



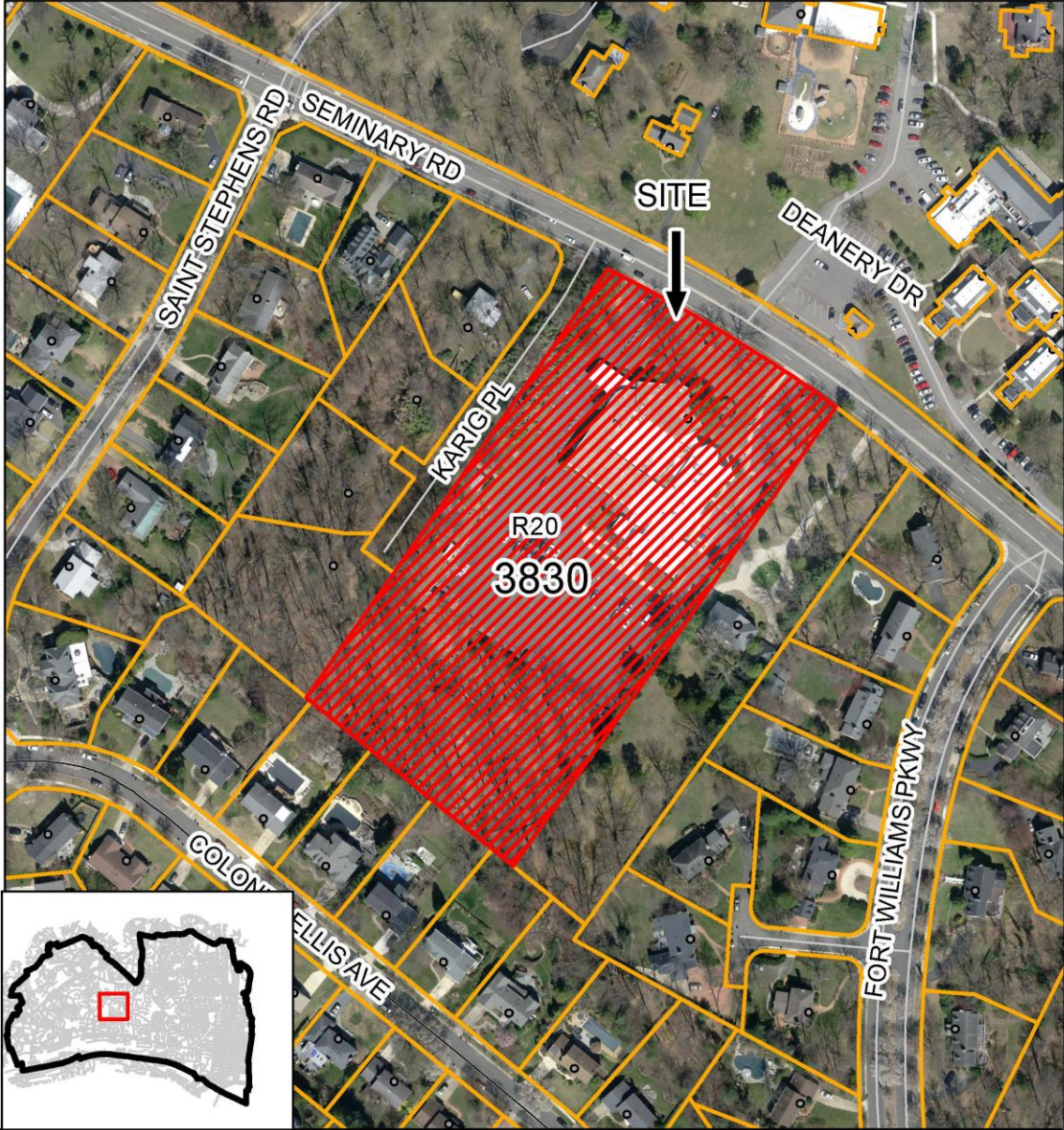
***Docket Item #6***  
***Development Site Plan #2025-00003***  
***Beth El Hebrew Congregation Fence***


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<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Beth El Fence	PC Hearing:	March 4, 2025
	CC Hearing:	N/A
	If approved, DSP Expiration:	March 4, 2028
	Plan Acreage:	238,981 SF (5.49 acres)
<b>Address:</b> 3830 Seminary Road	Zone:	R-20 Residential
<b>Applicant:</b> Elizabeth Bayer, Executive Director, Beth El Hebrew Congregation	Small Area Plan:	Seminary Hill/Strawberry Hill
	Historic District:	N/A
	Green Building:	Compliance with City's Green Building Policy

<b>Purpose of Application</b>
The applicant requests approval of a Development Site Plan with modification to the front yard setback to construct a 6-foot open fence.
<b>Special Use Permits and Modifications Requested:</b>
1. Development Site Plan Amendment for a religious building a. Modification of the required front yard.

