

BZA Case # \_\_\_\_\_



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR FENCES**

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

**PART A**

1. Applicant: Owner Contract Purchaser Agent

Name Jonathan and Tracy Mapley-Brittle

Address 1030 Cross Drive Alexandria VA 22302

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 1030 Cross Drive Alexandria VA 22302

3. Assessment Map # 228/401 Block        Lot 503 Zone       

4. Legal Property Owner Name Jonathan and Tracy Mapley-Brittle

Address 1030 Cross Drive Alexandria VA 22302

# 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. Jon and Tracy Mapley-Brittle	1030 Cross Drive	100
2. Jon and Tracy Mapley-Brittle		
3. Jon and Tracy Mapley-Brittle		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1030 Cross Drive (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. Jon and Tracy Mapley-Brittle	1030 Cross Drive	100
2. Jon and Tracy Mapley-Brittle		
3. Jon and Tracy Mapley-Brittle		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Jon and Tracy Mapley-Brittle	None	None
2. Jon and Tracy Mapley-Brittle		
3. Jon and Tracy Mapley-Brittle		

**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.

02212026

Jonathan Mapley-Brittle

Jonathan Mapley-Brittle

Digitally signed by Jonathan Mapley-Brittle  
Date: 2026.02.21 08:52:23 -0500

Date

Printed Name

Signature

BZA Case # \_\_\_\_\_

**5. Describe request briefly:**

Existing four foot fence in secondary front yard was replaced with a six foot fence for privacy and security. Gazebo built in 2017/2018 located in secondary front yard.

**6. If the 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 the 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:**

Jonathan Mapley-Brittle  
\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Telephone**

Jonathan Mapley-Brittle Digitally signed by Jonathan Mapley-Brittle  
Date: 2026.02.21 08:53:16 -05'00'  
\_\_\_\_\_  
**Signature**

02/21/2026  
\_\_\_\_\_  
**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 the extraordinary conditions of the subject property which prevent locating the proposed fence in compliance with the fence regulations.**

The current six-foot fence was built to replace the existing fence (from 2017 purchase of the home) that was falling down. We chose a six-foot fence as the four-foot fence with 50 percent spacing between planks allowed no privacy for our family. Given the safety concerns we have for our daughters, we built a fence with adjustable louvres (from the four-foot to six-foot mark in front of the rear of our house) that we thought were in compliance and would allow us the needed privacy for our family. Our family has been subject to two previous anonymous complaints against our home before this one (both of which were unfounded). We feel targeted at this point and vulnerable to whomever is making these complaints against us. +

**2. How does compliance with the fence regulations pose an unreasonable burden on the owner's use and enjoyment of the property? Explain the circumstances as to why the proposed fence should be located in a required front yard.**

Remaining within the required fence regulations provided no privacy for our family, and most importantly, for our daughters and their friends playing in the back yard. Therefore, we built our fence to provide privacy and peace from onlookers and passersby from peering into our backyard while our family is enjoying family time. The existing deck and family areas of our yard that were within the prior existing fence are in a secondary front yard. Frankly, we are even more confused and concerned as to why the complaining individual(s) is most interested in an ability to see into our backyard. All Neighbors have expressed support for the new fence. Given the current atmosphere, our family cancelled two annual celebrations we host for our neighborhood out of concern for our accuser(s) filing additional anonymous complaints against us or any other potential. +

**3. Explain how the proposed fence will affect the light and air to any adjacent property and impact traffic congestion or public safety.**

There is no negative impact. Please see attached letters of support from neighboring properties.

- 4. Explain how the proposed fence is compatible with other fences in the neighborhood and the character of the neighborhood as a whole. List example of similar fences.**

The fences directly across the street, next door to us, and visible from our yard are similar in construction, height, and visibility. There are three similar fences on secondary yards corner lots along Scroggins Road (connecting street) that pre-exist our fence (pictures uploaded). Multiple neighbors have commented that the new fence is beautiful, well-constructed, and brings peace to the neighborhood (our dogs do not bark as much). Please see attached letters of support.

- 5. Explain if the proposed fence will detrimental to any other properties in the neighborhood.**

The fence is not detrimental to any other properties in the neighborhood.

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

All Neighbours have commented positively on the fence and gazebo. No Neighbor has expressed any objections to us. Please see the letters of support attached.



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

Section of zoning ordinance from which request for variance is made:  
7-202 permitted obstructions in certain required yards

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Jonathan Mapley-Brittle

Address 1030 Cross Dr

Alexandria VA

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 1030 Cross Dr

3. Assessment Map # 228 Block 401 Lot 503 Zone     

4. Legal Property Owner Name Jonathan Mapley-Brittle

Address 1030 Cross Dr

Alexandria VA 22302

**5. Describe request briefly:**

Request to keep gazebo constructed in 2018 in required secondary front yard

**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:**

I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

Yes  No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Jonathan Mapley-Brittle

Date: 02/21/2026



Signature:

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.

## **PART B**

### **APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please **attach** additional pages where necessary.)

**1. Please answer A or B:**

**A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

The Gazebo was built on the existing deck from the purchase of the house and replaced a temporary "tent" that kept sustaining damage from weather. There is no other place on our lot to have covered space without encroaching on neighbors privacy and removing existing green space. We like being outside and hosting neighbors under the covered space of the gazebo to enjoy the outdoors during inclement weather or on hot, sunny days. Our property is the one space in the world that is our sanctuary; it provides peace from the stress experienced

**B. Explain how the variance, if granted, would alleviate a hardship, as defined above.**

My wife and I have collectively served our country for over four decades in the Department of Defense and the Department of State. We understood that one's property is their sanctuary. Given our line of work, particularly under the current political environment, to include our neighbors who also enjoy the space with us, this gazebo provides us with reprieve from the daily stresses experienced by most in this area. Mental health experts regularly decry the importance of eating healthy, exercising, having friendships, and simply being outdoors. This gazebo facilitates a routine for our entire family that provides reasonable accommodation every day for the latter. We feel fortunate to have it.

