS DEFAULT THRESHOLD MAXIMUM  
IF CONTEXTUAL BLOCK FACE DOES  
NOT EXCEED 2.5' THRESHOLD HEIGHT.

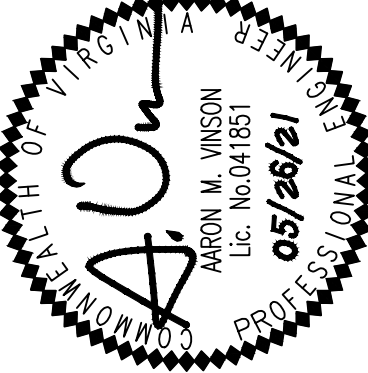
CURVE TABLE

| NO. | RADIUS | LENGTH | DELTA     | TANGENT | CHORD  | CHORD BEARING |
|-----|--------|--------|-----------|---------|--------|---------------|
| C1  | 50.00' | 51.61' | 59°08'44" | 28.37'  | 49.35' | N61°54'58"W   |



CONTEXTUAL BLOCK FACE EXHIBIT

4817 PEACOCK AVENUE  
LOT 2, KENA TEMPLE AAOONMS  
CITY OF ALEXANDRIA, VIRGINIA

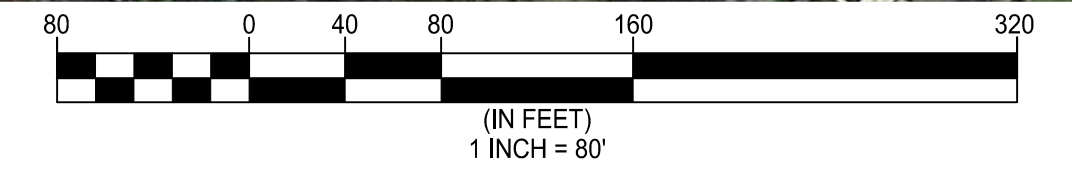
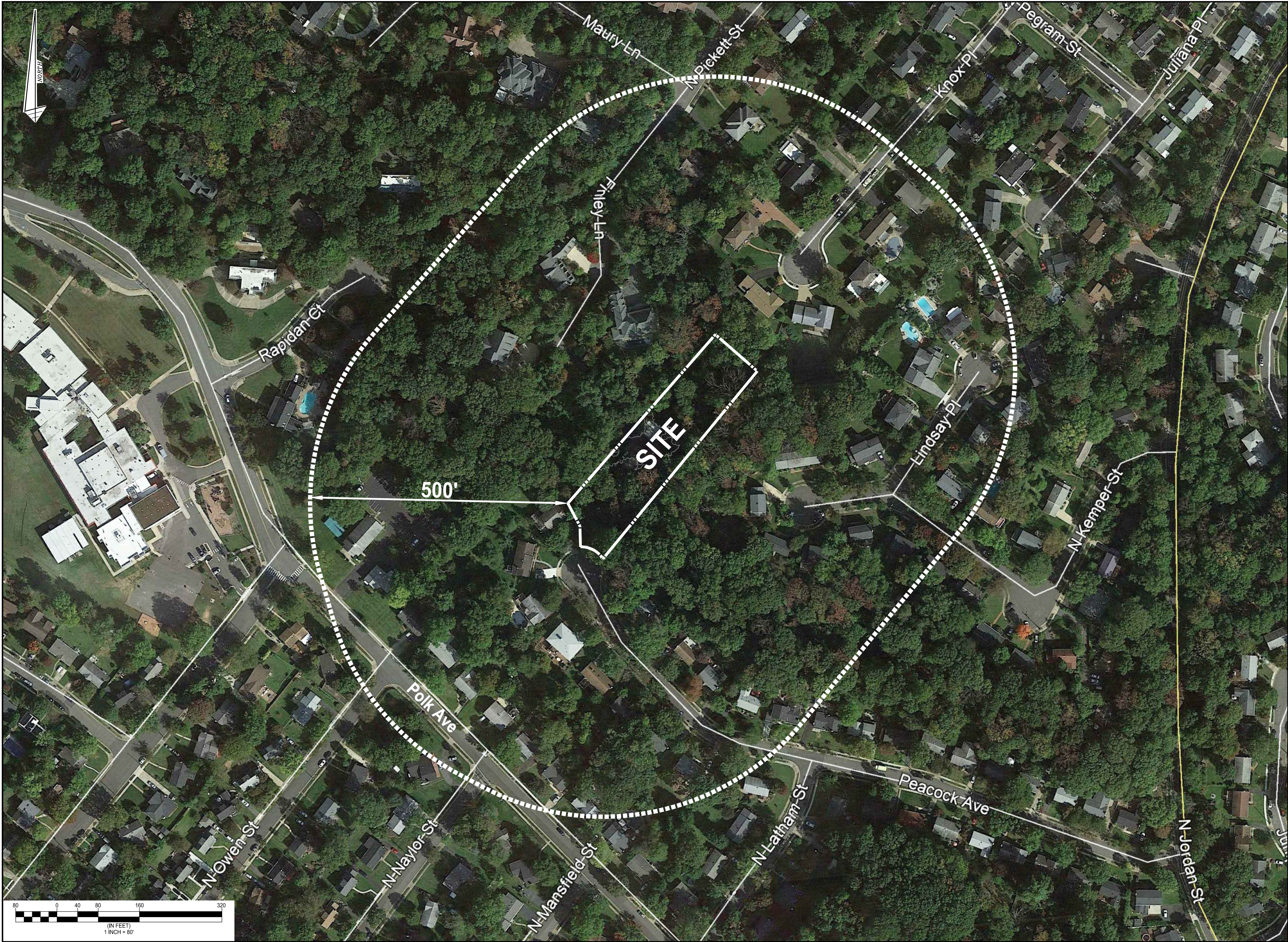


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DATE: 04/21/2021, 05/26/2021  
SCALE: 1" = 30'

CHECKED: AV  
DRAWN: SCOTPB

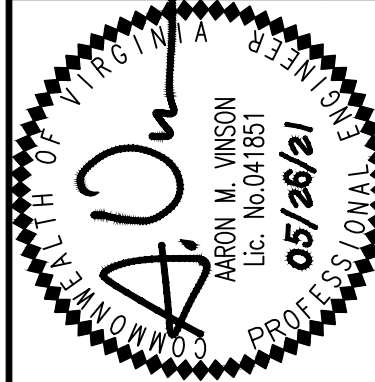




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AERIAL CONTEXT EXHIBIT

4817 PEACOCK AVENUE  
LOT 2, KENA TEMPLE AAOONMS  
CITY OF ALEXANDRIA, VIRGINIA



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ESTABLISHED 1945  
DATE: 04/21/2021, 05/26/2021  
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EXISTING SIDE ELEVATION (WEST)