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Robert M Kerns, AICP, Division Chief, <a href="mailto:Robert.Kerns@alexandriava.gov">Robert.Kerns@alexandriava.gov</a> Maya Contreras, Principal Planner, <a href="mailto:Maya.Contreras@alexandriava.gov">Maya.Contreras@alexandriava.gov</a> Maggie Cooper, Urban Planner, <a href="mailto:Margaret.Cooper@alexandriava.gov">Margaret.Cooper@alexandriava.gov</a>



 DSP#2025-00003  
3830 Seminary Road

0 85 170 340 Feet

N

# I. SUMMARY

## A. Recommendation

Staff recommend **approval** of the proposal for an amendment to a development site plan (SIT68-010) for a religious building subject to compliance with staff recommendations. This project conforms to the City’s adopted plans, codes, and policies; and the request modifies the required front yard setback to permit a six-foot, open fence.

## B. Project Description

The applicant has received a grant from the Department of Defense to install a new fence for security and safety (Figure 1). The fence will be six feet in height, with metal posts and pickets (Figure 2). The fence will be roughly 75% open. The fence will have a sliding gate on the east side vehicle entrance and double hinged gates on the west side vehicle exit. The gates will only close in case of an emergency lockdown.

Figure 1: Site Plan

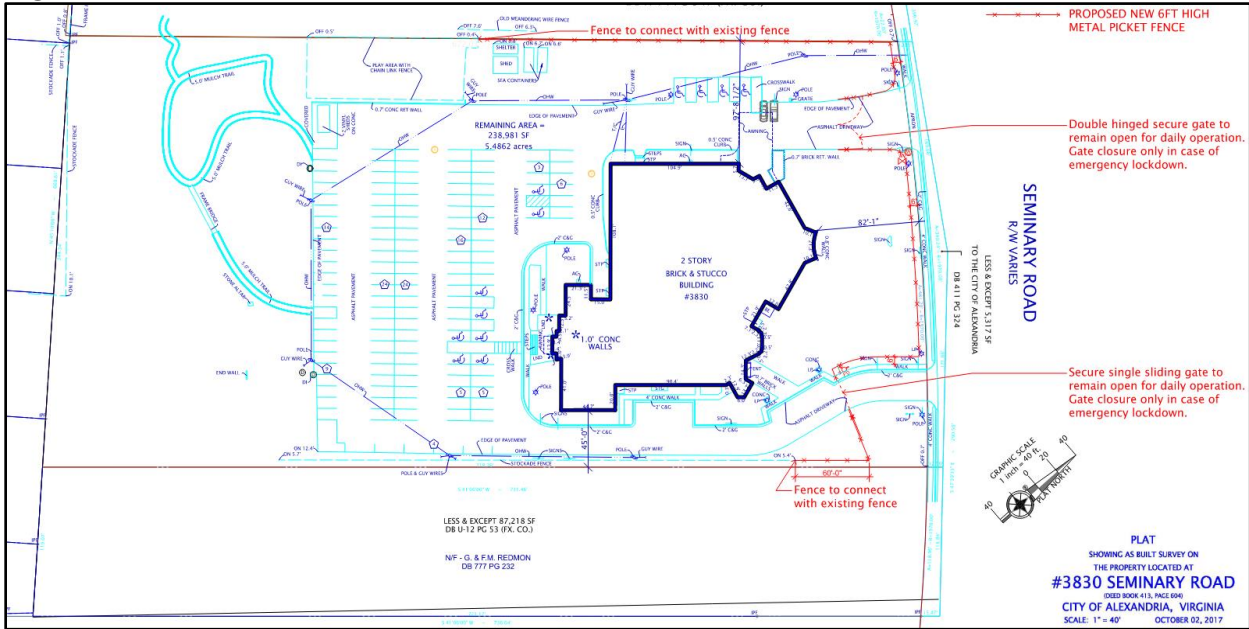
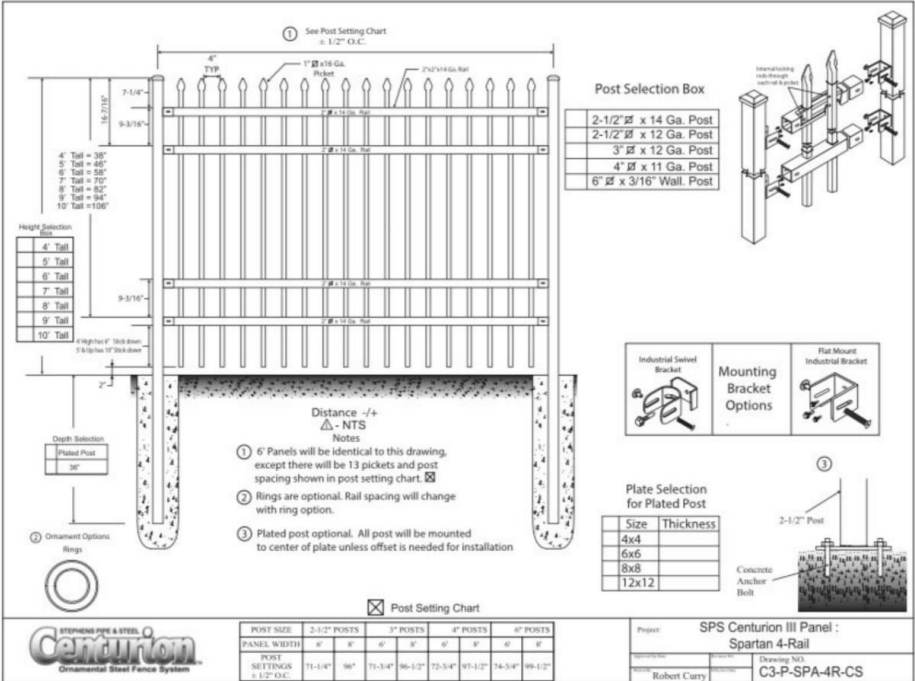