**2. Is this unreasonable restriction or hardship unique to the property?**

**A. Explain if the restriction or hardship is shared by other properties in the neighborhood.**

Yes, it is unique to a corner lots. Our lot in specific has existing decking, terrain and trees that prohibit other locations on the lot from being used without encroaching on neighbors privacy or removing additional green space. The Gazebo was built on an existing deck from prior to 2014 and building the gazebo in any other location would mean removing grass and green space or be in such a way that use would be overlooking neighbors windows or backyard removing their privacy.

**B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?**

No this is unique to corner lots with terrain similar to ours.

**3. Was the unreasonable restriction or hardship caused by the applicant?**

**A. Did the condition exist when the property was purchased?**

Yes

**B. Did the applicant purchase the property without knowing of this restriction or hardship?**

Yes, I had no idea of a secondary front yard as a concept or regulation that would prohibit an authorized accessory structure from being constructed on an existing deck. I observed many accessory structures on corner lots throughout Alexandria.

**C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?**

There was an anonymous complaint about my gazebo not being to code/ permitted. There is no permit required nor code for a gazebo as confirmed by code enforcement rejecting the complaint.

**D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?**

No

**4. Will the variance, if granted, be harmful to others?**

**A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.**

All neighbours have signed letters of support to maintain the gazebo and fence.

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.**

Gazebo has been in place for seven years with no complaints until recent string of anonymous harassment complaints to zoning. To include a complaint about seasonal colored LED lights on halloween when most houses on the street display colored LED lights.

- 5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?**

No

### **PART C**

- 1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

Building the gazebo or similar structure in any other location would mean removing grass and green space or be in such a way that use would be overlooking neighbors windows or backyard removing their privacy. Gazebo in place is supported by neighbors to retain it.

2. **Please provide any other information you believe demonstrates that the requested variance meets the required standards.**

There are many auxiliary structures on corner lots throughout the city so the secondary required yard regulation is either frequently given variances or only selectively enforced.

When constructed from a kit I searched the city and VA building code for gazebo and it was only mentioned once as a permitted auxiliary structure with no restrictions on design, height, or size as required for enclosed sheds and garages and no building permit was needed.

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**\*\*\*ATTENTION APPLICANTS\*\*\***

**At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.**

**The example illustrates a detailed description:**

"Variance to construct a two-story addition in the required side yards on \_\_\_\_\_ Street."

**If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.**



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

## A. Property Information

A1.  Street Address R-20  
Zone

A2.  Total Lot Area x  Floor Area Ratio Allowed by Zone =  Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="836.00"/>	Basement**	<input type="text" value="836.00"/>	B1. <input type="text" value="2,574.00"/> Sq. Ft.
First Floor	<input type="text" value="836.00"/>	Stairways**	<input type="text" value="51.00"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="836.00"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="953.00"/> Sq. Ft.
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text" value="66.00"/>	B3. <input type="text" value="1,621.00"/> Sq. Ft.
Porches	<input type="text" value="66.00"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
<b>B1. Total Gross</b>	<input type="text" value="2,574.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="953.00"/>	

**Comments for Existing Gross Floor Area**

## C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="256.00"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text" value="256.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text" value="256.00"/>	Other**	<input type="text"/>	
<b>C1. Total Gross</b>	<input type="text" value="256.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="0.00"/>	

