

Docket Item #2  
BZA CASE #2013-0001

Board of Zoning Appeals  
February 14, 2013

**ADDRESS:** 3309 CIRCLE HILL ROAD  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** JOSEPH REDICAN AND KERRY LUISI BY CHRISTINA KELLY,  
ARCHITECT

**ISSUE:** Special exception to construct a second story and a two-story addition in the required east side yard.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (east)	9.25 feet*	7.70 feet	1.55 feet

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\*Based on a building height of 18.50 feet measured from grade to the roof eave facing the east side property line.

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The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA #2013-0001**  
**3309 Circle Hill Road**



**I. Issue**

The applicants propose to construct second story additions and a two story rear addition to the existing house at 3309 Circle Hill Road.

**II. Background**

The subject property is one lot of record with 60.34 feet of frontage facing Circle Hill Road, a depth of 109.74 feet along the east property line and a depth of 148.18 feet along the west property line. The property contains 7,781 square feet of lot area and is substandard as to the 8,000 square feet of lot area required in the R-8 zone. The subject property is noncomplying as to the minimum lot area and lot width at the front building wall for an R-8 zoned property, where the minimum required width is 65.00 feet. The lot complies with the minimum lot frontage of 40 feet.

The lot is currently developed with a two-story single family dwelling located 22.70 feet from the front property line, 7.70 feet from the east side property line, 8.84 feet from the west side property line and 68.00 feet from the rear property line. According to real estate records the house was constructed in 1936.

**III. Description**

The applicants are proposing to construct second story additions above the existing one-story portions of the east and west sides of the dwelling. The proposed addition on the west side of the dwelling will be located 32.00 feet from the front property line and 8.94 feet from the west side property line. A bay window will project 2.00 feet beyond the front wall of the addition. The addition will measure 17.83 feet from grade to the roof eave facing the side yards and requires a setback of 8.92 feet from west side yard property line. The addition complies with the R-8 zone request.

The second story addition on the east side of the dwelling will be located 33.50 feet from the front property line and 7.70 feet from the west side property line. The addition will measure 18.50 feet from grade to the roof eave facing the east side property line and requires a setback of 9.25 feet. The applicants are requesting a special exception of 1.55 feet to construct the second story addition in line with the existing east side wall.

The applicants are also proposing to construct a two-story rear addition in line with east and west side walls of the building. The proposed addition will be located 7.70 feet from the east side property line, 8.94 feet from the west side property line and 52.00 feet from the rear property line. The addition measures 16.00 feet by 43.80 feet across the rear of the existing dwelling. The addition measures 18.50 feet in height from grade to the roof eave facing the east side yard and 17.83 feet to the roof eave facing the west side property line. The applicants are requesting a special exception of 1.55 feet to extend the existing noncomplying east side wall toward the rear property line.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements.

There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/ Rosemont Small Area Plan for residential use.

**V. Requested Special Exception:**

3-306(A)(2) Side Yard (East)

The applicants request a special exception from the required 9.25 foot side yard requirement, based on a building height of 18.50 feet. The existing east building wall is 7.70 feet from the property line. The proposed second story addition and rear two-story addition will continue to be located 7.70 feet from the west side property line. The applicants request a special exception of 1.55 feet.

**VI. Noncomplying Structure/ Substandard Lot**

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side (east)	8.00 feet	7.70 feet	0.30 feet
Lot Frontage	65.00 feet	60.34 feet	4.66 feet
Lot Area	8,000 square feet	7,781 square feet	219 square feet

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.
- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**VIII. Staff Analysis and Conclusion**

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes have been expanded to include second stories. The design and size of the proposed additions are in keeping with the character of the neighborhood and complement the existing dwelling.

Light and Air

The overall height of the two-story addition will be 23.50 feet from average existing grade to the midpoint of the roof, slightly taller than the roof ridge of the existing dwelling. This subject property is a deep lot. The rear portion of this lot will remain open allowing adequate light and air to reach the rear yards of the adjacent properties.

Lot Constraints

The subject property is substandard as to the required lot area and width for an R-8 zoned property. The substandard nature of the lot and the location of the existing dwelling on the lot limit the development opportunities on the lot.

Staff Conclusion

As outlined above, the staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-3 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)
- R-4 The building permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-3 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)
- C-4 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. 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) (T&ES)

- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

No comments

Recreation (Arborist):

- F-1 Several mature trees will be affected or removed as a result of this plan. No permit would be required to remove these trees. None of the trees are designated specimen trees.

