

## 5027 30<sup>th</sup> Street North Arlington, Virginia 22207

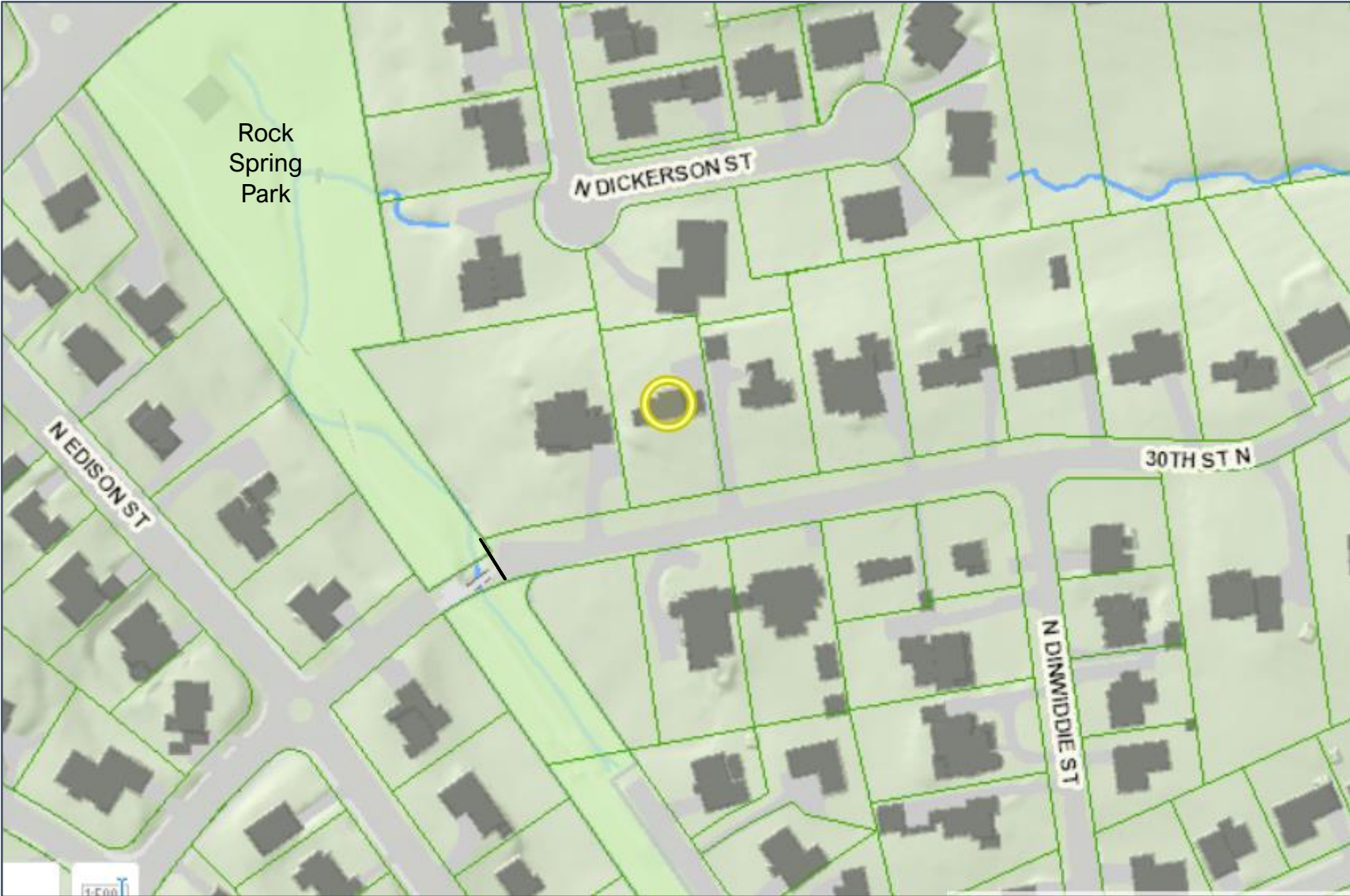
The original home was built in 1940 on a perfect half-acre lot in Rock Spring Park. The house is in excellent condition and very livable. The land represents a rare opportunity to build a custom home in the cul-de-sac section of this very desirable neighborhood. Lot is approximately 105' x 190' with a gentle slope up to the house and mostly level in the rear. There is ample space for an in-ground pool and supporting buildings in the back. The existing house is set back approx. 86' from the front property line; this can be reduced to increase back yard area if desired. Rock Spring Park is one lot away across a charming creek bridge.