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

## D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

## E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

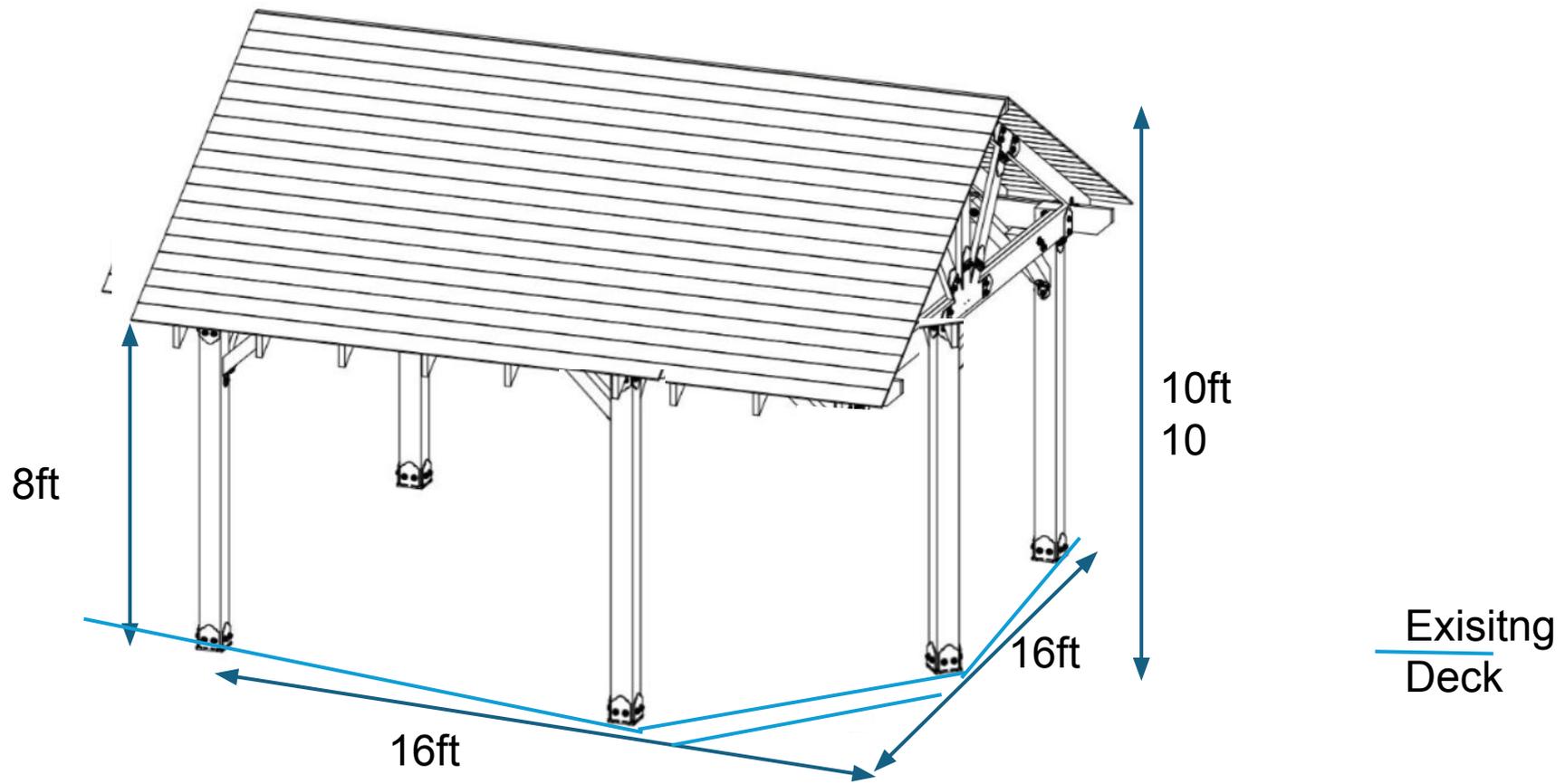
E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

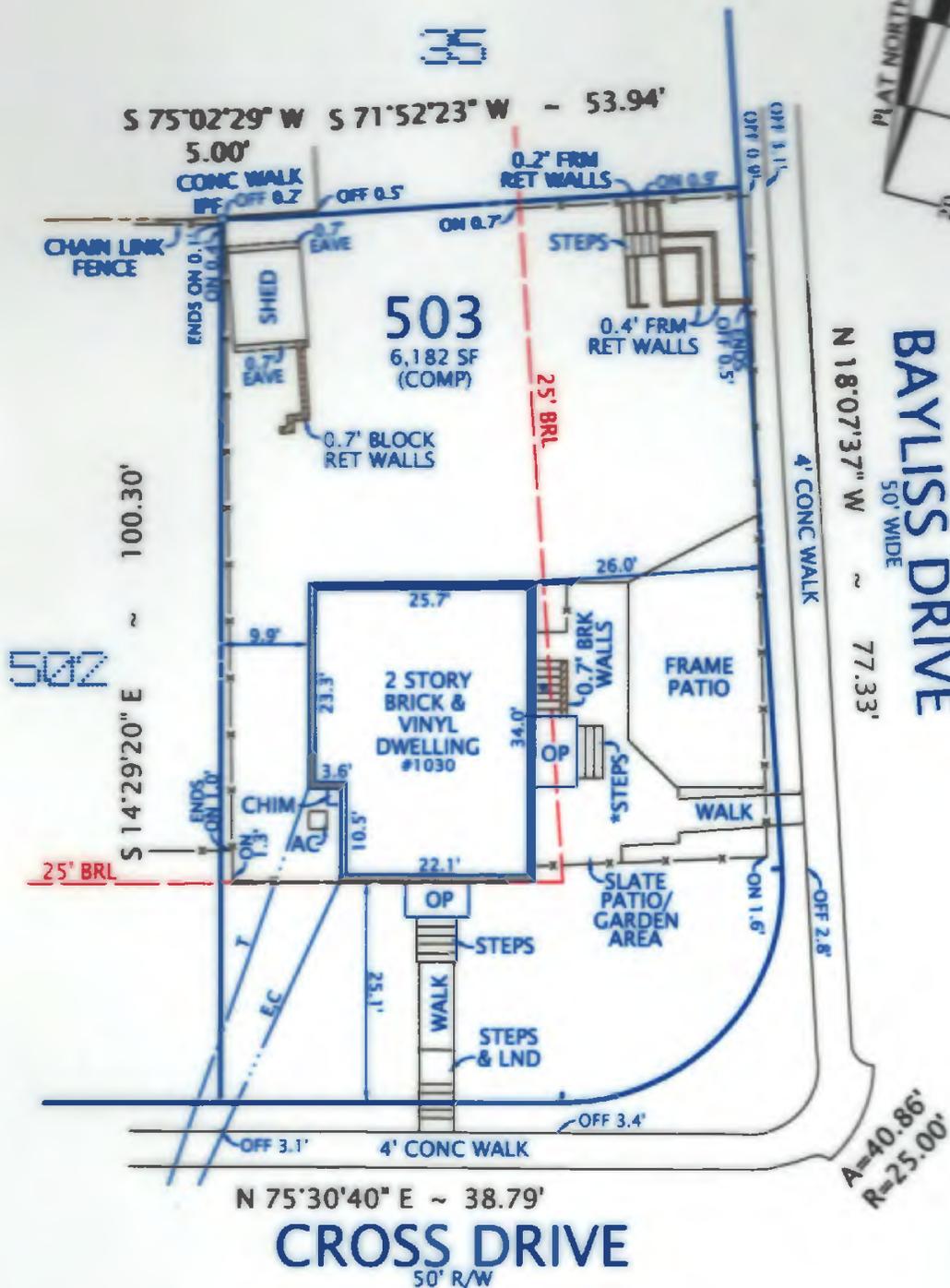
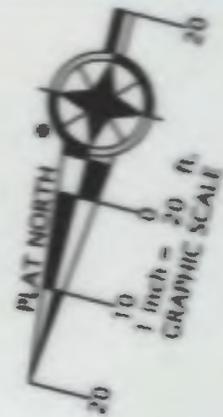
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Jonathan Mapley-Brittle Digitally signed by Jonathan Mapley-Brittle  
Date: 2026.02.21 09:32:15 -05'00'