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION (EAST)



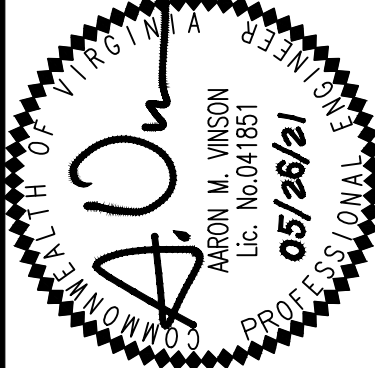
EXISTING FRONT ELEVATION



**EXISTING BUILDING PHOTOS**

**4817 PEACOCK AVENUE**  
**LOT 2, KENA TEMPLE AAOONMS**  
**CITY OF ALEXANDRIA, VIRGINIA**

| NO. | REVISION APPROVED BY |         | DATE |  | APPROVED | DATE |
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**WALTER L. PHILLIPS**  
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ESTABLISHED 1945  
SCALE: 1" = 30'

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4815 PEACOCK AVENUE



4817 PEACOCK AVENUE



4825 PEACOCK AVENUE



4816 PEACOCK AVENUE



4823 PEACOCK AVENUE



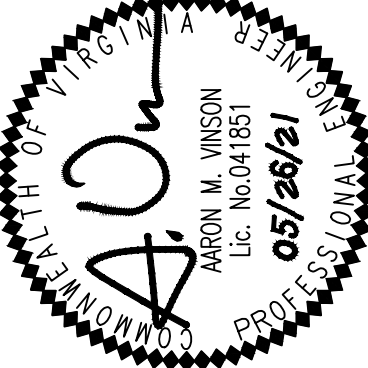
4827 PEACOCK AVENUE



CONTEXTUAL BLOCK FACE PHOTOS

4817 PEACOCK AVENUE  
LOT 2, KENA TEMPLE AAOONMS  
CITY OF ALEXANDRIA, VIRGINIA

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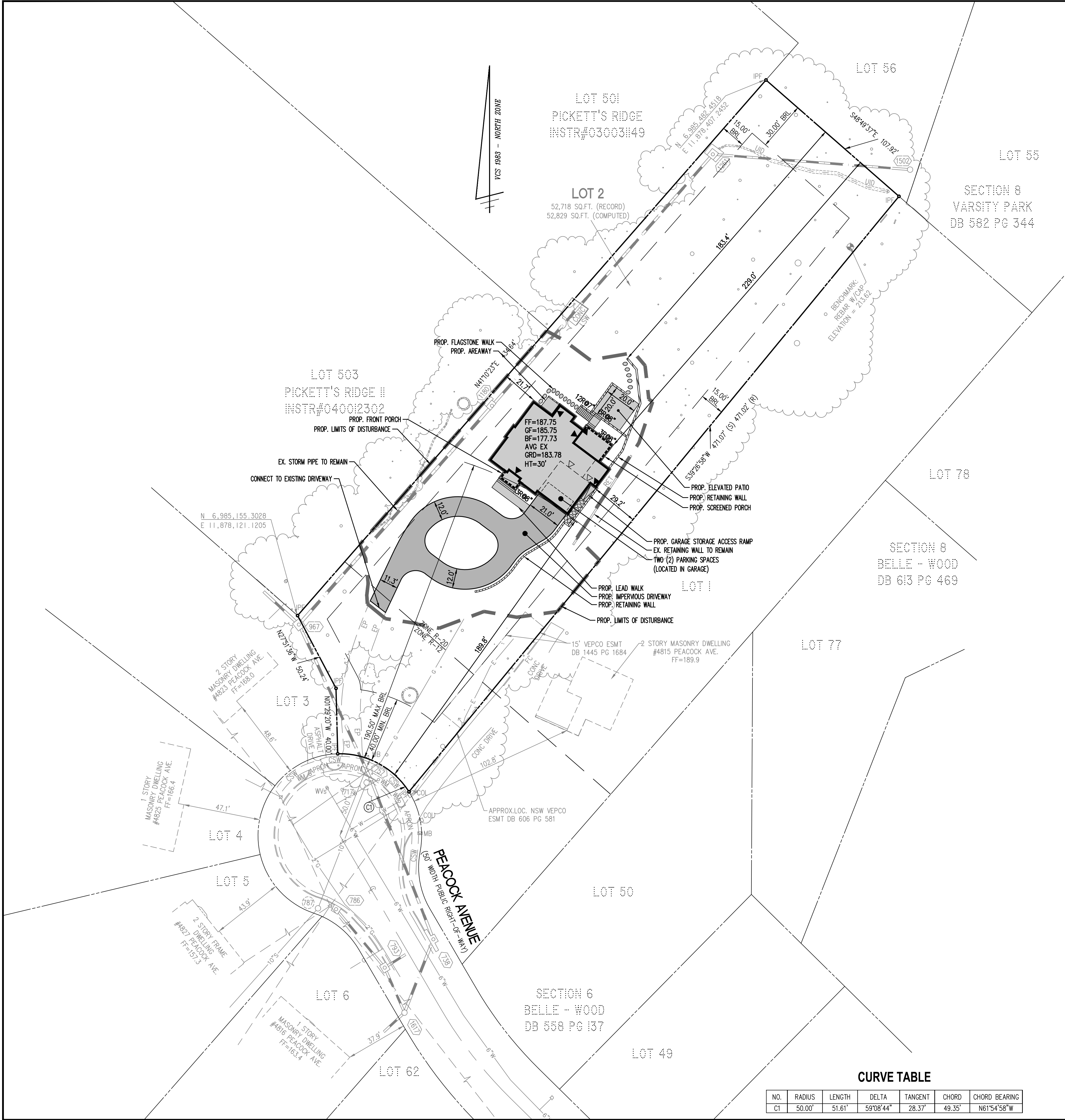


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DATE: 04/21/2021, 05/26/2021