Figure 2: Fence Details



II. BACKGROUND

A. *Site Context*

The subject site is an institutional, one-story building located at 3830 Seminary Road between Karig Place and Fort Williams Parkway. The lot has approximately 340 feet of frontage along Seminary Road, approximately 675 feet of depth and an area of 238,981 square feet (Figure 1). The subject site includes a building, a playground, and a 122-space surface parking lot. Institutional and residential uses surround the subject site. To the north, across Seminary Road, is the grounds of the Virginia Theological Seminary and a United States Post Office. To the east, west and south are residences.

Beth El Hebrew Congregation has operated at 3830 Seminary Road since the 1950s. In 1968, a site plan (SIT68-010) was approved for an addition to the original building. Over the years, City Council has approved several Special Use Permits for day care centers and private schools on the subject property.

III. Zoning

The current and proposed zoning district is R-20 Residential. Table 1 lists the permitted and proposed requirements for this zoning district.

**Table 1: Zoning Tabulations**

Property Address: 3830 Seminary Road Total Site Area: 238,981 SF Zone: R-20 Residential Current Use: Religious Building		
	<b>Required/Permitted</b>	<b>Proposed</b>
<b>Lot Area</b>	20,000 SF (per lot)	No change
<b>FAR</b>	0.25	No change
<b>Frontage</b>	75'	No change
<b>Lot width</b>	100'	No change
<b>Height</b>	30'	No change
<b>Setbacks</b>		
<i>Front Building</i>	70'	Building: 82' (No change)
<i>Front Fence</i> <sup>1</sup>	70'	Fence: 6'
<b>Parking</b>	122 spaces	No change

<sup>1</sup> Modification requested for required front yard

## **IV. STAFF ANALYSIS**

### ***A. Site Plan Amendment Review***

Section 11-415 states that “any change to the terms of an approved final site plan requires that an amended site plan application be filed”. While minor modifications may be approved by the City Manager, upon the recommendation of the Director of Transportation and Environmental Services and the Director of Planning and Zoning, the modification of a required yard or a setback are not considered to be a minor modification.

### ***B. Conformance to the Small Area Plan***

The site is within the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan, which was adopted in 1992. Fence heights are not mentioned in the Seminary Hill/Strawberry Hill SAP.

### ***C. Required Front Yard Modification***

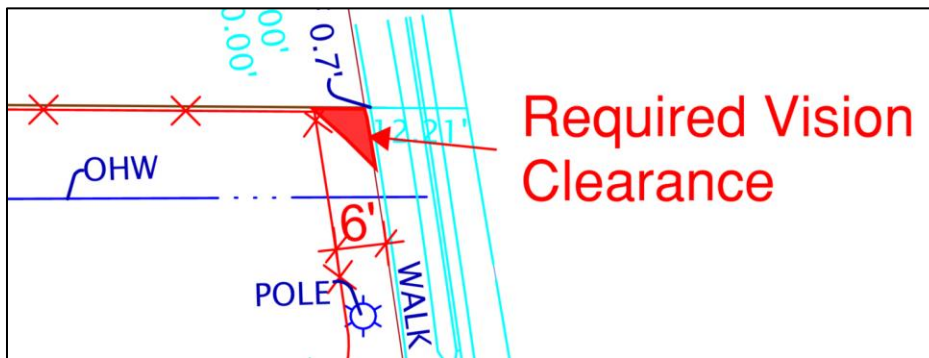
The required front yard in the R-20 zone for non-residential use is 70 feet. The existing building is 82.1 feet from the front lot line. The applicant is requesting to add a six-foot open fence six feet from the front lot line. Per section 7-103(B), no accessory structure shall be located in a required front yard, except as provided in section 7-202. Four-foot-tall open fences are listed in Section 7-202 as a permitted obstruction, and six-foot fences are permitted in all required yards except a front yard.