Date: 02/21/2026



- NOTES: 1. FENCES ARE PICKET UNLESS NOTED.  
 2. RETAINING WALLS ARE 0.2' FRAME UNLESS NOTED.



**CROSS DRIVE**  
 50' R/W

**PLAT**  
 SHOWING HOUSE LOCATION ON  
 LOT 503  
 OF A RESUBDIVISION OF LOTS  
 500, 501, 15 AND 16  
**OVERLOOK TERRACE**  
 (DEED BOOK 228, PAGE 401)  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE: 1" = 20'      JULY 7, 2017

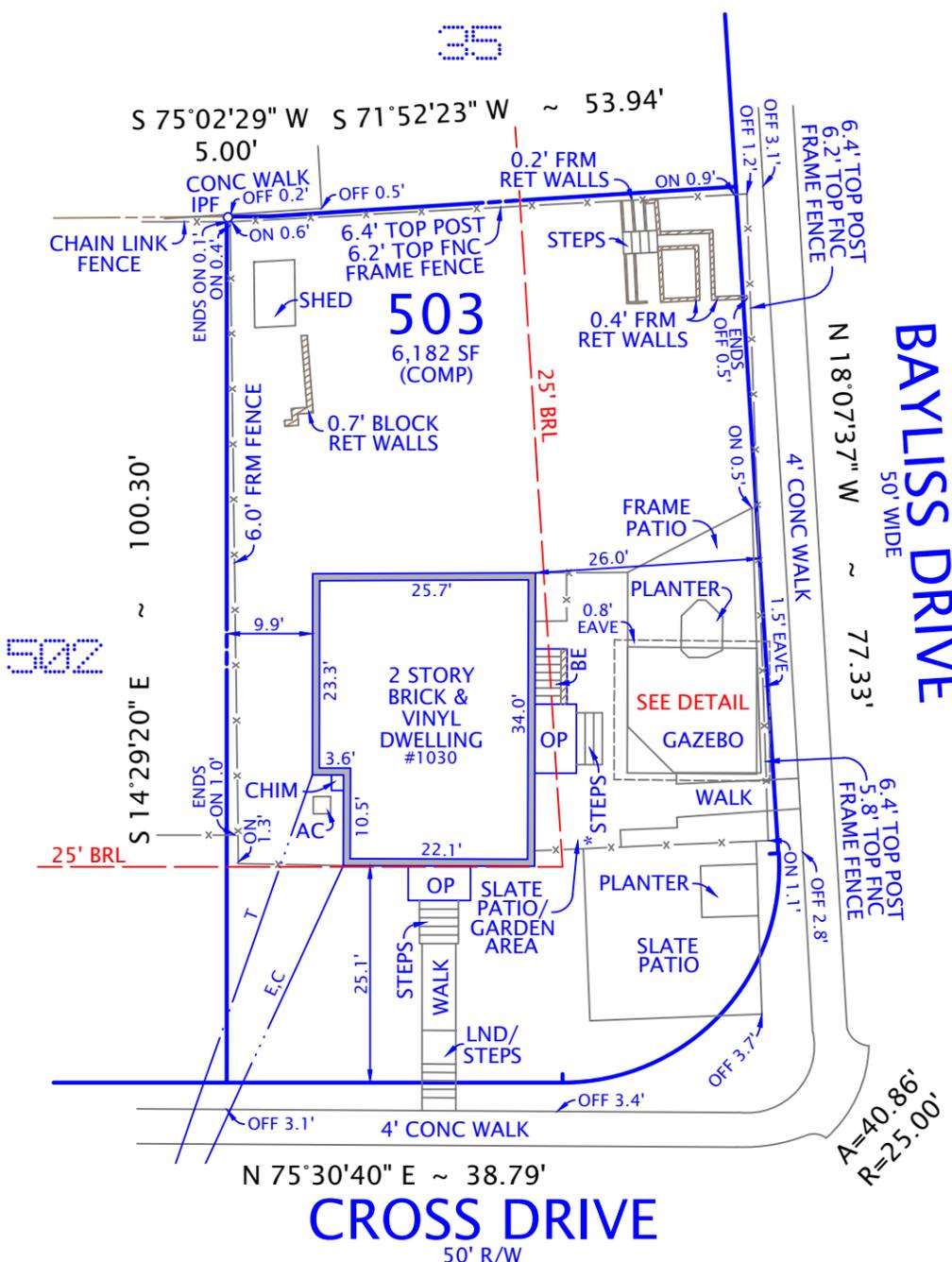
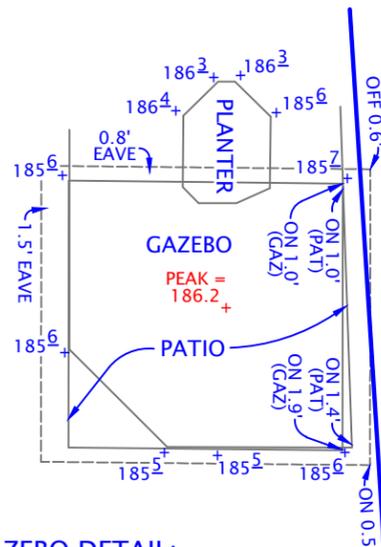
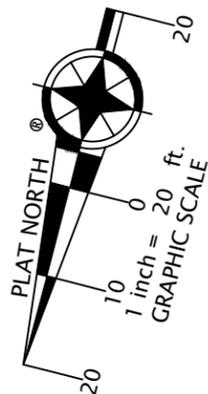
THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