Historic Alexandria (Archaeology):

- F-1 Civil War-era maps depict a road passing by the subject property. By the 1920s the precursor to Circle Hill Road was built, and in the 1930s the current dwelling was built on the property, one of a small enclave that formed a neighborhood. While there is a low likelihood that anything of archaeological significance will turn up during this project, we ask that the applicant and contractors keep an eye out for any potential significant archaeological findings.
- R-1\* The applicant/contractor shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2\* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

*Statements R-1 and R-2 above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance so that on-site contractors are aware of the requirements.*

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:

Section 3-306 A2 SIDEYARD SETBACK

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Christine Kelly, Architect

Address 2109 Popkins Lane

Alexandria, Virginia

Daytime Phone (703) 768-7371

Email Address christine@craftedarchitecture.com

2. Property Location 3309 Circle Hill Road

3. Assessment Map # \_\_\_\_\_ Block S Lot 9 Zone 1

4. Legal Property Owner Name Joseph Redican and Kerry Wisni

Address 3309 Circle Hill Road

**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 ten 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.	Joseph Redican	3309 Circle Hill Road	50%
2.	Kerry Wisi	3309 Circle Hill Road	50%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.			
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.			
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.

1/2/2013  
Date

Christine Kelly  
Printed Name

  
Signature

5. Describe request briefly:

Align new addition on east side of house  
with the existing house that is 7.7' from the side yard setback.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Christine Kelly  
**Print Name**

CKelly  
**Signature**

703-708-7371  
**Telephone**

1/2/2012  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B** (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

By building up above the existing structure, we can reduce the size of the addition that extends out into the rear yard and preserve open space.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

The design of the second story addition is in keeping with the surrounding homes and will not harm adjoining neighbors.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

It will not affect natural light or air available at adjacent property.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The design of the new addition is in keeping with the style and size of other two story homes on the street.

5. How is the proposed construction similar to other buildings in the immediate area?

It is a combination of brick and siding w/ gable end roofs which is similar to other colonial homes on the street and in the neighborhood.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

We would like to minimize the size of the addition in the rear yard so building up over the existing structure is the best use of space.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Not yet but will do so prior to the hearing.



# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

**A. Property Information**  
 A1. Street Address 3709 Circle Hill Road Zone RB  
 A2. 7701 x .35 = 2723.35  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	764	Stairways**	54
Second Floor	415	Mechanical**	
Third Floor	0	Porch/ Garage**	0
Porches/ Other	0	Attic less than 5***	
<b>Total Gross *</b>	<b>1179</b>	<b>Total Exclusions</b>	<b>54</b>

B1. Existing Gross Floor Area \*  
1179 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
54 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 1125 Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	613	Stairways**	
Second Floor	950	Mechanical**	
Third Floor	950	Porch/ Garage**	
Porches/ Other	0	Attic less than 5**	920
<b>Total Gross *</b>	<b>2513</b>	<b>Total Exclusions</b>	<b>920</b>

C1. Proposed Gross Floor Area \*  
2513 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
920 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions 1593 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2718 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2723 Sq. Ft.

\*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 on 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. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: [Signature] Date: 1/16/2013