Per section 11-416, the Planning Commission may modify the minimum required yard imposed by this ordinance, if the planning commission determines that 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 modification for the front yard setback will have no impact on the existing building, open space, parking, transportation, or tree canopy, and will provide additional safety and security for the Hebrew Congregation. The openness of the fence and the simplicity of the design will allow for protection with no detrimental impacts on neighboring properties.

Staff have added a condition requiring the entire fence to be located outside of the required vision clearance (Figure 3).

**Figure 3: Required Vision Clearance (in Red)**



## V. CONCLUSION

Staff recommend approval of the Development Site Plan, subject to compliance with all applicable codes and the recommended conditions included in this report.

**Staff:** Robert M. Kerns, AICP, Division Chief, Development  
Maya Contreras, Principal Planner  
Maggie Cooper, Urban Planner

## **VI. STAFF RECOMMENDATIONS**

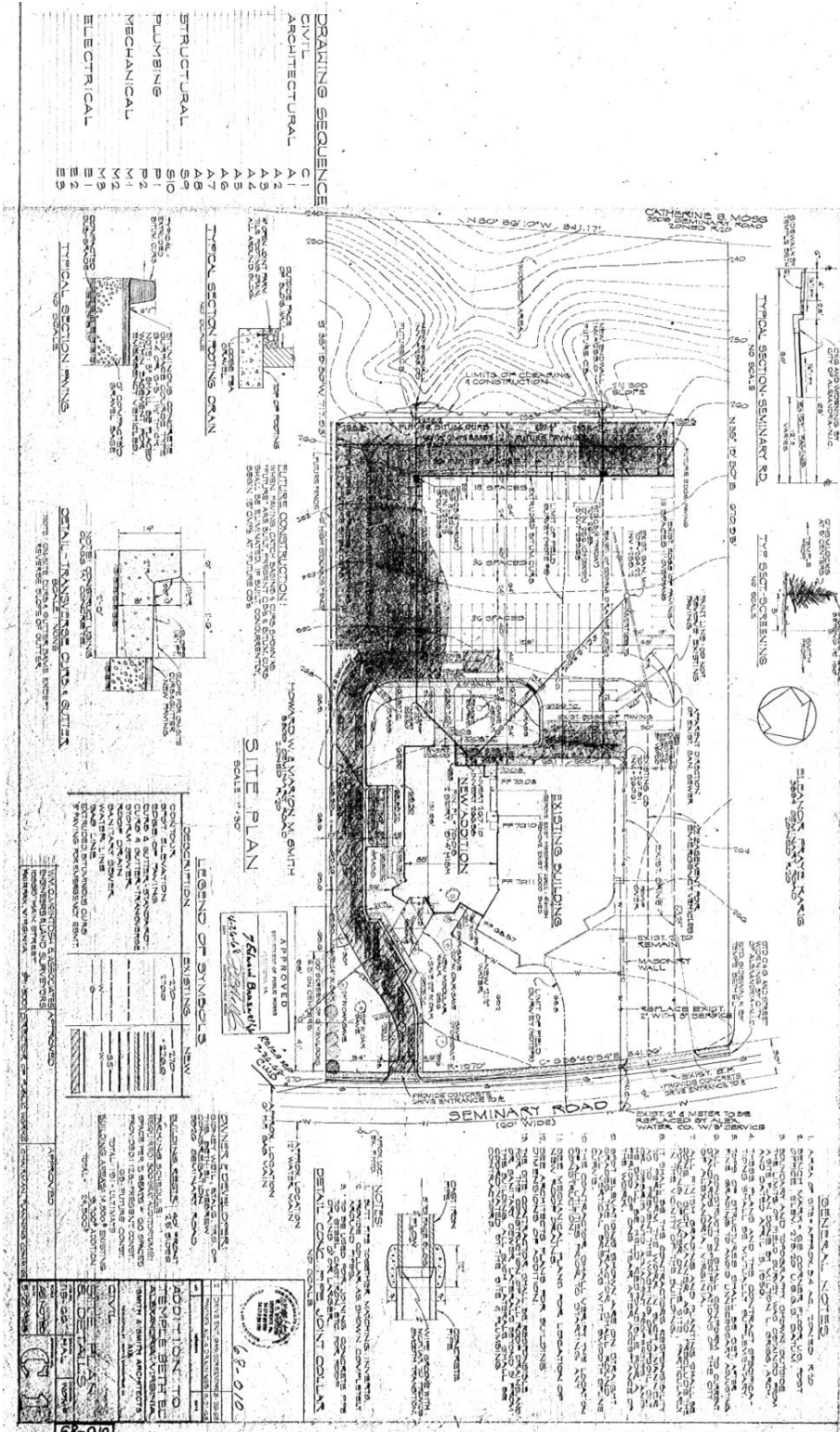
1. The fence location shall conform substantially with the preliminary plan submitted on 1/29/25 and comply with the following conditions of approval. (P&Z)
2. The applicant shall submit a plat showing the location of the fence after the fence is installed. (P&Z)
3. No part of the fence shall fall within the vision clearance as shown in Figure 3. (P&Z)
4. Per § 11-418 of the Zoning Ordinance, the DSP shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the Planning Commission on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