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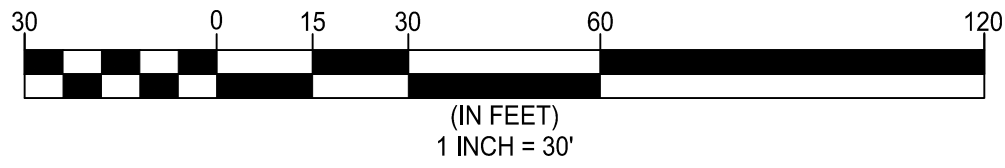
| LEGEND   |                                |          |
|----------|--------------------------------|----------|
| PROPOSED | DESCRIPTION                    | EXISTING |
| EP       | EDGE OF PAVEMENT               | EP.      |
| MH       | MANHOLE                        | MH       |
| WV       | WATER VALVE                    | WV       |
| WM       | WATER METER                    | WM       |
| GM       | GAS METER                      | GM       |
| TCB      | TRAFFIC CONTROL BOX            | TCB      |
| LP       | LIGHT POLE                     | LP       |
| LP/S     | LIGHT POLE WITH SIGNALS        | LP/S     |
|          | CURB & GUTTER CG-2             |          |
|          | TRANSITION FROM CG-6 TO CG-6R  |          |
|          | SANITARY SEWER                 |          |
| SL       | SANITARY LATERAL               | SL       |
| C.O.     | CLEAN OUT                      | C.O.     |
|          | STORM SEWER                    |          |
|          | WATER MAIN                     | W        |
|          | FIRE HYDRANT PLUG              |          |
|          | OVERHEAD WIRES                 |          |
| UE       | UTILITY POLE                   | UE       |
| T        | UNDERGROUND ELECTRIC           |          |
| G        | TELEPHONE                      | T        |
| E        | GAS MAIN                       | G        |
|          | ELECTRICAL                     | E        |
|          | TRANSFORMER                    |          |
|          | HANDICAP RAMP (CG-12)          |          |
|          | GUARDRAIL FENCE                |          |
|          | TRAFFIC FLOW                   |          |
|          | LIGHT DOOR                     |          |
|          | TREES                          |          |
|          | LIMITS OF CLEARING AND GRADING |          |
|          | TEST PIT                       |          |

ZONING TABULATIONS

ZONING: R-20/R-12 (BUILDING LOCATED IN R-20)  
EXISTING USE: SINGLE FAMILY DWELLING  
PROPOSED USE: SINGLE FAMILY DWELLING  
TAX MAP NUMBER: 039.01-02-13  
ADDRESS: 4817 PEACOCK AVENUE, ALEXANDRIA, VA 22304

|                                      | REQUIRED       | PROVIDED       |
|--------------------------------------|----------------|----------------|
| LOT AREA (SQ. FT.)                   | 20,000         | 52,829         |
| LOT WIDTH (FT.)                      | 100' (120' CR) | **80'          |
| FRONT YARD (FT)                      | 37.9 - 102.8'  | 189.8***       |
| SIDE YARD (FT)                       | 1:2 (12' MIN)  | 21.7', 29.2'   |
| REAR YARD (FT)                       | 1:1 (12' MIN)  | 229.0'         |
| GROSS FLOOR AREA (SQ. FT.)           | N/A            | 7,289          |
| NET FLOOR AREA (SQ. FT.)             | 13,207         | 4,375          |
| FAR****                              | 0.25           | 0.083          |
| OPEN SPACE (SQ. FT., %)              | N/A            | N/A            |
| AVERAGE FINISHED GRADE (FT.)         | N/A            | N/A            |
| AVERAGE PRE-CONSTRUCTION GRADE (FT.) | N/A            | 183.78         |
| MAX. BUILDING HEIGHT (FT.)           | 30'            | 30.0'          |
| MAX. THRESHOLD HEIGHT (FT.)          | *2.5'          | 2.50'          |
| PARKING (SPACES)                     | 2 PER UNIT     | 2 STANDARD SP. |
| CROWN COVERAGE (SQ. FT.)             | 25%            | > 25%          |

\*SEE INFILL ZONING TABULATIONS - P-0302  
\*\*SUP REQUESTED FOR RE-DEVELOPMENT SUB-STANDARD LOT.  
\*\*\*FRONT YARD MODIFICATION REQUESTED UNDER 11-416.



| CURVE TABLE |        |        |           |         |        |               |
|-------------|--------|--------|-----------|---------|--------|---------------|
| NO.         | RADIUS | LENGTH | DELTA     | TANGENT | CHORD  | CHORD BEARING |
| C1          | 50.00' | 51.61' | 59°08'44" | 28.37'  | 49.35' | N61°54'58"W   |

