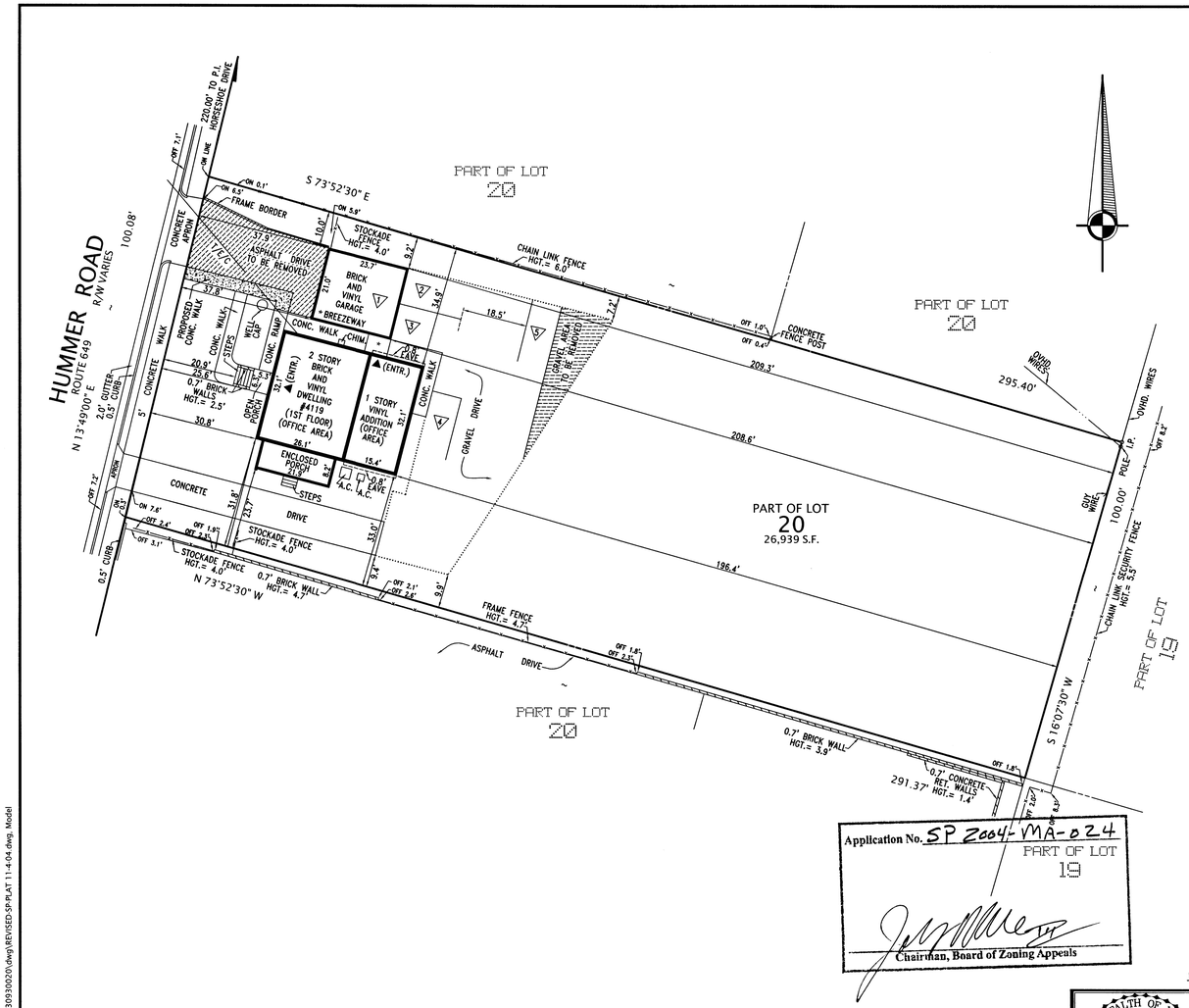


Application No. SP 2004-MA-024
PART OF LOT 19
Chairman, Board of Zoning Appeals

NOTES

1. TAX MAP: 59-4-006-20-B
2. ZONE: R-2
3. LOT AREA: 26,939 SQUARE FEET
4. EXISTING BUILDINGS SHALL BE RETAINED AND WERE CONSTRUCTED IN :
   2 STORY DWELLING : 1949
   GARAGE : 1949
   1 STORY ADDITION : 2002
5. MINIMUM YARD REQUIREMENTS:

   A. SINGLE FAMILY DWELLINGS :
   FRONT: = 35 FEET
   SIDE: = 15 FEET
   REAR: = 25 FEET

   B. ALL OTHER STRUCTURES :
   FRONT: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET
   SIDE: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET
   REAR: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

6. HEIGHTS:

| | | |
|---|---|---|
| DWELLING | = | 17.0 FEET |
| ADDITION | = | 14.6 FEET |
| GARAGE | = | 16.0 FEET |
| ENCLOSED PORCH | = | 12.4 FEET |
| OPEN PORCH | = | 11.5 FEET |
| BREEZEWAY | = | 8.2 FEET |
| FENCES | = | AS NOTED |
| WALLS | = | AS NOTED |

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
9. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
10. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER OR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.
11. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. OFFICE FLOOR AREA = 1,389 S.F.
13. RESIDENTIAL FLOOR AREA = 1,018 S.F.
14. F.A.R. = 0.05
15. PARKING SPACES REQUIRED = 4
    PARKING SPACES PROVIDED = 5
16. ▽ DENOTES A PARKING SPACE
17. AREA OF FRONT YARD = 3,503 S.F.
    COVERAGE AREA ALLOWED = 856 S.F (25%)
    EXISTING COVERAGE = 1,309 S.F. (37.4%)
    REDUCED COVERAGE AREA = 625 S.F. (17.8%)

PLAT
SHOWING THE IMPROVEMENTS ON
PART OF LOT 20
OF THE PROPERTY OF

# MARGUERITE PERRELL

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
OCTOBER 10, 2003
MAY 6, 2004 (REVISED)
DECEMBER 30, 2003 (REVISED)
JUNE 25, 2004 (REVISED)
NOVEMBER 15, 2004 (REVISED)

RECEIVED
Department of Planning & Zoning
NOV 16 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
BRYANT L. ROBINSON
LICENSE NO. 001932
LAND SURVEYOR

GRAPHIC SCALE: 0 20 40

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Bryant L. Robinson
BRYANT L. ROBINSON . . . . . L.S.

REQUESTED BY: AUH

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA , VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

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SMK #30930020 # 29 - 03