WE HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY EXAMINED BY A CURRENT FIELD



Ordered by: \_\_\_\_\_

NOTES: 1. FENCES ARE FRAME.



502

503

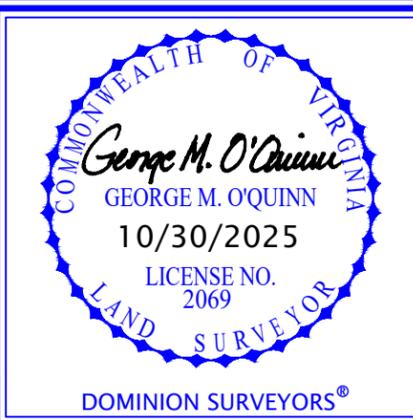
**PLAT**  
 SHOWING HOUSE LOCATION ON  
 LOT 503  
 OF A RESUBDIVISION PLAT OF  
 LOTS 500, 501, 15 AND 16  
**OVERLOOK TERRACE SUBDIVISION**  
 (DEED BOOK 228, PAGE 401)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'    OCTOBER 30, 2025

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.



ORDERED BY:

TRACY AND JONATHAN  
MAPLEY-BRITTLE

**DOMINION** Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
www.dominionsurveyors.com

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION FROM THE COPYRIGHT OWNER.

**2-120 - Basement.**

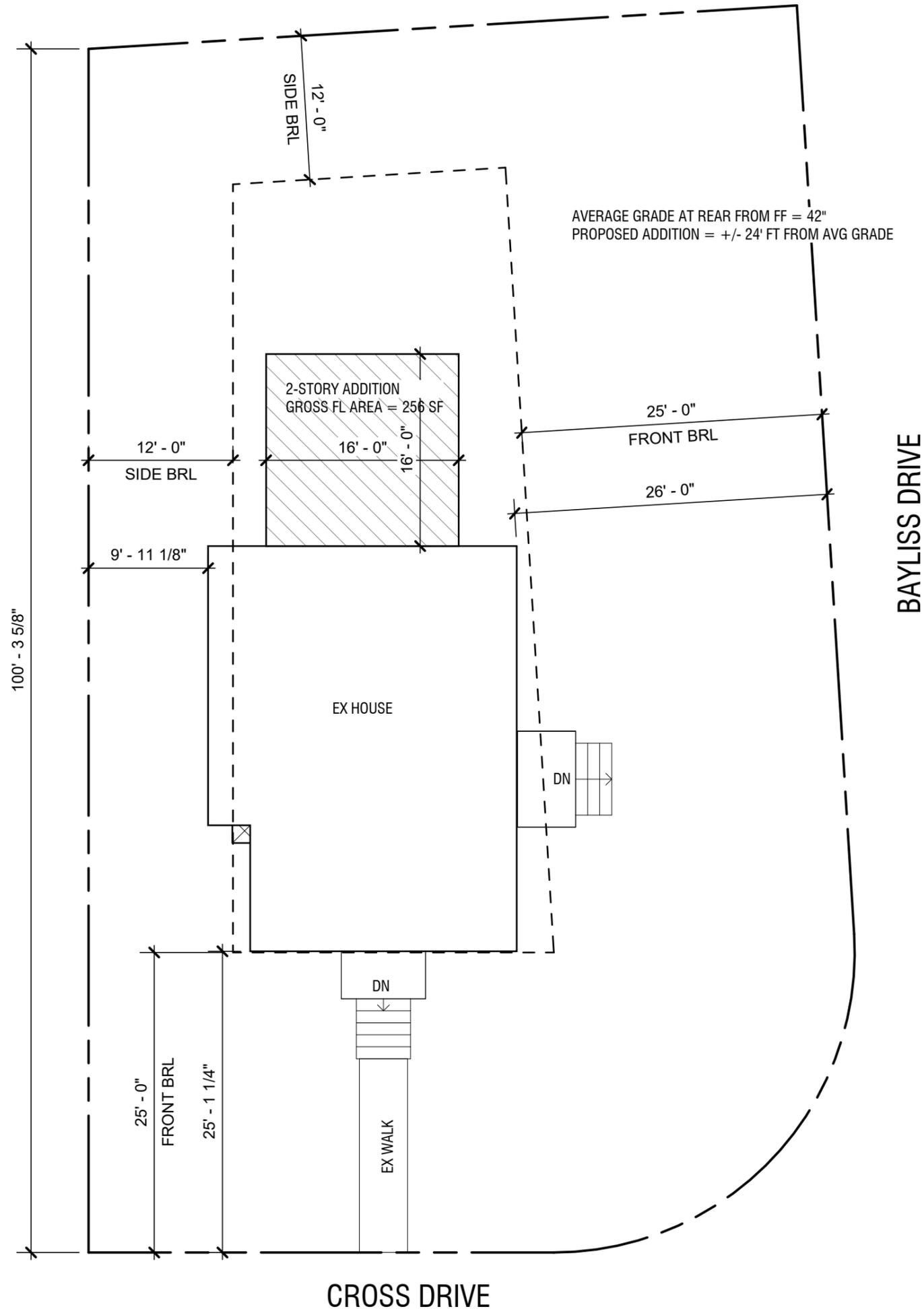
A story partly or wholly underground. For the purpose of floor area measurement, a basement shall be counted as floor area where the average finished grade is four feet or more below the bottom of first floor construction.