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DATE: 04/21/2021, 05/26/2021  
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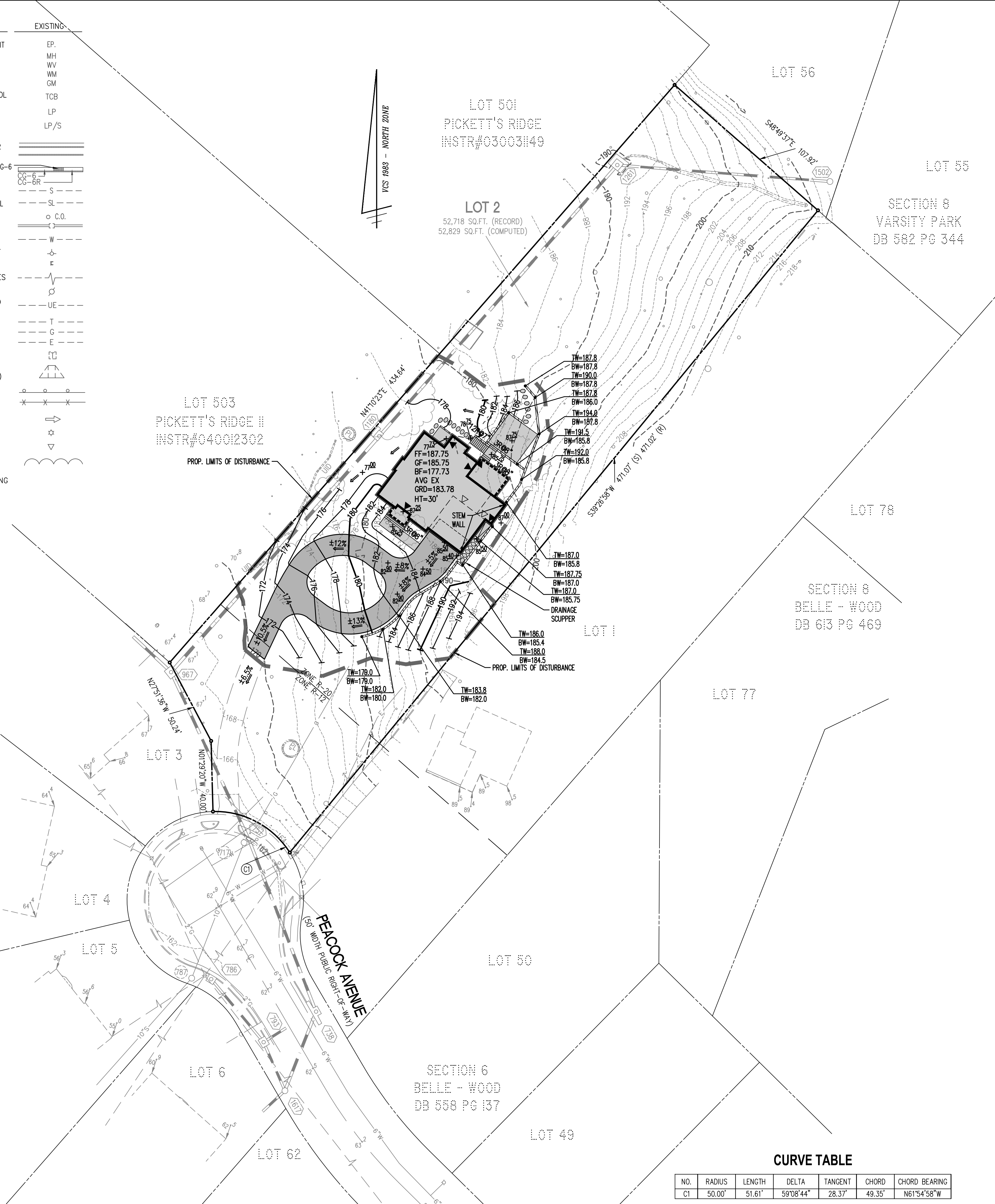
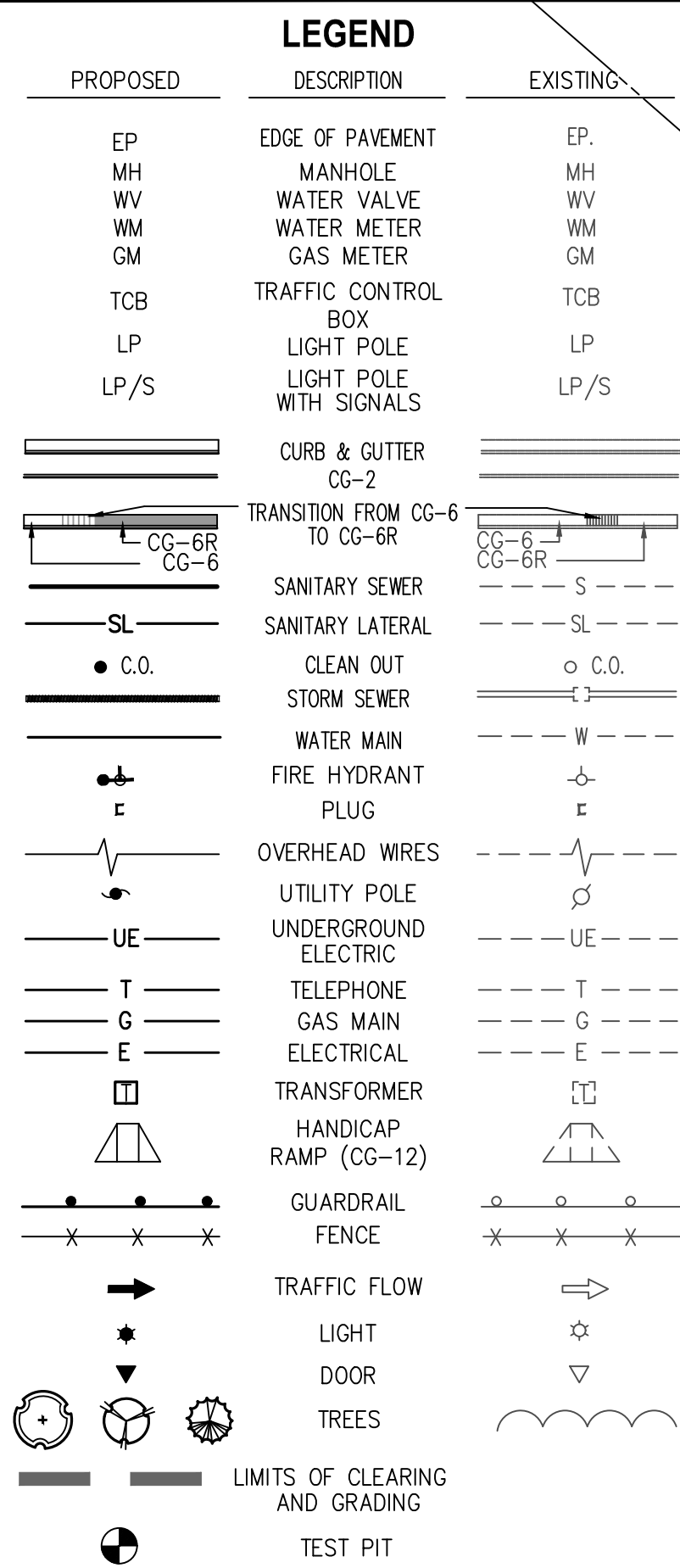
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**PLOT AND LOCATION PLAT**  
**4817 PEACOCK AVENUE**  
**LOT 2, KENA TEMPLE AAOONMS**  
**CITY OF ALEXANDRIA, VIRGINIA**

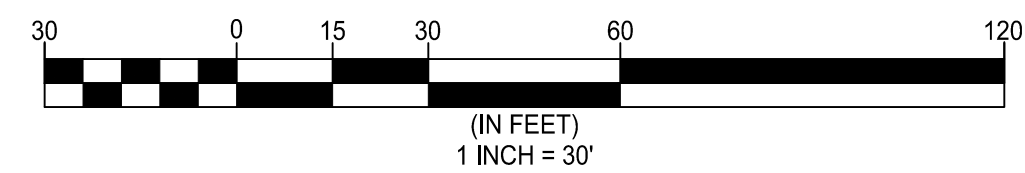
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39



| NO. | RADIUS | LENGTH | DELTA     | TANGENT | CHORD  | CHORD BEARING |
|-----|--------|--------|-----------|---------|--------|---------------|
| C1  | 50.00' | 51.61' | 59°08'44" | 28.37'  | 49.35' | N61°54'58"W   |



### BUILDING HEIGHT COMPUTATION - HOUSE

|                                       |           |
|---------------------------------------|-----------|
| FINISHED FLOOR ELEVATION =            | 187.75 FT |
| AVERAGE PRE-CONSTRUCTION GRADE =      | 183.78 FT |
| BUILDING HEIGHT FROM FINISHED FLOOR = | 27.50 FT  |

$$\text{BUILDING HEIGHT} = (187.75 - 183.78) + 26.0 = 30.0 \text{ FT}$$

| SPOT    | GRADE  |
|---------|--------|
| 1       | 77.75  |
| 2       | 77.86  |
| 3       | 78.00  |
| 4       | 78.13  |
| 5       | 78.21  |
| 6       | 78.24  |
| 7       | 80.69  |
| 8       | 82.75  |
| 9       | 83.90  |
| 10      | 85.34  |
| 11      | 88.25  |
| 12      | 89.46  |
| 13      | 86.92  |
| 14      | 87.21  |
| 15      | 87.00  |
| 16      | 87.00  |
| 17      | 86.92  |
| 18      | 86.78  |
| 19      | 86.42  |
| 20      | 86.28  |
| 21      | 85.90  |
| 22      | 85.81  |
| 23      | 83.93  |
| 24      | 82.00  |
| AVERAGE | 83.78  |
| AEG     | 183.78 |

