

December 5, 2022

Chair Lee Perna and Commissioners of the Board of Zoning Appeals  
City Hall  
301 King Street  
Alexandria, Virginia 22312

**RE: BZA#2022-00017 3 Washington Circle.**

Dear Chair Perna and Commissioners,

Joyce and I have a 55 year connection to Virginia and DC. We met as freshmen at Georgetown University and married after graduation in 1972. Though our careers took us west, we always knew we would "come home" upon our retirement- to join our many life-long friends, as well as our son and daughter-in-law who live here in Del Ray.

We deeply regret not being able to attend the variance meeting, but I am finishing the last week of my employment in Phoenix on 12/16. We fly home to Virginia on 12/17, officially retired!

The summary of our variance request is as follows:

- Our surrounding neighbors, as well as the North Ridge Community Association, have written letters of support for our porch;
- No trees will be disturbed;
- The porch is on the side of the house and meets side yard setback requirements, but we have a corner lot and, per the current Alexandria zoning ordinance, the side yard is deemed a front yard; the garage is original and is on the same side of the house- it meets the side yard setback requirement (15') but not the new front yard setback (21'9");
- The area that encroaches on the new "setback" is approximately 30 square feet or about 12% of the 252 s.f. porch; and
- The classic, unobtrusive and simple screen porch design will fit timelessly with the colonial design of our 88 year old home, adding to the already charming curb appeal and the beautiful neighborhood.

Our original family homes in Michigan and Connecticut had screen porches. Joyce and I both have the fondest memories of family meals, neighbors dropping in and happy sleepovers with our siblings and friends each summer.

The screen porch means Family and Friends to us. We have already developed dear friendships with many of our new neighbors and look forward to lots of neighborhood get-togethers on the porch, if you grant us this variance.

Best,

  
John and Joyce Bradley