**2-205 - Yard, front.**

For a corner lot, the two yards lying between the main building and the intersecting streets shall both be deemed to be front yards and any additional yards shall be deemed to be side yards.

**3-306 - Bulk and open space regulations.**

- A. Yard requirements.
  - a. Front yard. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 30 feet, a residential use shall provide a front yard of at least 30 feet. Any other use shall provide a front yard of at least 30 feet.
  - b. Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of eight feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
  - c. Rear yard. Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of eight feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.
- A. FAR. The maximum permitted floor area ratio is 0.35.
- B. Height. The maximum permitted height of a structure is 30 feet except for a church or school use in which case the maximum permitted height is 40 feet.
- C. Threshold height. The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.



6715 Whittier Avenue  
 McLean VA. 22101  
 Office: 703.506.0845  
 Fax: 703.506.0619  
 www.BowersDesignBuild.com

**MAPLEY BRITTLE**  
 1030 Cross Dr  
 Alexandria, VA 22302

**Site Plan**

1" = 10'-0"

6/4/2024

**2-120 - Basement.**

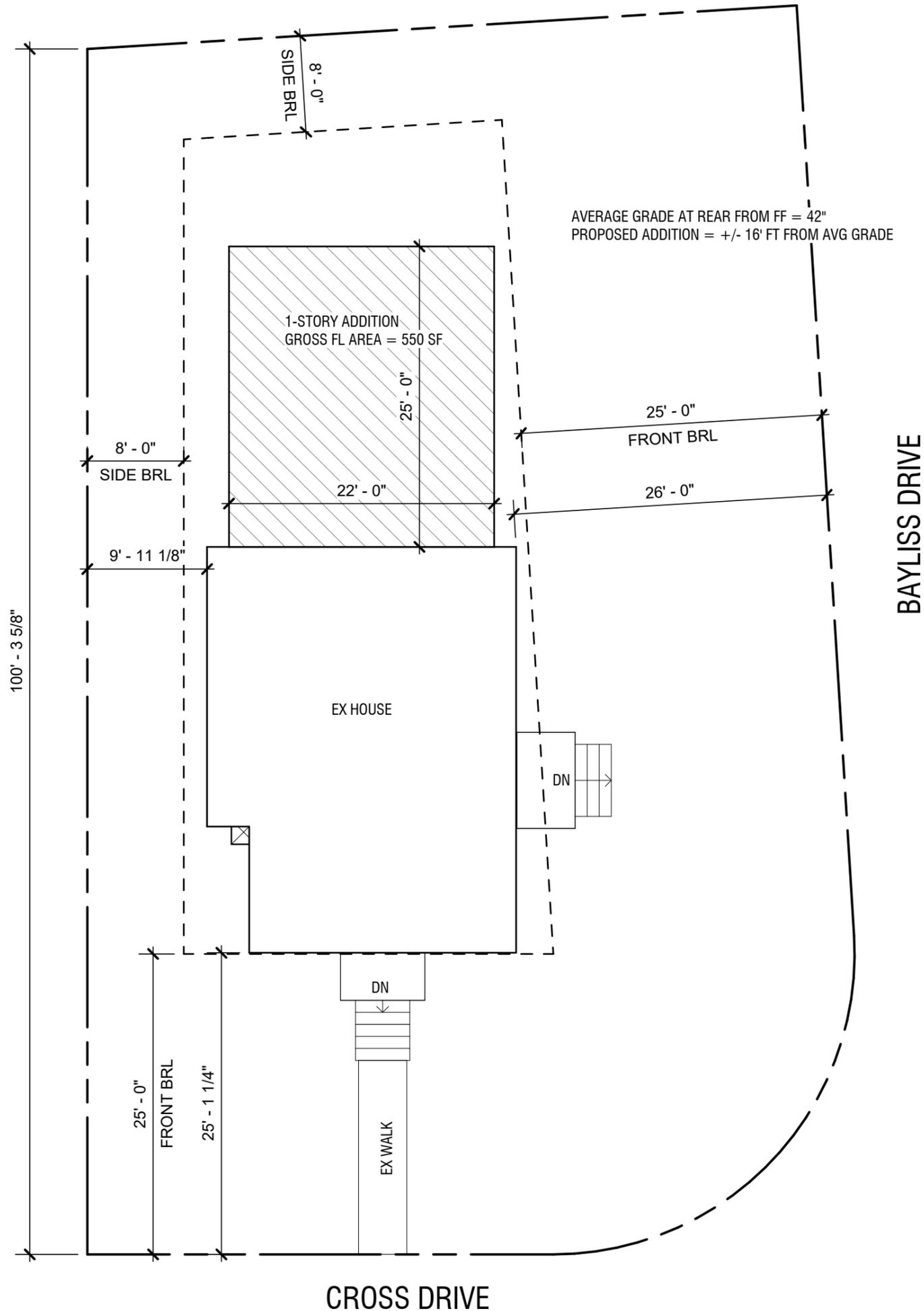
A story partly or wholly underground. For the purpose of floor area measurement, a basement shall be counted as floor area where the average finished grade is four feet or more below the bottom of first floor construction.