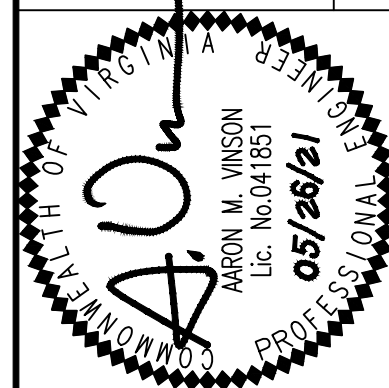
## THRESHOLD HEIGHT

FINISHED FLOOR ELEVATION = 187.75 FT  
AVERAGE GRADE AT FRONT OF BUILDING = 185.25 FT

$$\text{THRESHOLD} = 187.75 - 185.25 = 2.50 \text{ FT}$$

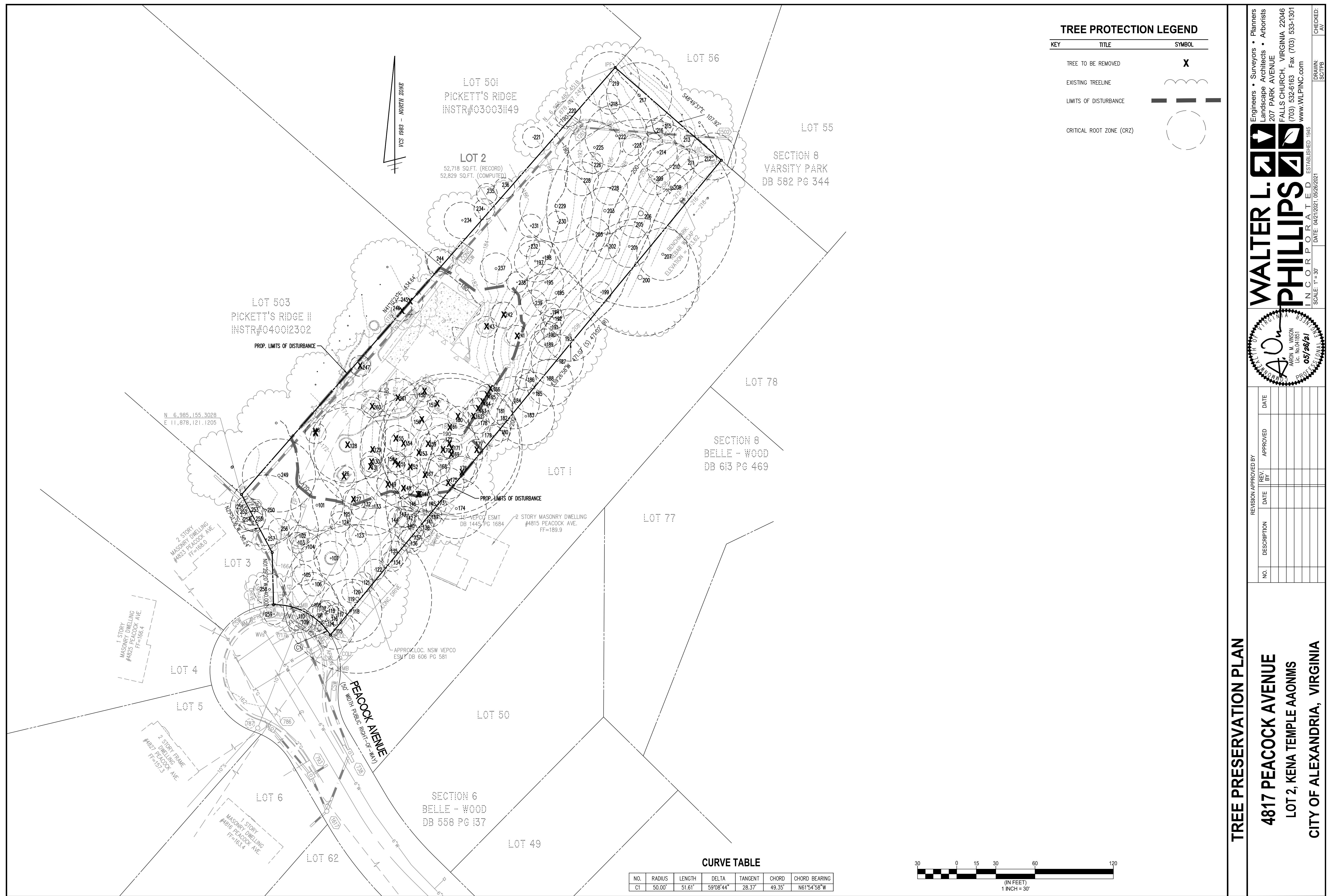
**4817 PEACOCK AVENUE  
LOT 2, KENA TEMPLE AAOHMS  
CITY OF ALEXANDRIA, VIRGINIA**

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 04/21/2021, 05/26/2021  
SCALE: 1" = 30'