### **ARCHAEOLOGY**

5. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*
6. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

**ATTACHMENT #1 SIT68-010**

**ADDITION TO TEMPLE BETH EL  
ALEXANDRIA VIRGINIA**







**APPLICATION**

**DEVELOPMENT SITE PLAN**

**DSP #** \_\_\_\_\_ **Project Name:** Fence Installation

**PROPERTY LOCATION:** 3830 Seminary Road, Alexandria, Virginia 22304  
**TAX MAP REFERENCE:** 040.02-04-05 **ZONE:** R-20

**APPLICANT**

Name: Beth El Hebrew Congregation  
Address: 3830 Seminary Road, Alexandria, Virginia 22304

**PROPERTY OWNER**

Name: Beth El Hebrew Congregation  
Address: 3830 Seminary Road, Alexandria, Virginia 22304

**PROPOSED USE:** We are zoned for a 4 foot fence and we are requesting an extension to install a 6 foot fence for safety and security.

**THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Elizabeth Bayer, Executive Director  
Print Name of Applicant or Agent  
3830 Seminary Road  
Mailing/Street Address  
Alexandria, VA 22304  
City and State Zip Code

Elizabeth Bayer  
Signature  
\_\_\_\_\_  
Telephone # Fax #  
\_\_\_\_\_  
Email address  
1/23/2025  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	

Development Site Plan (DSP) # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

The Owner     Contract Purchaser     Lessee or     Other: employee of the subject property.

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.

Beth El Hebrew Organization owns 100% of the building and property.

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.

## 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. Beth El Hebrew Congregation	3830 Seminary Rd Alexandria VA 22304	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 3830 Seminary Rd (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. Beth El Hebrew Congregation	3830 Seminary Rd Alexandria VA 22304	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. NA		
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.