**2-205 - Yard, front.**

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**3-306 - Bulk and open space regulations.**

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  - a. Front yard. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 30 feet, a residential use shall provide a front yard of at least 30 feet. Any other use shall provide a front yard of at least 30 feet.
  - b. Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of eight feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
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- C. Threshold height. The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.



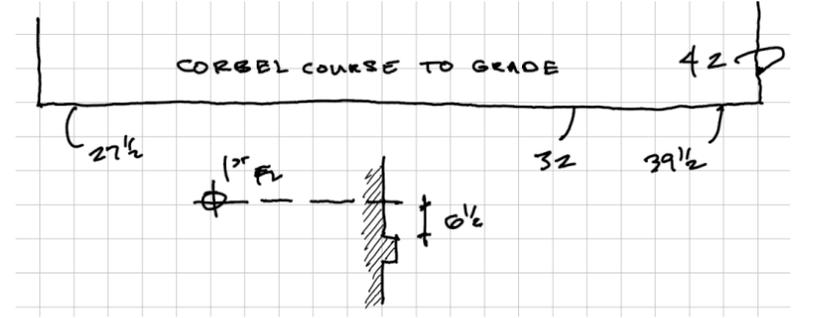
6715 Whittier Avenue  
McLean VA. 22101  
Office: 703.506.0845  
Fax: 703.506.0619

**MAPLEY BRITTLE**  
1030 Cross Dr  
Alexandria, VA 22302

**Site Plan**

1" = 10'-0"

6/4/2024



SECOND FLOOR  
8' - 9 1/4"

FIRST FLOOR  
0' - 0"

BASEMENT  
-7' - 8 3/4"

AVERAGE GRADE

6715 Whittier Avenue  
McLean VA. 22101



Office: 703.506.0845  
Fax: 703.506.0619

# MAPLEY BRITTLE

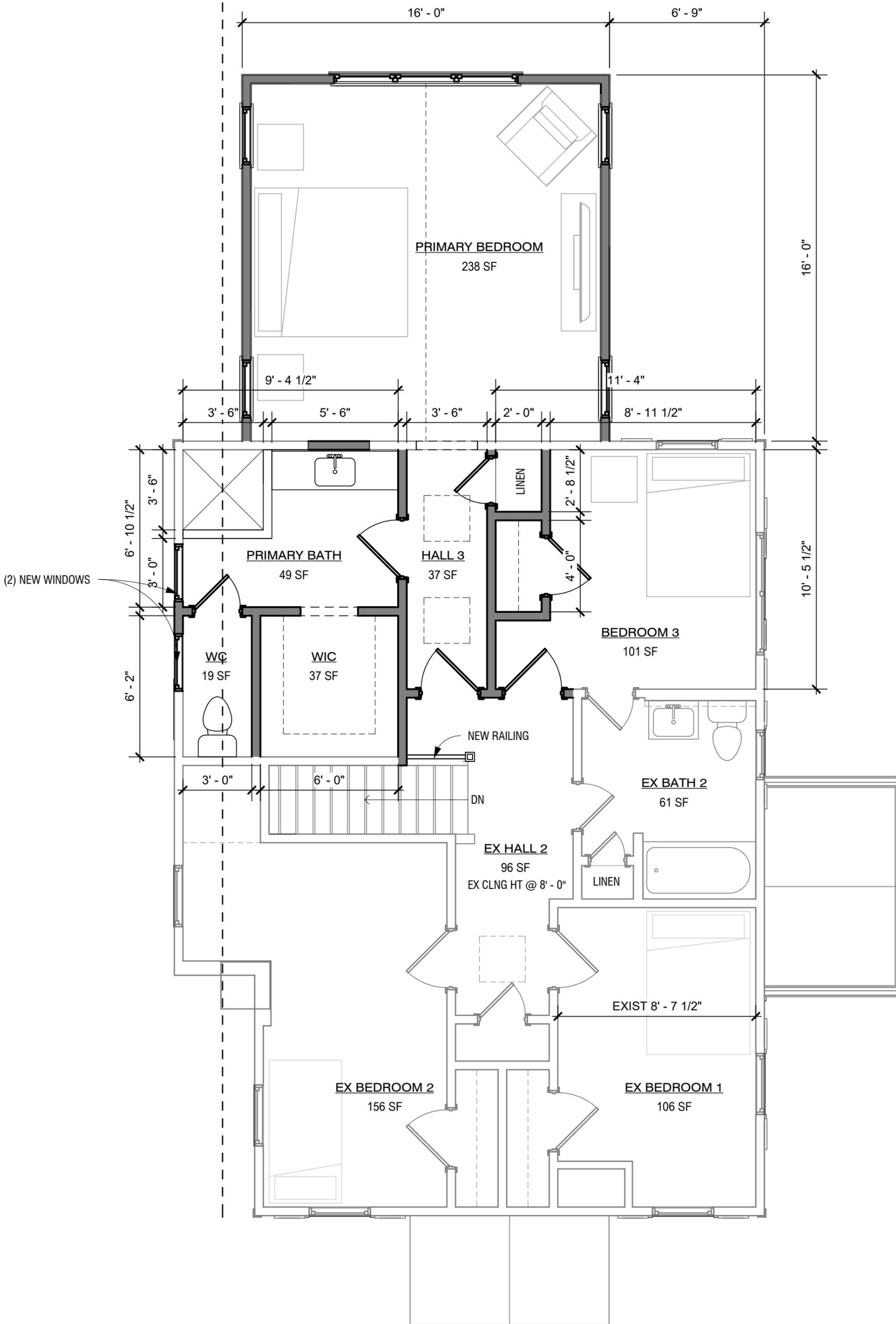
1030 Cross Dr  
Alexandria, VA 22302

## Rear Elevation

1/4" = 1'-0"