3309 CIRCLE HILL ROAD

BZA 2013-0001



FRONT (NORTH) ELEVATION



EAST SIDE



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

3309 GIRGLE HILL ROAD



REAR (SOUTH) ELEVATION

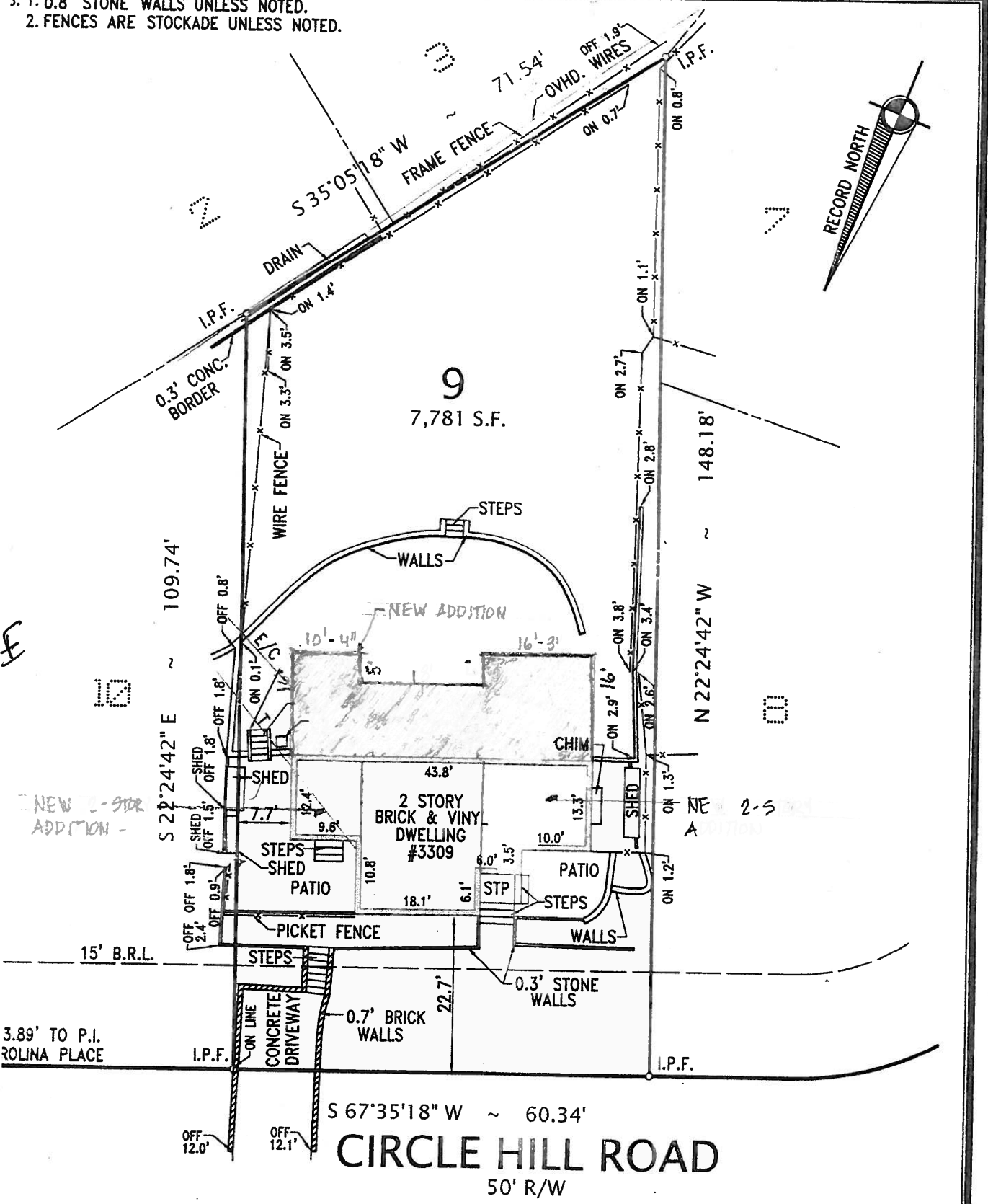


REAR (SOUTH) ELEVATION



REAR (SOUTH) ELEVATION

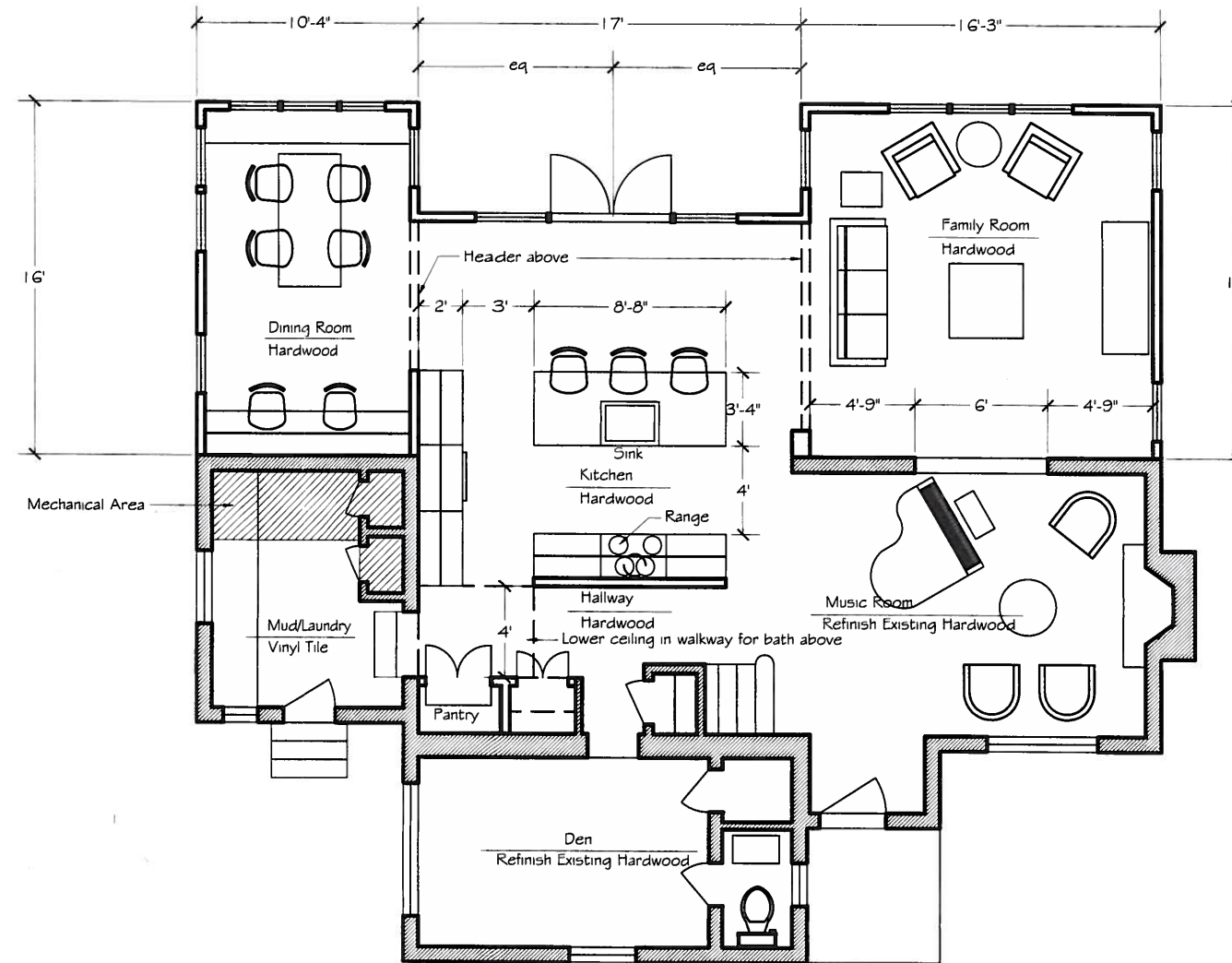
- 1. 0.8' STONE WALLS UNLESS NOTED.
- 2. FENCES ARE STOCKADE UNLESS NOTED.