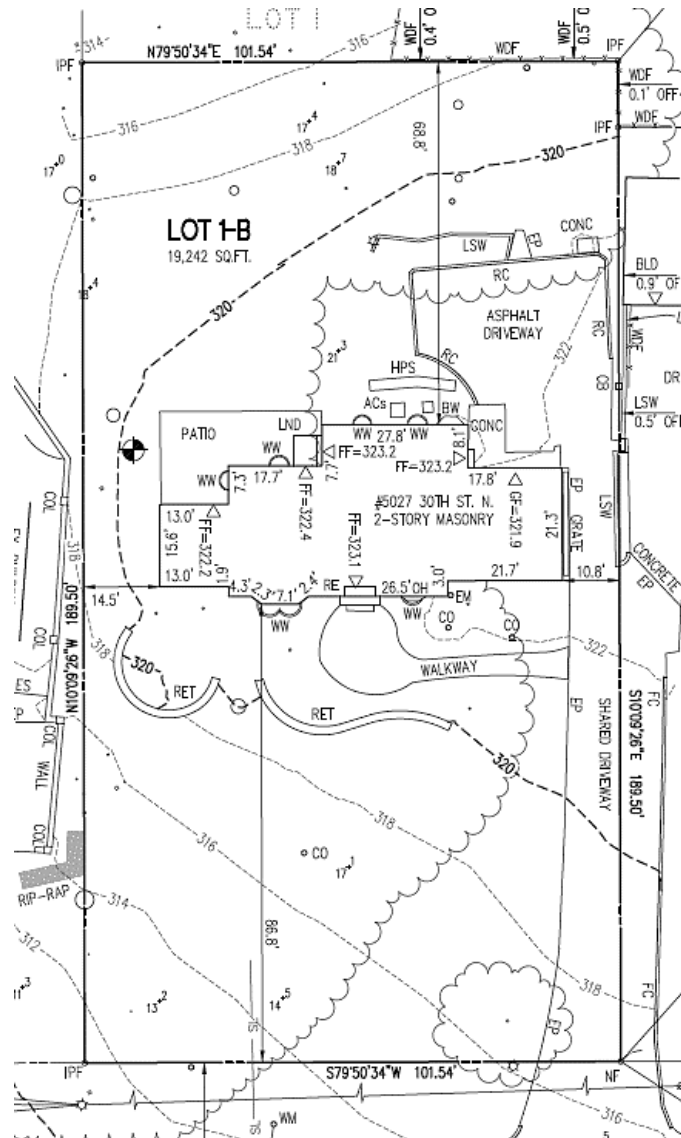
Shown by Appointment Only  
For more information contact  
Chris Reynolds, Principal Broker  
703-593-9086 cell & text  
[chris@citysub.net](mailto:chris@citysub.net) email

**CITY & SUBURBAN**  
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# Surrounding Neighborhood



# Survey and Coverage



## NOTES

- SITE COVERAGE ANALYSIS:**

MAX LOT COVERAGE 32%:	±6,157 SF
MAX MAIN BLDG FOOTPRINT CAP:	3,500 SF
REMAINING AREA AVAILABLE FOR LOT COVERAGE:	±2,657 SF

**WITH THE INCLUSION OF A FRONT PORCH (60 SF MIN):**

MAX LOT COVERAGE 35%:	±6,734 SF
MAX MAIN BLDG FOOTPRINT CAP:	3,920 SF
REMAINING AREA AVAILABLE FOR LOT COVERAGE:	±2,814 SF