6/4/2024

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6/4/2024 1:56:01 PM







1030



ALL AMERICAN  
FENCES  
781.791.7855



Bayliss Dr 1300

Cross Dr 1100

STOP

ALAIR  
CUSTOM HOMES RENOVATIONS  
SILVERADO



†  
1030

CHEVROLET



ALL AMERICAN  
FENCES  
703.721.7825



WHEN YOU WALK  
THROUGH THE STORM  
HOLD YOUR HEAD UP HIGH  
AND DON'T BE AFRAID OF THE DARK  
AT THE END OF THE STORM  
THERE'S A GOLDEN SKY  
AND THE RAIN WILL STOP BY THE WALK  
WALK ON THROUGH THE RAIN  
THOUGH YOUR DREAMS  
BE TOSSED AND BLOWN  
WALK ON, WALK ON  
WITH HOPE  
IN YOUR HEART  
AND YOU'LL NEVER WALK ALONE  
YOU'LL NEVER WALK ALONE



Grillin'  
AND  
Phillin'



All properties shown are corner lots with 6 ft fences in required secondary from yards that are within approximately 1000ft of my property and preexist our fence replacement.



Scroggins and Lynn



Scroggins and Cross

Scroggins and Stonnel 1



Scroggins and Stonnel 2





Scroggins and Roosevelt

Name: Brian Moritz  
Address: 1035 Cross Dr.

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Re: Support for Special Exception Request at 1030 Cross Drive (Gazebo and Fence in Secondary Yard)**

Dear Members of the Board of Zoning Appeals,

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For these reasons, I respectfully urge the Board to grant the requested special exception. The gazebo and fence at 1030 Cross Drive will enhance the property and maintain the integrity and harmony of our neighborhood.

Sincerely,



Printed name: Brian Martin  
Address: 1030 Cross Dr.

Name: *Tiffany Prest*  
Address: *1334 Bay View Dr.*  
*Alexandria, VA*

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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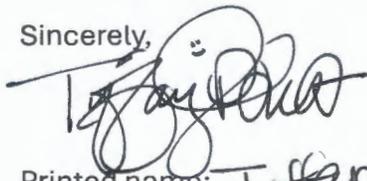
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Sincerely,



Printed name: T. Harry Prest

Address: 1334 Bay Hill Dr.  
Alexandria, VA

Name: **William Bove**  
Address: **1109 Cross Dr.**  
**ALEXANDRIA, VA 22302**

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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Sincerely,

Printed name: *William Bane*  
Address: *1109 Cross Drive*  
*Alexandria, VA 22302*

Name: Tom Kuntz  
Address: 1026 Cross Dr.

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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Sincerely,



Printed name: *Thomas Kuntz*  
Address:

Name:  
Address:

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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Sincerely,



Printed name: Michael D. Gil III

Address: 1030 Cross Dr, Alexandria VA 22302

(Direct line of sight across street)

Name: Richard L. Strickles Jr.  
Address: 1027 Cross Dr.  
Alex Va 22302

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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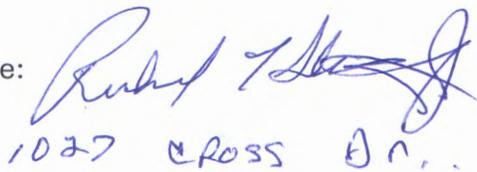
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Sincerely,

Printed name:

Address:



*Ruby T. King*  
1027 CROSS DR.

Name:  
Address:

Reggie Kirby  
1180 Cross Dr,  
Alex., VA 22302

September 6, 2025

Board of Zoning Appeals  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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Sincerely,

Printed name:  
Address:

Peggy Kinby  
1100 Cross Dr.  
Alex., VA 22302

Name: **HUGH and JEN HALPURN**  
Address: **1329 Bayliss Dr.**  
**Alexandria, VA 22302**

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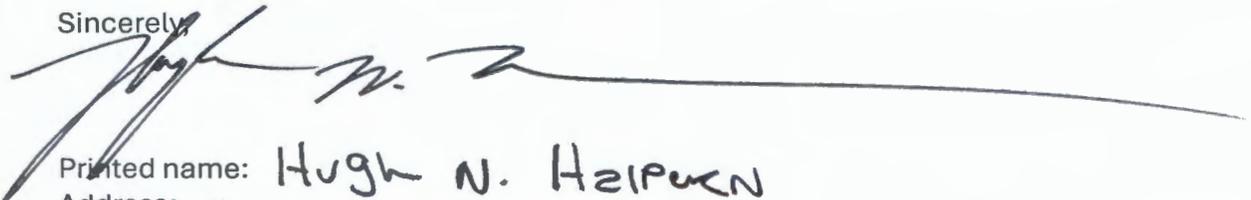
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Printed name: Hugh N. Halpuk

Address: 1329 Bayliss DR.  
Alexzndriz, V2 22302