1/23/2025

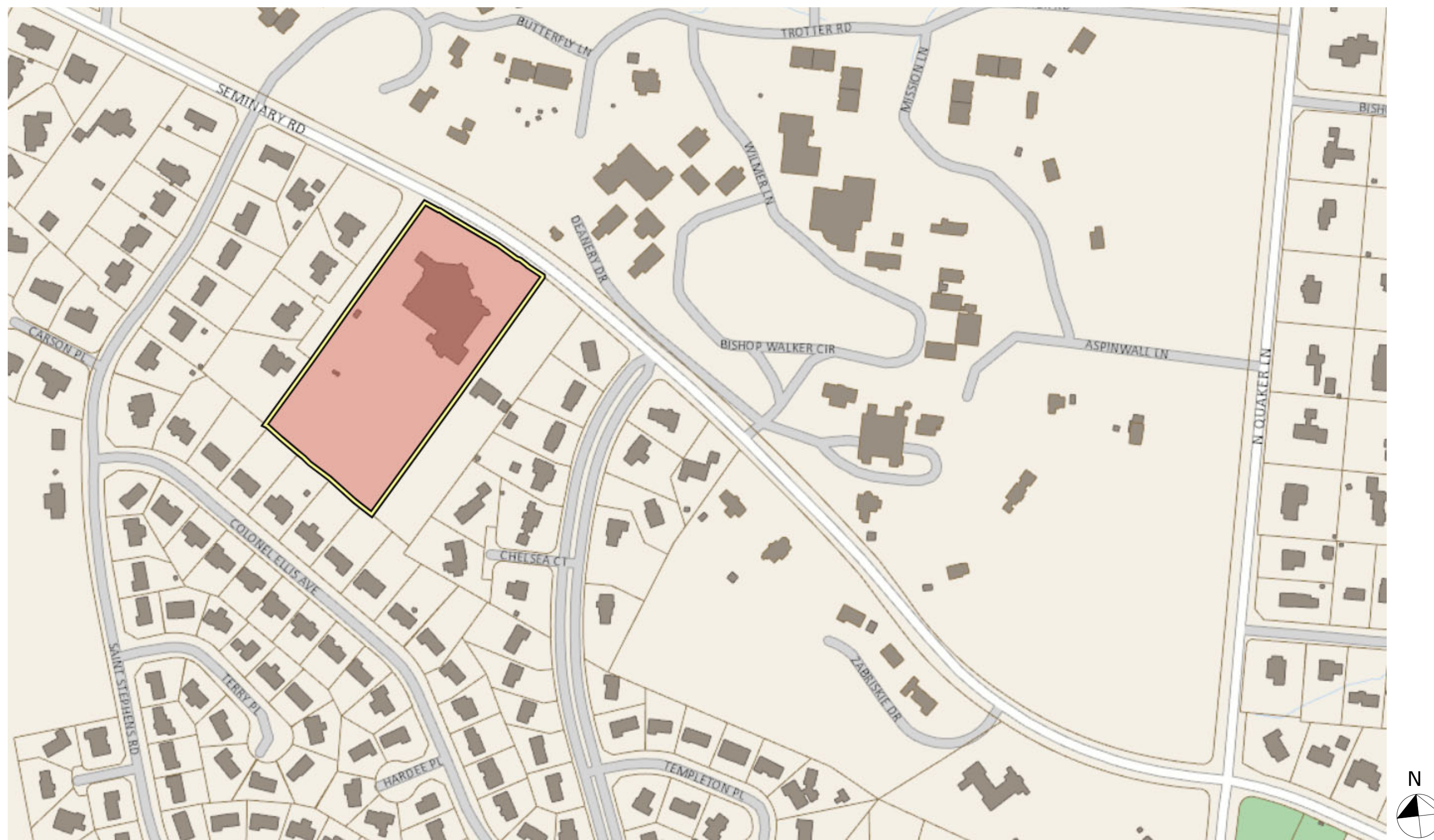
Date

Elizabeth Bayer

Printed Name

*Elizabeth Bayer*  
Signature

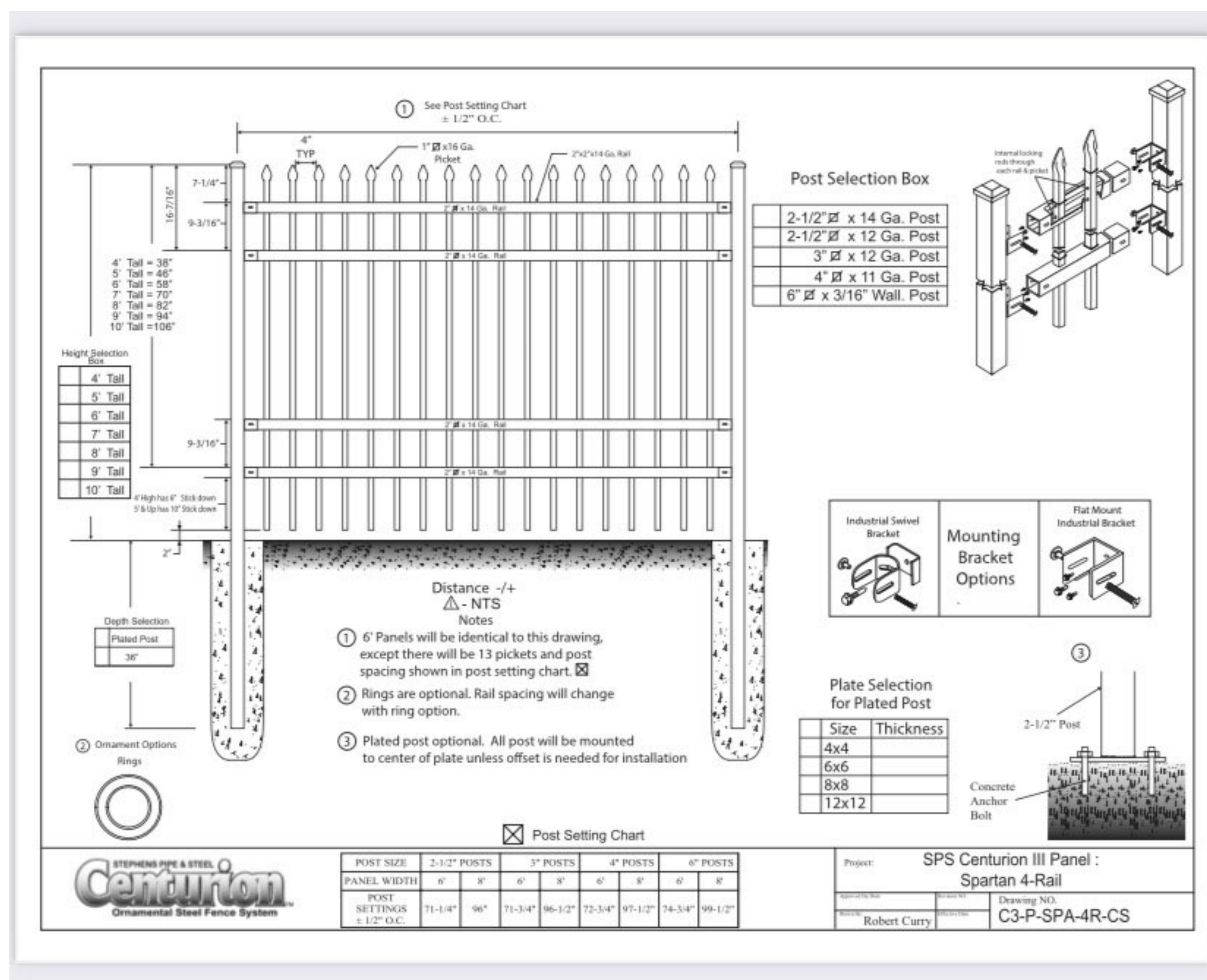




Site Location Diagram  
NOT TO SCALE

Beth El  
Hebrew  
Congregation  
Fence  
Installation

3830 Seminary  
Road  
Alexandria VA  
22304



Typical Fence Detail  
NOT TO SCALE

Zoning Analysis

<b>Map-Block-Lot:</b>	040.02-04-05
<b>Zone:</b>	R-20
<b>Primary Property Class:</b>	Churches/Religious (760)
<b>Front Yard Setback:</b>	Allowed: 60' from center of Seminary Rd. Existing: 82.1' from front lot line Proposed: No change to building, proposed open fence at 6ft from front lot line
<b>Side Yard Setback:</b>	No change
<b>Rear Yard Setback:</b>	No change
<b>Lot Size:</b>	Minimum: 20,000 sf Existing: 236,095 sf/5.420 A
<b>Max: FAR:</b>	25% Proposed: No change

Project Directory

**Owner**  
Trust of Beth El Hebrew  
Congregation  
  
Contact: Liz Bayer  
3830 Seminary Road  
Alexandria VA 22304  
lbayer@bethelhebrew.org  
ph: 703.370.9400

Project Description

Installation of new 6ft high metal picket fence and gates at front perimeter of lot to connect with existing fences at side property lines, in order to create secure fence perimeter around lot. **No proposed modifications or scope of work included at other areas of the existing lot, including existing landscaping, the existing parking lot, or the existing building.**