**WITH THE INCLUSION OF A DETACHED GARAGE IN REAR YARD:**

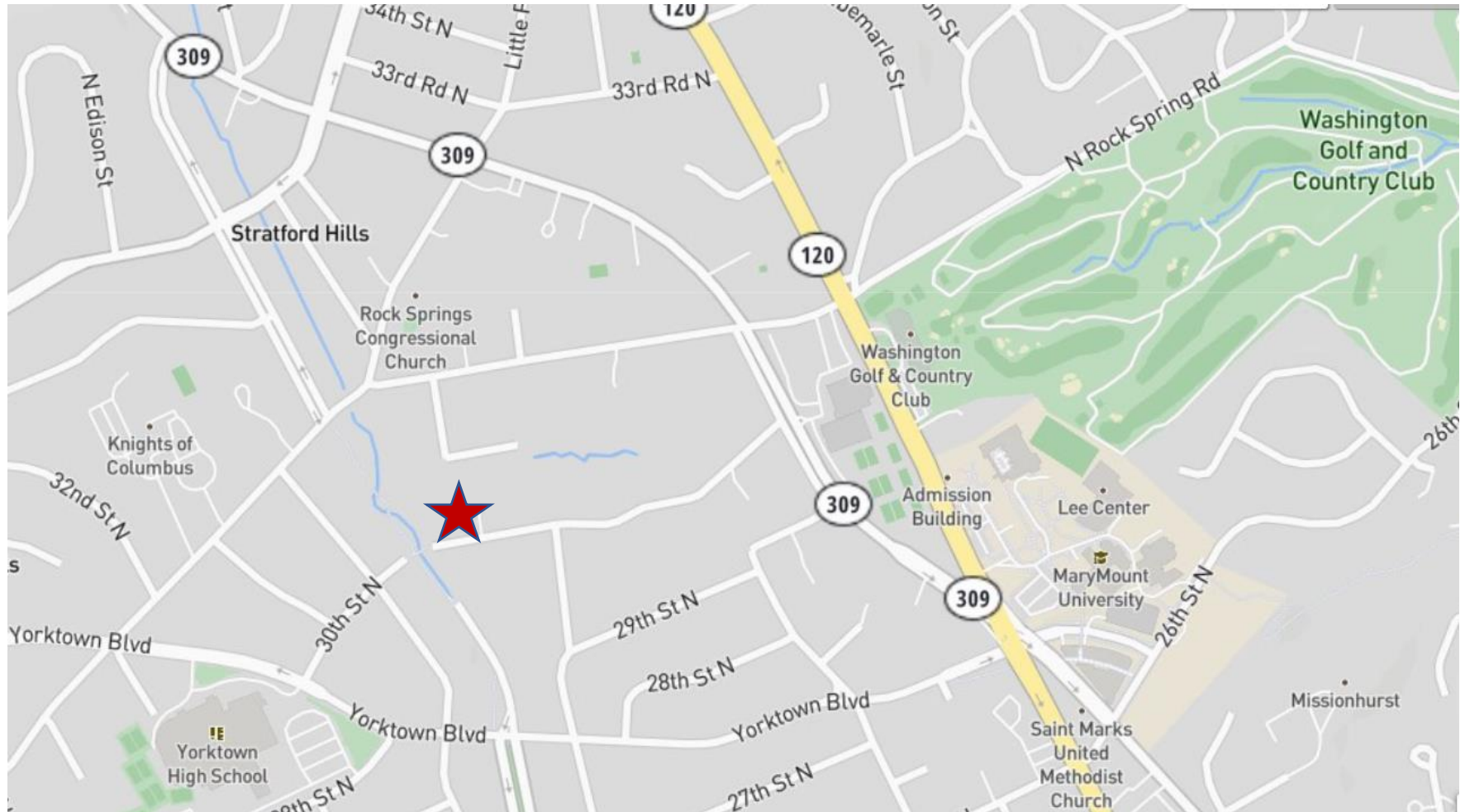
MAX LOT COVERAGE 37%:	±7,119 SF
MAX MAIN BLDG FOOTPRINT CAP:	3,500 SF
REMAINING AREA AVAILABLE FOR LOT COVERAGE:	±3,619 SF

**WITH A FRONT PORCH AND DETACHED GARAGE:**

MAX LOT COVERAGE 40%:	±7,698 SF
MAX MAIN BLDG FOOTPRINT CAP:	3,920 SF
REMAINING AREA AVAILABLE FOR LOT COVERAGE:	±3,778 SF
- EXISTING FEATURES AND CONTOURS FROM ARL. CO. GIS