**CIRCLE HILL ROAD**  
50' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 9 BLOCK 5 SECTION 1  
**BEVERLY HILLS**

W



1 First Floor Plan - New Work  
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

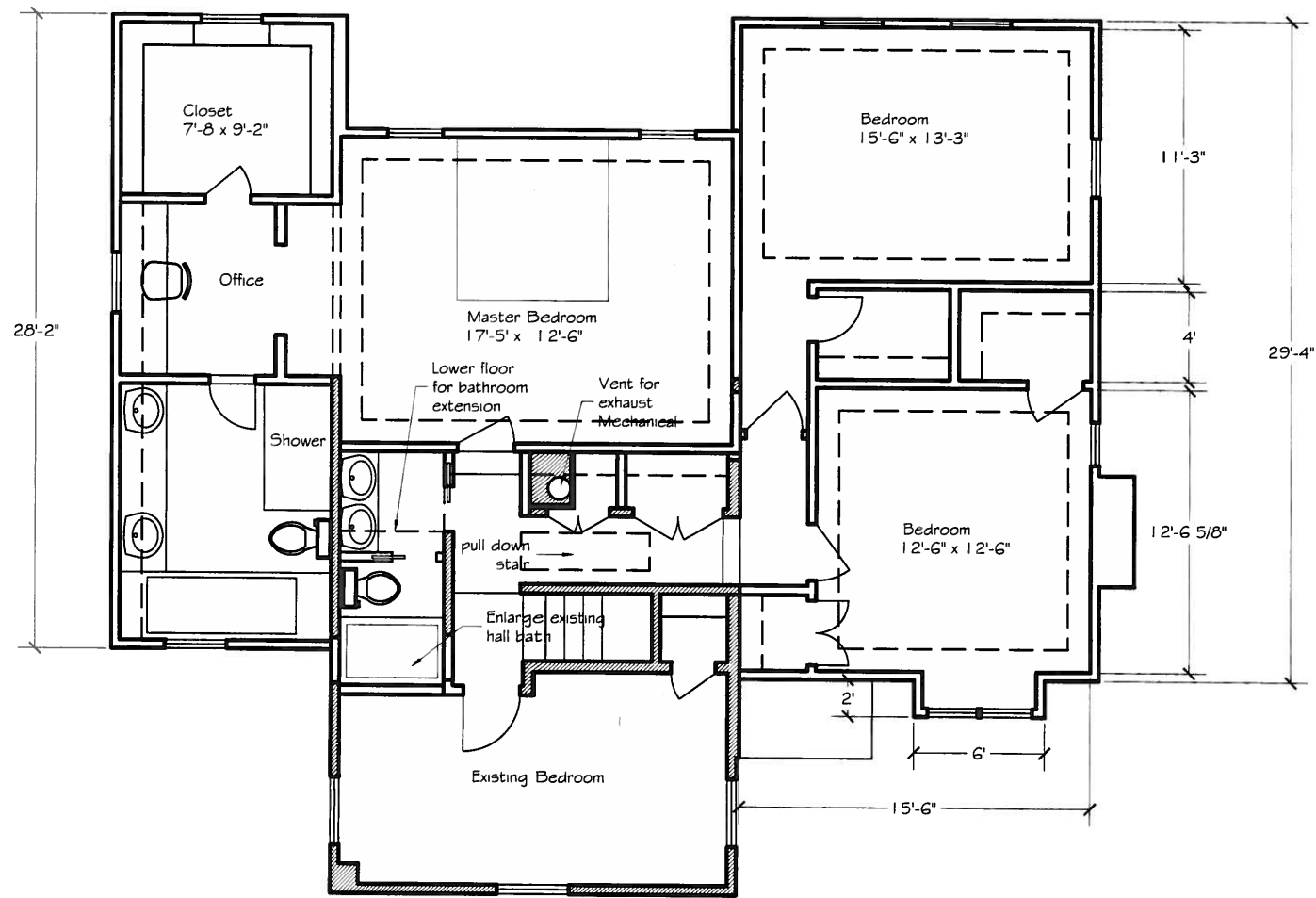
Christine A. Kelly, AIA  
2109 Popkins Lane Alexandria, Virginia 22307  
ph 703-768-7371 fax 703-768-8444  
e-mail christine@craftedarchitecture.com

PROJECT  
Luisi Redican Residence  
3309 Circle Hill Drive  
Alexandria, VA

DRAWING  
New Floor Plans

DATE  
December 27, 2012  
January 15, 2013

A3



① Second Floor Plan - New Work  
SCALE 1/8" = 1'-0"