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| Alexandria                                                                                                              |                         | Tree Inventory       |               |                                      |                    |               |            |                       |   |       |  |  |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------|---------------|--------------------------------------|--------------------|---------------|------------|-----------------------|---|-------|--|--|
| Tree #                                                                                                                  | Botanical Name          | Common Name          | Size DBH (in) | Critical Root Zone (CRZ) Radius (ft) | Species Rating (%) | Condition (%) | Activities |                       |   | Notes |  |  |
|                                                                                                                         |                         |                      |               |                                      |                    |               | Removal    | Tree Protection Fence |   |       |  |  |
| Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (21-007) 03/10/2021 |                         |                      |               |                                      |                    |               |            |                       |   |       |  |  |
| NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION                                        |                         |                      |               |                                      |                    |               |            |                       |   |       |  |  |
| 101                                                                                                                     | Cedrus deodara          | Deodar cedar         | 20"           | 20'                                  | 50%                | 50%           |            |                       | X |       |  |  |
| 102                                                                                                                     | Acer palmatum           | Japanese maple       | 3"            | 8'                                   | 80%                | 63%           |            |                       | X |       |  |  |
| 103                                                                                                                     | Juniperus communis      | Common juniper       | 8"            | 8'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 104                                                                                                                     | Prunus spp.             | Ornamental Cherry    | 11"           | 11'                                  | 55%                | 44%           |            |                       | X |       |  |  |
| 105                                                                                                                     | Malus spp.              | Crabapple            | 6"            | 8'                                   | 63%                | 56%           |            |                       | X |       |  |  |
| 106                                                                                                                     | Juniperus communis      | Common juniper       | 9"            | 9'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 107                                                                                                                     | Magnolia x soulangiana  | Saucer magnolia      | 13"           | 13'                                  | 70%                | 69%           |            |                       | X |       |  |  |
| 108                                                                                                                     | Liquidambar styraciflua | Sweetgum             | 20"           | 20'                                  | 65%                | 69%           |            |                       | X |       |  |  |
| 109                                                                                                                     | Juniperus communis      | Common juniper       | 9"            | 9'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 110                                                                                                                     | Juniperus communis      | Common juniper       | 9"            | 9'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 111                                                                                                                     | Juniperus communis      | Common juniper       | 4"            | 8'                                   | 0%                 | 66%           |            |                       | X |       |  |  |
| 112                                                                                                                     | Camellia japonica       | Japanese camellia    | 3"            | 8'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 113                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 8"            | 8'                                   | 75%                | 66%           |            |                       | X |       |  |  |
| 114                                                                                                                     | Juniperus communis      | Common juniper       | 4"            | 8'                                   | 0%                 | 66%           |            |                       | X |       |  |  |
| 115                                                                                                                     | Liquidambar styraciflua | Sweetgum             | 15"           | 15'                                  | 65%                | 66%           |            |                       | X |       |  |  |
| 116                                                                                                                     | Juniperus communis      | Common juniper       | 2"            | 8'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 117                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 3"            | 8'                                   | 75%                | 63%           |            |                       | X |       |  |  |
| 118                                                                                                                     | Liriodendron tulipifera | Yellow-poplar        | 24"           | 24'                                  | 70%                | 66%           |            |                       | X |       |  |  |
| 119                                                                                                                     | Platanus occidentalis   | American sycamore    | 38"           | 57'                                  | 58%                | 66%           |            |                       | X |       |  |  |
| 120                                                                                                                     | Juniperus communis      | Common juniper       | 3"            | 8'                                   | 0%                 | 63%           |            |                       | X |       |  |  |
| 121                                                                                                                     | Juniperus communis      | Common juniper       | 4"            | 8'                                   | 0%                 | 66%           |            |                       | X |       |  |  |
| 122                                                                                                                     | Juniperus communis      | Common juniper       | 3"            | 8'                                   | 0%                 | 66%           |            |                       | X |       |  |  |
| 123                                                                                                                     | Quercus rubra           | Northern red oak     | 8"            | 8'                                   | 75%                | 63%           |            |                       | X |       |  |  |
| 124                                                                                                                     | Thuja spp.              | Arborvitae           | 6"            | 8'                                   | 60%                | 66%           |            |                       | X |       |  |  |
| 125                                                                                                                     | Thuja spp.              | Arborvitae           | 7"            | 8'                                   | 60%                | 66%           |            |                       | X |       |  |  |
| 126                                                                                                                     | Pinus strobus           | Eastern white pine   | 4"            | 8'                                   | 55%                | 63%           | X          |                       |   |       |  |  |
| 127                                                                                                                     | Acer palmatum           | Japanese maple       | 3"            | 8'                                   | 80%                | 66%           | X          |                       |   |       |  |  |
| 128                                                                                                                     | Quercus alba            | White oak            | 29"           | 29'                                  | 88%                | 66%           | X          |                       |   |       |  |  |
| 129                                                                                                                     | Quercus rubra           | Northern red oak     | 30"           | 45'                                  | 75%                | 63%           | X          |                       |   |       |  |  |
| 130                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 6"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 131                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 3"            | 8'                                   | 75%                | 56%           | X          |                       |   |       |  |  |
| 132                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 10"           | 10'                                  | 75%                | 66%           |            | X                     |   |       |  |  |
| 133                                                                                                                     | Quercus prinus          | Chestnut oak         | 22"           | 22'                                  | 75%                | 56%           |            | X                     |   |       |  |  |
| 134                                                                                                                     | Ilex x Nellie Stevens   | Nellie Stevens holly | 6"            | 8'                                   | 0%                 | 66%           |            | X                     |   |       |  |  |
| 135                                                                                                                     | Prunus serotina         | Black cherry         | 10"           | 10'                                  | 55%                | 66%           | X          |                       |   |       |  |  |
| 136                                                                                                                     | Taxus spp.              | Yew                  | 9"            | 9'                                   | 40%                | 63%           | X          |                       |   |       |  |  |
| 137                                                                                                                     | Taxus spp.              | Yew                  | 9"            | 9'                                   | 40%                | 63%           | X          |                       |   |       |  |  |
| 138                                                                                                                     | Taxus spp.              | Yew                  | 9"            | 9'                                   | 40%                | 63%           | X          |                       |   |       |  |  |
| 139                                                                                                                     | Taxus spp.              | Yew                  | 9"            | 9'                                   | 40%                | 63%           | X          |                       |   |       |  |  |
| 140                                                                                                                     | Prunus serotina         | Black cherry         | 11"           | 11'                                  | 55%                | 59%           | X          |                       |   |       |  |  |
| 141                                                                                                                     | Prunus serotina         | Black cherry         | 8"            | 8'                                   | 55%                | 63%           | X          |                       |   |       |  |  |
| 142                                                                                                                     | Cornus florida          | Flowering dogwood    | 3"            | 8'                                   | 60%                | 66%           | X          |                       |   |       |  |  |
| 143                                                                                                                     | Cornus florida          | Flowering dogwood    | 5"            | 8'                                   | 60%                | 66%           | X          |                       |   |       |  |  |
| 144                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 3"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 145                                                                                                                     | Prunus serotina         | Black cherry         | 4"            | 8'                                   | 55%                | 66%           | X          |                       |   |       |  |  |
| 146                                                                                                                     | Juniperus virginiana    | Eastern redcedar     | 2"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 147                                                                                                                     | Quercus prinus          | Chestnut oak         | 7"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 148                                                                                                                     | Quercus prinus          | Chestnut oak         | 4"            | 8'                                   | 75%                | 63%           | X          |                       |   |       |  |  |
| 149                                                                                                                     | Quercus prinus          | Chestnut oak         | 9"            | 9'                                   | 75%                | 63%           | X          |                       |   |       |  |  |
| 150                                                                                                                     | Acer rubrum             | Red maple            | 6"            | 8'                                   | 70%                | 66%           | X          |                       |   |       |  |  |
| 151                                                                                                                     | Quercus prinus          | Chestnut oak         | 5"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 152                                                                                                                     | Quercus prinus          | Chestnut oak         | 8"            | 8'                                   | 75%                | 66%           | X          |                       |   |       |  |  |
| 153                                                                                                                     | Quercus rubra           | Northern red oak     | 30"           | 45'                                  | 75%                | 63%           | X          |                       |   |       |  |  |
| 154                                                                                                                     | Fagus grandifolia       | American beech       | 10"           | 10'                                  | 80%                | 66%           | X          |                       |   |       |  |  |
| 155                                                                                                                     | Liquidambar styraciflua | Sweetgum             | 10"           | 10'                                  | 65%                | 66%           | X          |                       |   |       |  |  |
| 156                                                                                                                     | Tsuga canadensis        | Eastern hemlock      | 8"            | 8'                                   | 60%                | 66%           | X          |                       |   |       |  |  |
| 157                                                                                                                     | Cornus florida          | Flowering dogwood    | 4"            | 8'                                   | 60%                | 66%           | X          |                       |   |       |  |  |
| 158                                                                                                                     | Thuja spp.              | Arborvitae           | 5"            | 8'                                   | 60%                | 66%           | X          |                       |   |       |  |  |

