

## Statement of Justification

Property Address: 8130 Stacey Road  
Alexandria, VA 22308  
Tax Map # 1021120009

Property Type: Residential Single Family Home

Date: June 1, 2007

In 2001, Red Young purchased this single family house in "as-is" condition. After living in this house, Red's family discovered many structural problems that are not easily fixable. Specifically, the family found the following major deficiencies:

- **Energy Inefficiency:** House was built in 1955 using poor construction techniques and under-grade materials. The house does not meet today's energy standards. Poor insulation and no-insulation in some areas caused excessive heating costs in winter months and cooling cost summer months. The energy bills reach over \$500 a month for a relatively small house less than 2000 sf.
- **Extraordinarily Low Ceiling:** Ceiling is 7 feet throughout the house. Some door ways are lower than 6'4". Some tall furniture can not be placed in this house due to extraordinarily low ceiling.
- **Failing Floor Joists:** Parts of the dining room floor in sinking into the crawlspace due to failing floor joists.
- **Cracked foundation:** Foundation is cracked which caused the house to be slanted structurally.

In addition, since the home purchase, the family has grown from 2-person to 4-person anticipating the second child to be born in December 2007. The family needs more room to accommodate the growing family.

Three years ago in 2004, the family started the planning process to build a new house on the foundation of the old house. The new house will be a custom home using quality building materials to ensure energy efficiency.

The family discussed its building plan with Department of Planning and Zoning in 2004. Based on recommendations and guidance from the Department, the family contracted **Alexandria Survey** to conduct appropriate feasibility studies.

The studies were lengthy and took two years to complete. The Alexandria Survey study concluded that the new house creates no impact to the surrounding area. In addition, soil study has been completed; wet land delineation has been done and showed the property is not part of the wet lands.

Throughout the two-year study, the family also worked diligently to meet the requirements from Stormwater Planning Division. Recently, the family received a preliminary approval from Mr. Don Lacquement from the Department of Public Works & Environmental Services regarding this project. (Momo issued by Mr. Lacquement on Feb 28, 2007)

In summary, the family has completed many pre-application studies to demonstrate compliance to County regulations.

The family is currently seeking formal approval from the County, and hence this application submission.

We are committed to follow the County processes and supply any required information in a timely manner. Since we have conducted many pre-studies, we hope to receive a quicker approval decision from the County and Boards so that the family can begin sooner to enjoy an up-to-date living environment.