**CRAFTED ARCHITECTURE LLC**

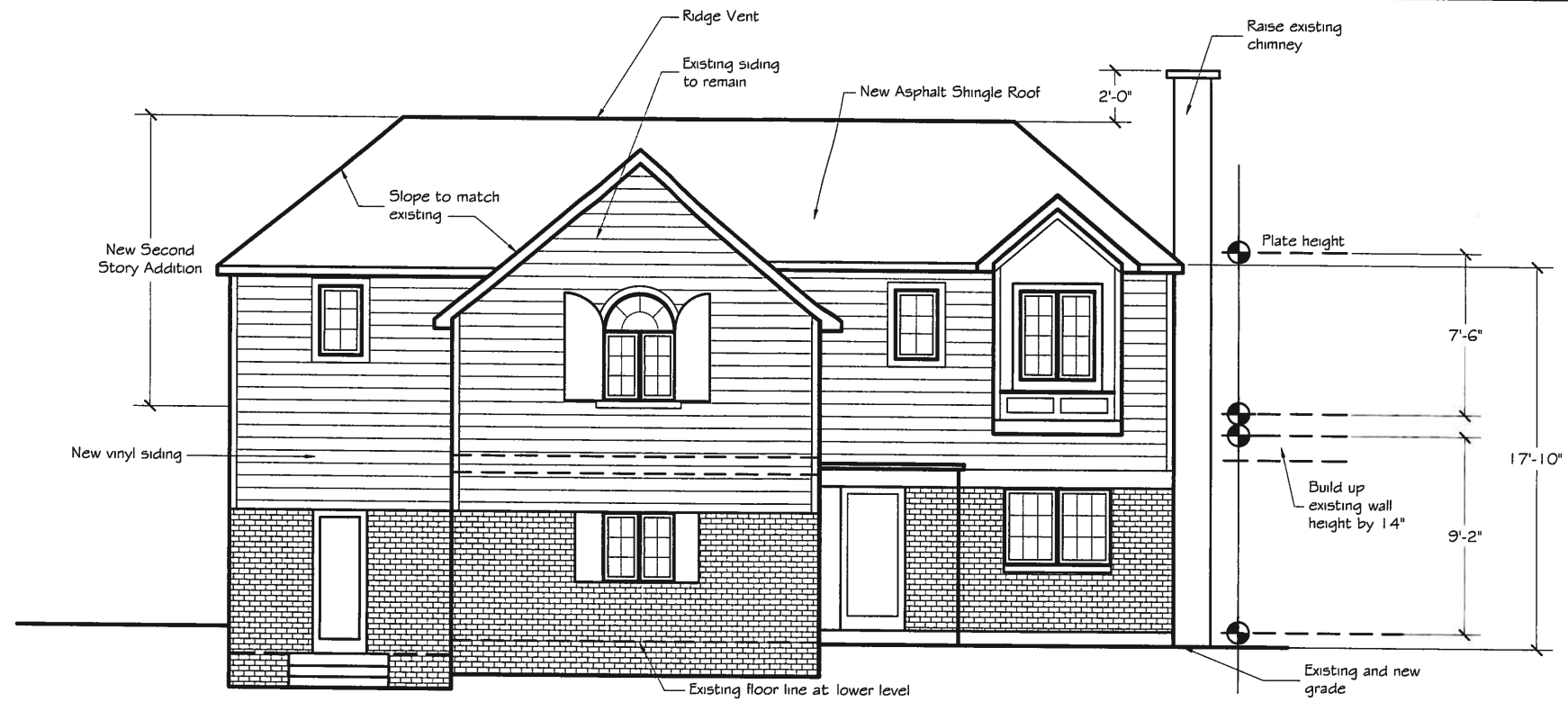
Christine A. Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