| Alexandria                                                                                                              |                           | Tree Inventory   |               |                                      |                    |               |            |                       |  |       |  |  |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------|---------------|--------------------------------------|--------------------|---------------|------------|-----------------------|--|-------|--|--|
| Tree #                                                                                                                  | Botanical Name            | Common Name      | Size DBH (in) | Critical Root Zone (CRZ) Radius (ft) | Species Rating (%) | Condition (%) | Activities |                       |  | Notes |  |  |
|                                                                                                                         |                           |                  |               |                                      |                    |               | Removal    | Tree Protection Fence |  |       |  |  |
| Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (21-007) 03/10/2021 |                           |                  |               |                                      |                    |               |            |                       |  |       |  |  |
| NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION                                        |                           |                  |               |                                      |                    |               |            |                       |  |       |  |  |
| 159                                                                                                                     | Thuja spp.                | Arborvitae       | 7"            | 8'                                   | 60%                | 63%           | X          |                       |  |       |  |  |
| 160                                                                                                                     | Lagerstroemia indica      | Crape Myrtle     | 6"            | 8'                                   | 78%                | 63%           | X          |                       |  |       |  |  |
| 161                                                                                                                     | Juniperus communis        | Common juniper   | 4"            | 8'                                   | 0%                 | 63%           | X          |                       |  |       |  |  |
| 162                                                                                                                     | Juniperus communis        | Common juniper   | 4"            | 8'                                   | 0%                 | 63%           | X          |                       |  |       |  |  |
| 163                                                                                                                     | Juniperus communis        | Common juniper   | 4"            | 8'                                   | 0%                 | 63%           | X          |                       |  |       |  |  |
| 164                                                                                                                     | Juniperus communis        | Common juniper   | 4"            | 8'                                   | 0%                 | 63%           | X          |                       |  |       |  |  |
| 165                                                                                                                     | Juniperus communis        | Common juniper   | 4"            | 8'                                   | 0%                 | 63%           | X          |                       |  |       |  |  |
| 166                                                                                                                     | Juniperus communis        | Common juniper   | 5"            | 8'                                   | 0%                 | 66%           | X          |                       |  |       |  |  |
| 167                                                                                                                     | Quercus alba              | White oak        | 12"           | 12'                                  | 88%                | 63%           | X          |                       |  |       |  |  |
| 168                                                                                                                     | Quercus alba              | White oak        | 3"            | 8'                                   | 88%                | 63%           | X          |                       |  |       |  |  |
| 169                                                                                                                     | Quercus prinus            | Chestnut oak     | 24"           | 24'                                  | 75%                | 63%           | X          |                       |  |       |  |  |
| 170                                                                                                                     | Tsuga canadensis          | Eastern hemlock  | 6"            | 8'                                   | 60%                | 66%           |            | X                     |  |       |  |  |
| 171                                                                                                                     | Acer rubrum               | Red maple        | 6"            | 8'                                   | 70%                | 66%           |            | X                     |  |       |  |  |
| 172                                                                                                                     | Quercus prinus            | Chestnut oak     | 36"           | 54'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 173                                                                                                                     | Prunus serotina           | Black cherry     | 5"            | 8'                                   | 55%                | 66%           |            | X                     |  |       |  |  |
| 174                                                                                                                     | Quercus alba              | White oak        | 23"           | 23'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 175                                                                                                                     | Acer rubrum               | Red maple        | 12"           | 12'                                  | 70%                | 66%           | X          |                       |  |       |  |  |
| 176                                                                                                                     | Quercus rubra             | Northern red oak | 12"           | 12'                                  | 75%                | 66%           | X          |                       |  |       |  |  |
| 177                                                                                                                     | Tsuga canadensis          | Eastern hemlock  | 4"            | 8'                                   | 60%                | 66%           | X          |                       |  |       |  |  |
| 178                                                                                                                     | Cupressocyparis leylandii | Leyland cypress  | 7"            | 8'                                   | 60%                | 66%           |            | X                     |  |       |  |  |
| 179                                                                                                                     | Acer rubrum               | Red maple        | 6"            | 8'                                   | 70%                | 66%           |            | X                     |  |       |  |  |
| 180                                                                                                                     | Liquidambar styraciflua   | Sweetgum         | 6"            | 8'                                   | 65%                | 63%           |            | X                     |  |       |  |  |
| 181                                                                                                                     | Lagerstroemia indica      | Crape Myrtle     | 12"           | 12'                                  | 78%                | 63%           |            | X                     |  |       |  |  |
| 182                                                                                                                     | Quercus rubra             | Northern red oak | 4"            | 8'                                   | 75%                | 63%           |            | X                     |  |       |  |  |
| 183                                                                                                                     | Quercus prinus            | Chestnut oak     | 22"           | 22'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 184                                                                                                                     | Quercus rubra             | Northern red oak | 20"           | 20'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 185                                                                                                                     | Quercus rubra             | Northern red oak | 16"           | 16'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 186                                                                                                                     | Tsuga canadensis          | Eastern hemlock  | 8"            | 8'                                   | 60%                | 66%           |            | X                     |  |       |  |  |
| 187                                                                                                                     | Quercus prinus            | Chestnut oak     | 20"           | 20'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 188                                                                                                                     | Quercus prinus            | Chestnut oak     | 18"           | 18'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 189                                                                                                                     | Quercus alba              | White oak        | 12"           | 12'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 190                                                                                                                     | Quercus alba              | White oak        | 10"           | 10'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 191                                                                                                                     | Quercus alba              | White oak        | 8"            | 8'                                   | 88%                | 66%           |            | X                     |  |       |  |  |
| 192                                                                                                                     | Quercus alba              | White oak        | 6"            | 8'                                   | 88%                | 66%           |            | X                     |  |       |  |  |
| 193                                                                                                                     | Quercus prinus            | Chestnut oak     | 20"           | 20'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 194                                                                                                                     | Ilex opaca                | American holly   | 6"            | 8'                                   | 73%                | 66%           |            | X                     |  |       |  |  |
| 195                                                                                                                     | Quercus prinus            | Chestnut oak     | 19"           | 19'                                  | 75%                | 66%           |            | X                     |  |       |  |  |
| 196                                                                                                                     | Acer rubrum               | Red maple        | 14"           | 14'                                  | 70%                | 66%           |            | X                     |  |       |  |  |
| 197                                                                                                                     | Quercus prinus            | Chestnut oak     | 16"           | 16'                                  | 75%                | 63%           |            | X                     |  |       |  |  |
| 198                                                                                                                     | Fagus grandifolia         | American beech   | 13"           | 13'                                  | 80%                | 66%           |            | X                     |  |       |  |  |
| 199                                                                                                                     | Quercus rubra             | Northern red oak | 6"            | 8'                                   | 75%                | 63%           |            | X                     |  |       |  |  |
| 200                                                                                                                     | Quercus alba              | White oak        | 30"           | 45'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 201                                                                                                                     | Quercus alba              | White oak        | 16"           | 16'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 202                                                                                                                     | Quercus alba              | White oak        | 10"           | 10'                                  | 88%                | 66%           |            | X                     |  |       |  |  |
| 203                                                                                                                     | Acer rubrum               | Red maple        | 13"           | 13'                                  | 70%                | 66%           |            | X                     |  |       |  |  |
| 204                                                                                                                     | Quercus rubra             | Northern red oak | 18"           | 18'                                  | 75%                | 50%           |            | X                     |  |       |  |  |
| 205                                                                                                                     | Quercus prinus            | Chestnut oak     | 12"           | 12'                                  | 75%                | 63%           |            | X                     |  |       |  |  |
| 206                                                                                                                     | Quercus prinus            | Chestnut oak     | 48"           |                                      |                    |               |            |                       |  |       |  |  |