Drawing Index

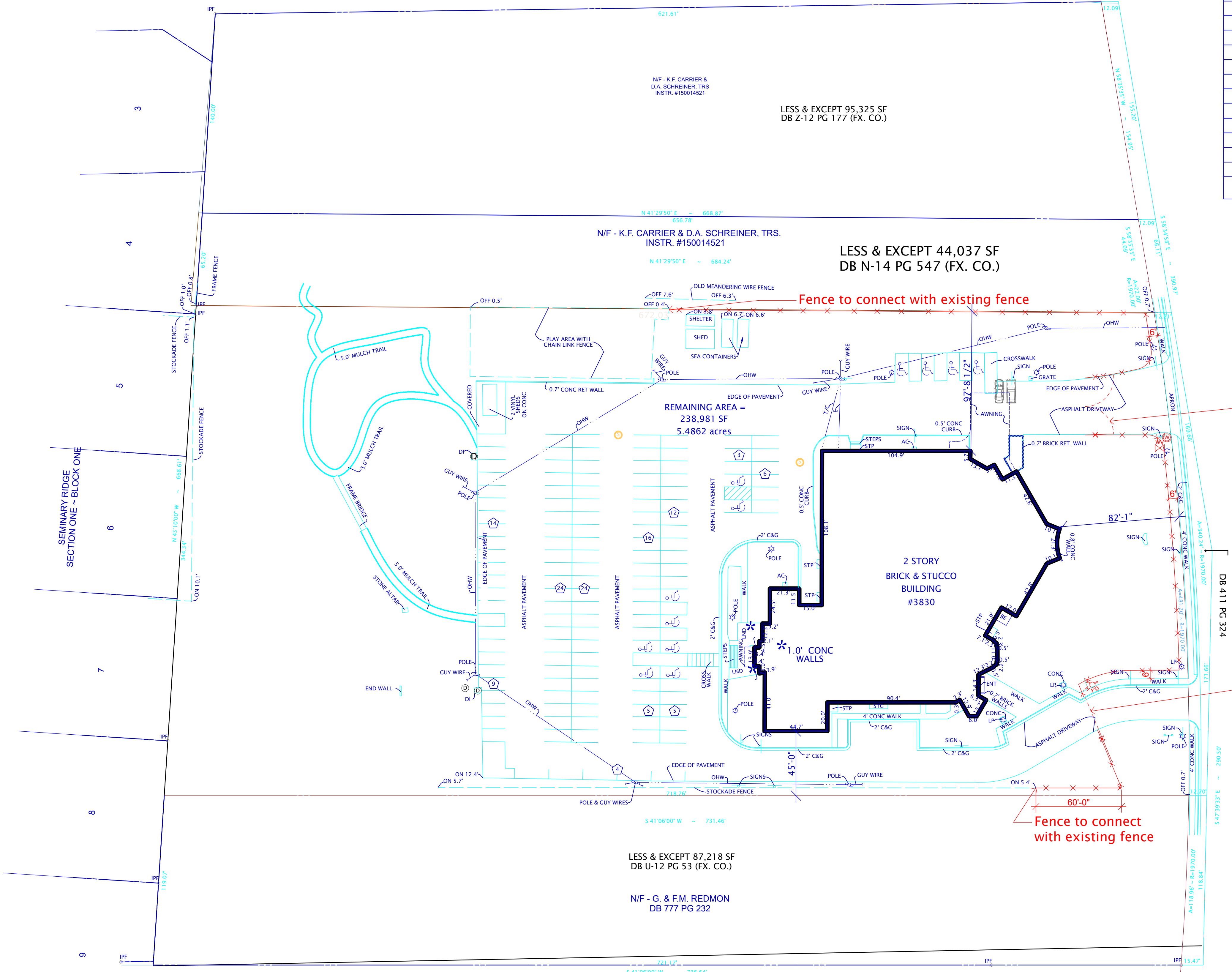
**A001 Cover Sheet**  
**A002 Lot Survey**

Cover Sheet

A001



LEGEND	
BE	BASEMENT ENTRANCE
CONC	CONCRETE
DB	DEED BOOK
DI	DRAIN INLET
FI	FIRE HYDRANT
IPF	IRON PIPE FOUND
LP	LIGHT POLE
N/F	NOW OR FORMERLY
OH-W	OVERHEAD WIRE
PG	PAGE
SM	SANITARY MANHOLE
SI	SIGN
STG	STORAGE
STP	STOOP
SSM	STORM SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
PS	PARKING SPACES
PA	A.D.A. PARKING SPACES



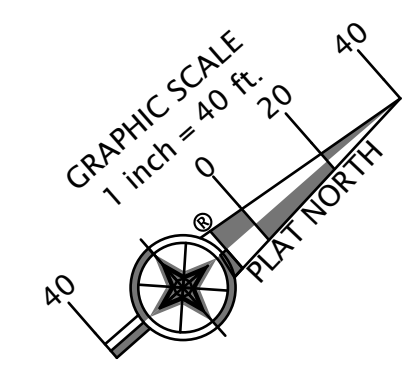
PROPOSED NEW 6FT HIGH METAL PICKET FENCE

Double hinged secure gate to remain open for daily operation. Gate closure only in case of emergency lockdown.

Secure single sliding gate to remain open for daily operation. Gate closure only in case of emergency lockdown.

SEMINARY ROAD  
R/W VARIES

LESS & EXCEPT 5,317 SF  
TO THE CITY OF ALEXANDRIA  
DB 411 PG 324



PLAT  
SHOWING AS BUILT SURVEY ON  
THE PROPERTY LOCATED AT  
**#3830 SEMINARY ROAD**  
(DEED BOOK 413, PAGE 604)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 40'      OCTOBER 02, 2017

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:  
  
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA  
LAND SURVEYORS  
10/02/2017  
GEORGE M. O'QUINN  
LICENSE NO. 2069  
*George M. O'Quinn*

CASE NAME:  
BETH EL HEBREW CONGREGATION  
  
DOMINION Surveyors Inc.  
8806-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

Beth El Hebrew Congregation Fence Installation  
3830 Seminary Road  
Alexandria VA 22304

Lot survey

A002