# CSHC

## Neighborhood Map



### Public Schools:

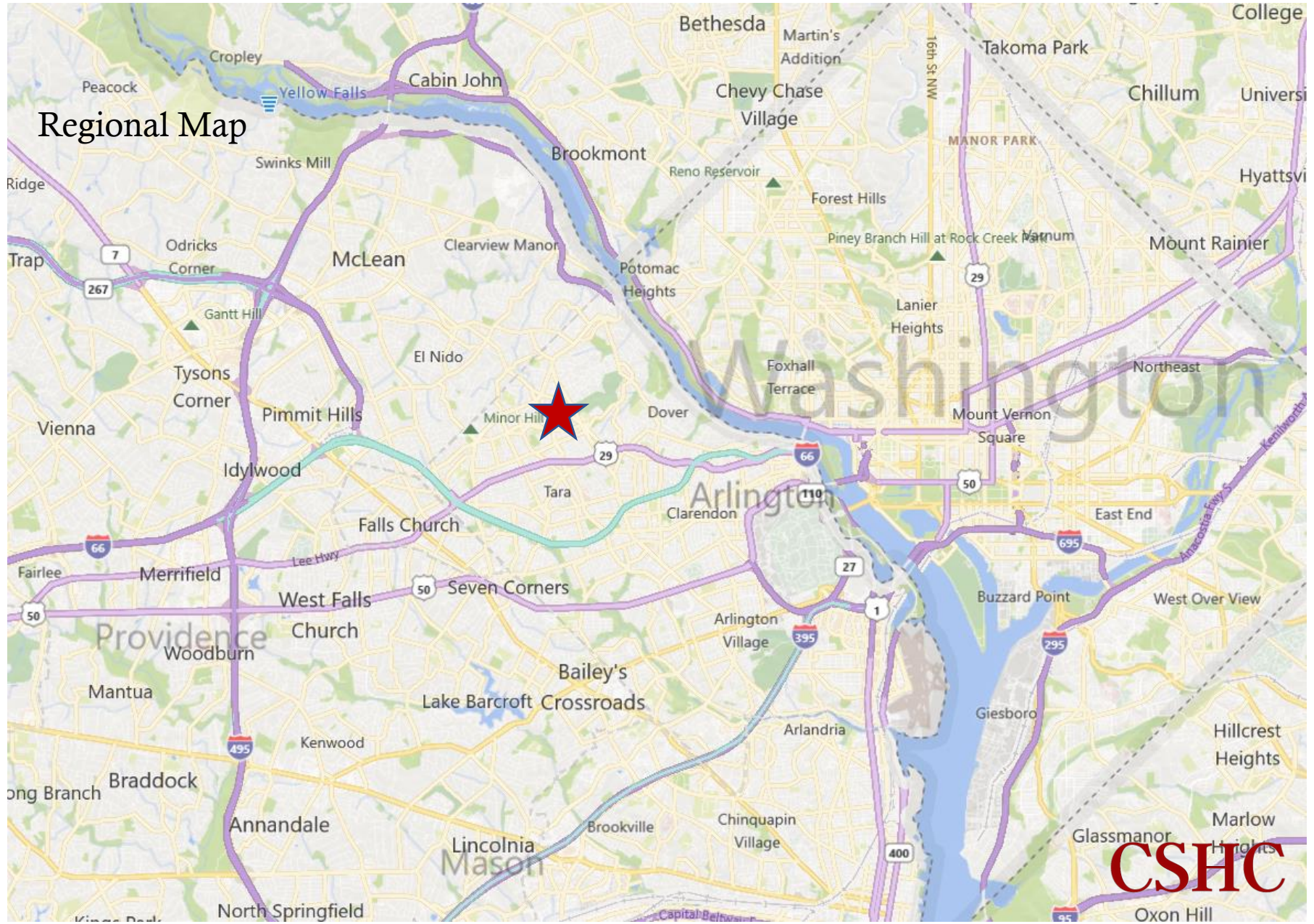
Discovery Elementary  
Williamsburg Middle  
Yorktown High School

### Walk To:

Washington Golf & Country Club  
Greenbrier Park  
Lee Harrison Shopping Center

**CSHC**

# Regional Map



**CSHC**