May 26, 2021

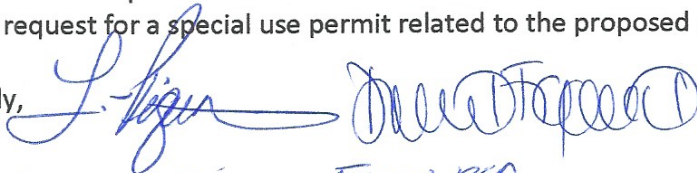
Mr. Nathan Macek, Chairman and Member of the Planning Commission  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

Re: June 24, 2021 – Planning Commission Public Hearing – 4817 Peacock Avenue

Dear Chairman Macek and Members of the Commission,

We have met our new neighbors, Jason and Katherine Miller, and their children. The Miller's have shared their plans for their new home at 4817 Peacock Avenue. We are writing in support of their request for a special use permit related to the proposed construction.

Sincerely,

Two handwritten signatures in blue ink. The first signature is 'L. Figueroa' and the second is 'Diana Figueroa'.

Name

LEO AND DIANA FIGUEROA

Address

4816 PEACOCK AVE, ALEXANDRIA, VA 22304



**From:** Don Haddock <[donaldo1919@gmail.com](mailto:donaldo1919@gmail.com)>  
**Sent:** Thursday, May 27, 2021 2:46 PM  
**To:** Duncan Blair <[dblair@landcarroll.com](mailto:dblair@landcarroll.com)>  
**Cc:** Jason Miller <[jr.miller2311@gmail.com](mailto:jr.miller2311@gmail.com)>  
**Subject:** 4817 Peacock Ave

Hi Duncan -

I live two doors down from your clients, the Millers. I've looked at their proposal. I'm not sure how many approvals are needed on this one, but I can say for sure that the house belongs far off the street and the lot can accommodate a huge building. If they were required to bring the building toward the street, then that would interfere with the neighbors. The original house was built where it is for a good reason.

Attached is a letter to the Planning Commission. Count on me for anything else I can do to help in my capacity as a neighbor. If you'd like an original hard copy of the letter, I can easily walk it over to you. My cellphone is (703) 371-2922 in case you need to reach me for any reason.

Don Haddock

Sent from my communicator





Donald M. Haddock Jr.  
4811 Peacock Avenue  
Alexandria, VA 22304

May 27, 2021

Mr. Nathan Macek, Chairman and Member of the Planning Commission  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

Re: June 24, 2021 – Planning Commission Public Hearing – 4817 Peacock Avenue

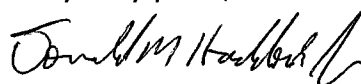
Dear Chairman Macek and Members of the Commission,

I write in support of the special use permit application of Jason and Katherine Miller and their girls for 4817 Peacock Avenue. The new home proposed by the Millers is in keeping with our neighborhood and will not in any way diminish our wonderful street. Peacock Avenue is a special place, and the Millers' proposed house will fit right in. We look forward to them enjoying the property for years to come.

We have lived two doors from the subject property since 2002. In 2007 we completed a major addition/renovation to our property and the Peacock neighbors were very supportive of us at the time. Jason and Katherine have been very considerate in this process and I am confident that the Planning Commission will be making the right decision in granting the special use permit.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Donald M. Haddock Jr.", with a stylized flourish at the end.

Donald M. Haddock Jr.

May 27, 2021

Mr. Nathan Macek, Chairman and Member of the Planning Commission  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

Re: June 24, 2021 – Planning Commission Public Hearing – 4817 Peacock Avenue

Dear Chairman Macek and Members of the Commission,

We have met our new neighbors, Jason and Katherine Miller, and their children. The Millers have shared their plans for their new home at 4817 Peacock Avenue. We are writing in support of their request for a special use permit related to the proposed construction.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Kavanaugh". The signature is stylized with a large, circular initial "D" and a fluid, cursive style for the rest of the name.

David and Mikiko Kavanaugh  
4815 Peacock Avenue  
Alexandria, VA 22304

Vertume & Betina Dufault  
1103 Finley Lane  
Alexandria, VA 22304  
Betina.Dufault@gmail.com

June 7, 2021

Mr. Nathan Macek, Chairman and Member of the Planning Commission  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

Re: June 24, 2021 – Planning Commission Public Hearing – 4817 Peacock Avenue

Dear Chairman Macek and Members of the Commission,

We have met our new neighbors, Jason and Katherine Miller, and their children. Mrs. Miller is a beloved teacher at St. Stephen's & St. Agnes, where our daughter is a rising 9<sup>th</sup> grader. The Millers have shared their plans for their new home at 4817 Peacock Avenue. We are writing in support of their request for a special use permit related to the proposed construction.

Sincerely,

*Vertume & Betina Dufault*