PROJECT  
 Luisi Redican Residence  
 3309 Circle Hill Drive  
 Alexandria, VA

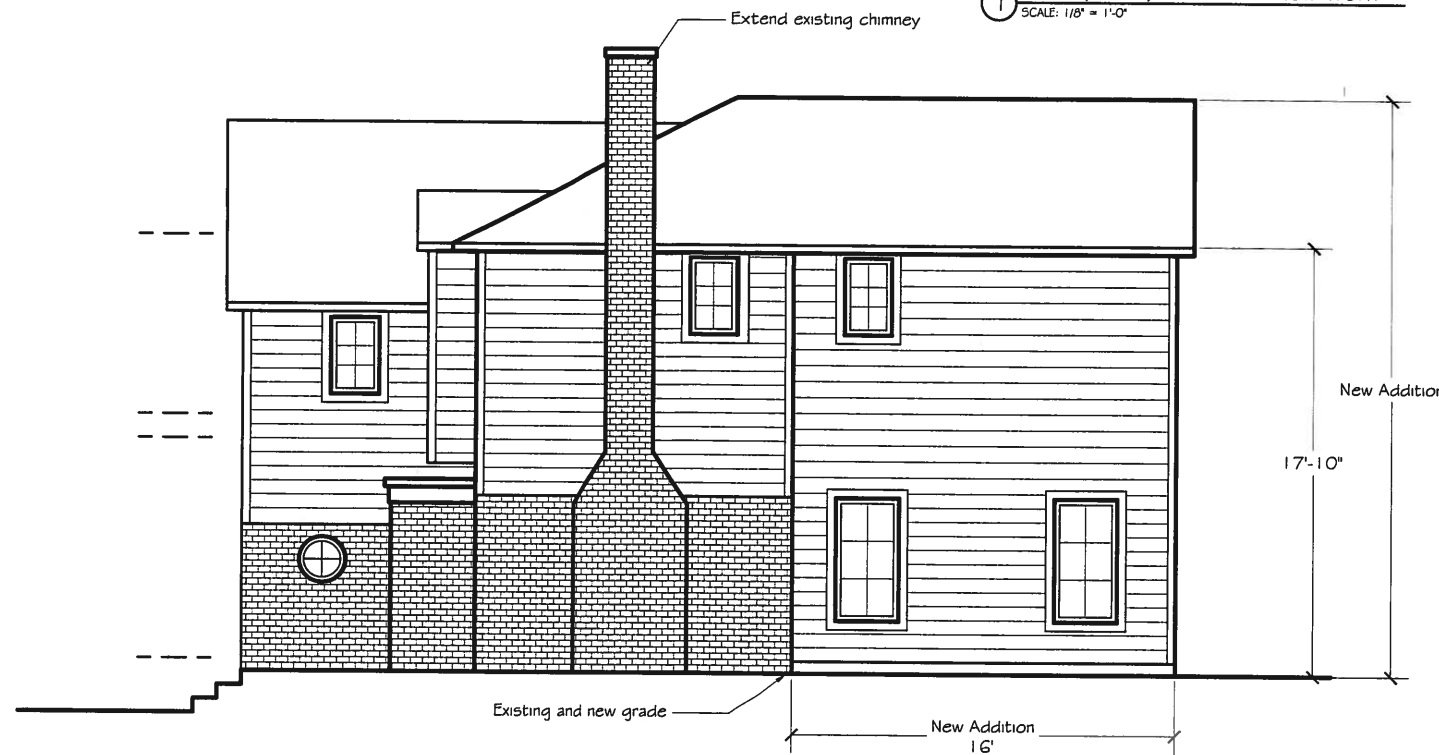
DRAWING  
 New Floor Plans

DATE  
 December 27, 2012  
 January 15, 2013

**A4**



① Front (North) Elevation - New Work  
SCALE: 1/8" = 1'-0"



② Side (West) Elevation - New Work  
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

PROJECT  
 Luisi Redican Residence  
 3309 Circle Hill Drive  
 Alexandria, VA

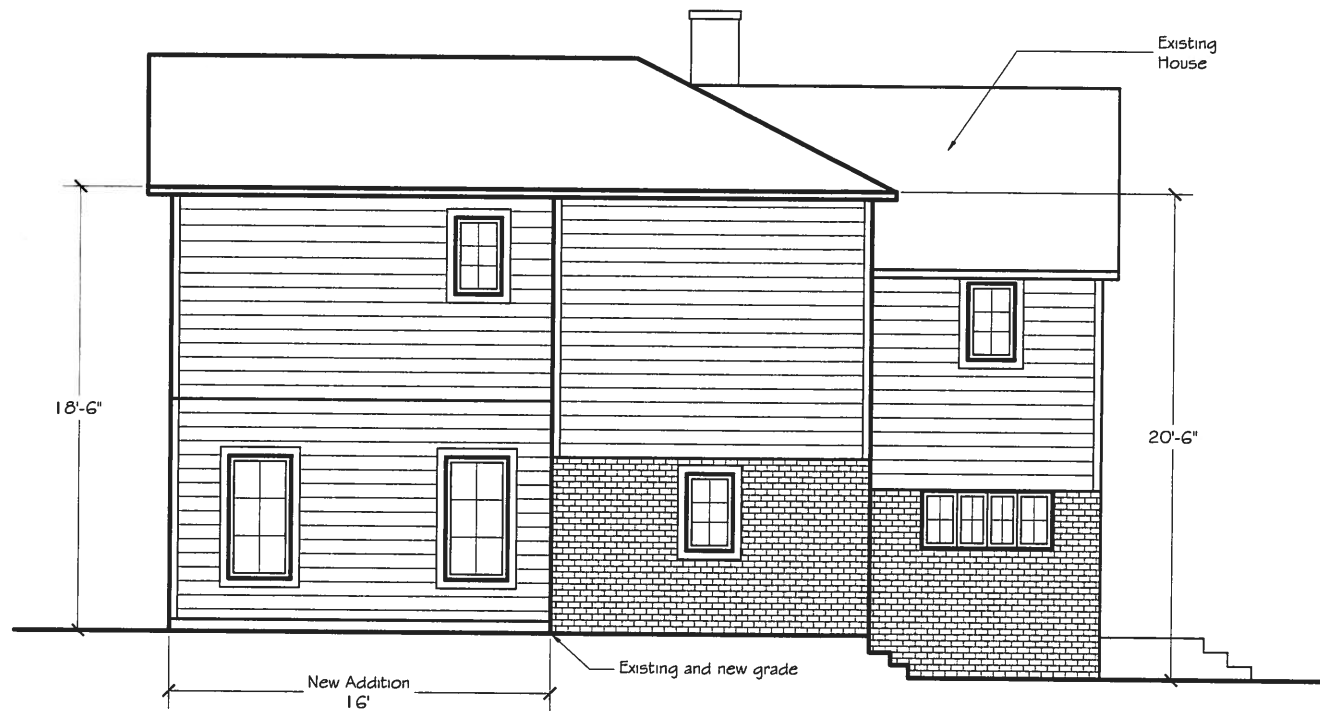
DRAWING  
 New Elevations

DATE  
 December 27, 2012  
 January 15, 2013

A5



① Rear (South) Elevation - New Work  
SCALE: 1/8" = 1'-0"



② Side (East) Elevation - New Work  
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

PROJECT  
 Luisi Redican Residence  
 3309 Circle Hill Drive  
 Alexandria, VA

DRAWING  
 New Elevations

DATE  
 December 27, 2012  
 January 15, 2013

A6 20

## Joshua Brooking

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**From:** Mary Christesen  
**Sent:** Wednesday, February 06, 2013 7:33 AM  
**To:** Joshua Brooking  
**Subject:** Fwd: Variance BZA Case 2013-001

Hi josh, I'm out today with sick kids do you mind putting this in the file? thanks.  
Mary

Begin forwarded message:

**From:** Christine Kelly <[christine@craftedarchitecture.com](mailto:christine@craftedarchitecture.com)>  
**Date:** February 6, 2013, 7:26:51 AM EST  
**To:** 'Mary Christesen' <[Mary.Christesen@alexandriava.gov](mailto:Mary.Christesen@alexandriava.gov)>  
**Subject:** FW: Variance BZA Case 2013-001

3309 Circle Hill Road letter of support.

----- Forwarded Message -----

**From:** Charlotte Corcoran <[corcorandesign@verizon.net](mailto:corcorandesign@verizon.net)>  
**To:** [Mary.christesen@alexandria.gov](mailto:Mary.christesen@alexandria.gov)  
**Cc:** [kerry\\_luisi@yahoo.com](mailto:kerry_luisi@yahoo.com); [joseph\\_redican@yahoo.com](mailto:joseph_redican@yahoo.com)  
**Sent:** Tuesday, February 5, 2013 11:58 PM  
**Subject:** Variance BZA Case 2013-001

February 6, 2013

Ms. Mary Christesen  
City of Alexandria Planning & Zoning Office  
301 King Street  
Room 2100  
Alexandria, VA 22314

Re: Variance #BZA Case 2013-001

Dear Ms. Christesen or To Whom It May Concern:

We are writing this letter in support of the above-noted variance, filed by Crafted Architecture on behalf of Joseph and Kerry Redican of 3309 Circle Hill Road, Alexandria, VA. 22305.

We have thoroughly enjoyed having them as neighbors for the past six years, and are much relieved that they have elected to stay in their current home, even as their family expands by another child. Not surprisingly, they see the need to add more living space to remain in the home and Beverley Hills Neighborhood that they love.

✓ 21

They have secured well-conceived architectural plans that do not compromise the 1930's charm of their home, and, in fact, reflect their continued dedication to maintaining an attractive, comfortable and well-kept property, while successfully avoiding "over-building" on their lot.

Thank you for your time and consideration.

Sincerely,

Brian & Charlotte Corcoran  
3308 Circle Hill Road  
Alexandria, VA 22305

cc: Joseph and Kerry Redican

To Whom It May Concern:

We are writing this letter to support variance BZA Case 2013-001 filed by Joseph and Kerry Redican of 3309 Circle Hill Rd. We met the Redican family when we moved to the Beverly Hills area of Alexandria approximately 2.5 years ago. The same thing that attracted the Redican's to the neighborhood is the same thing that attracted us: a great neighborhood in a great city to raise a family. The Redican's future work on their home will maintain the neighborhood's character while allowing their family to enjoy both the house and the great backyard that they have. This work will also contribute to the necessary upgrading of houses in our neighborhood to meet the needs of modern families. We look forward to the home renovation and the continued improvement of the City of Alexandria.

I appreciate you letting me provide this letter in support of the variance. Please feel free to contact us if you have any information.

Sincerely,

Tamara and Michael Foley

3312 Circle Hill Rd

240 498 4868