

Docket Item #2
BZA #2025-00011
Board of Zoning Appeals
January 12, 2026

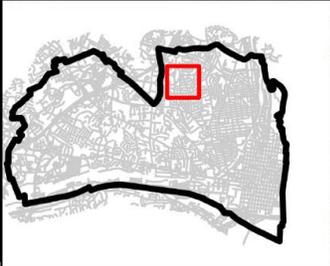
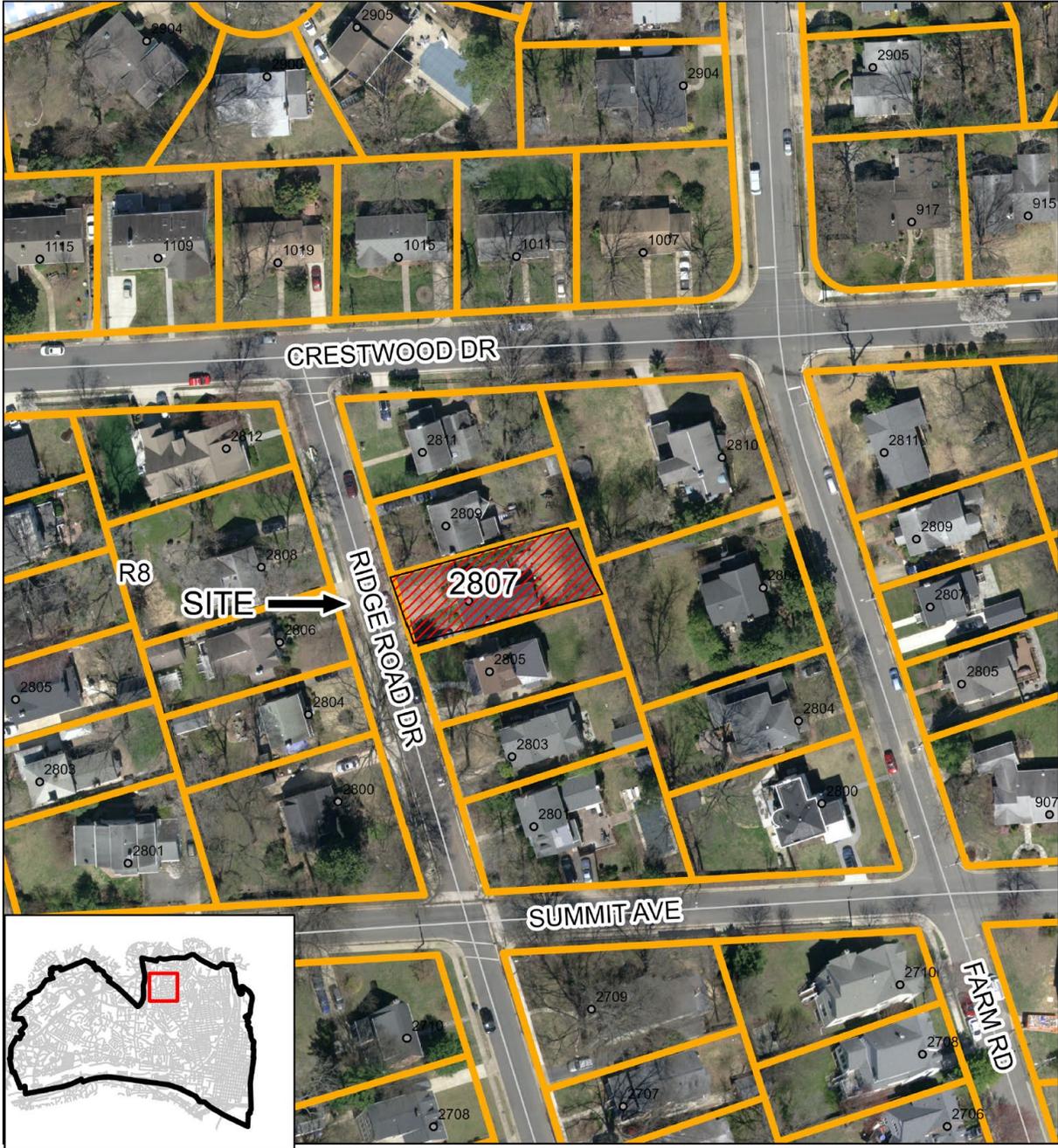
ADDRESS: 2807 RIDGE ROAD DRIVE
ZONE: R-8, RESIDENTIAL ZONE
APPLICANT: JOHN DICALOGERO, REPRESENTED BY KIM ROBBERT,
ARCHITECT

ISSUE: Special exception to construct a rear addition in the required side yard.

ORDINANCE SECTION	SUBJECT	ORDINANCE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (south)	8.00 feet	7.00 feet	1.00 foot

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 it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the release of a Certificate of Occupancy. 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#2025-00011
2807 Ridge Road Drive



I. Issue

The applicant requests a special exception to construct a one-story addition in the required south side yard at 2807 Ridge Road Drive.



Figure 1: Subject Property (rear)

II. Background

The subject property is one lot of record with 50.00 feet of frontage facing Ridge Road Drive, a depth of 126.32 feet along the north side property line, 126.81 feet along the south side property line and 50.00 feet across the rear property line. The property contains 6,328 square feet of lot area and complies with the lot frontage requirements for a single-unit dwelling in the R-8 zone, but is substandard for lot area and width.

The property is developed with a one-story single-unit dwelling located 33.90 feet from the front property line, 8.90 feet from the north side property line, 7.00 feet from the south side property line and 44.75 feet from the rear property line. According to real estate assessments, the dwelling was constructed in 1952.

The following table provides zoning analysis of the subject property:

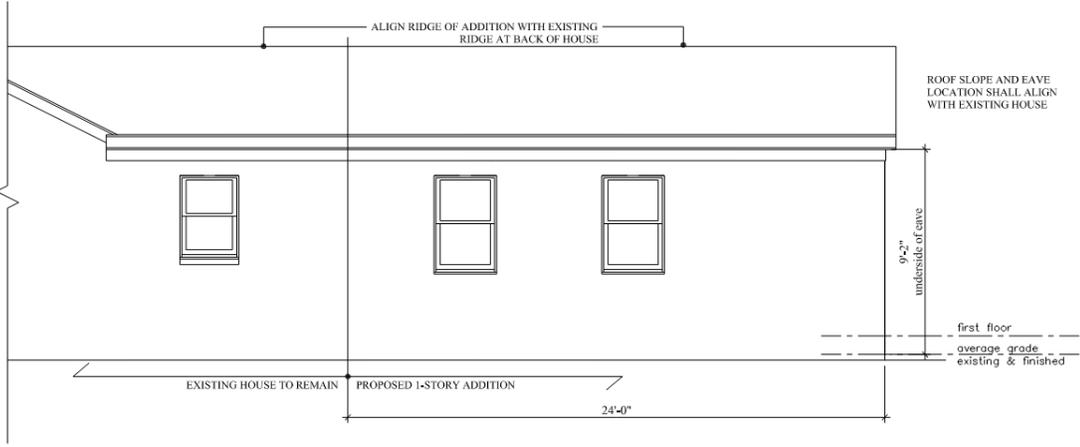
R-8 zone	Required/Permitted	Existing	Proposed
Lot Area	8000.00 sq. ft.	6,328.00 sq. ft.	6,328.00 sq. ft.
Lot Frontage	40.00 ft.	50.00 ft.	50.00 ft.
Lot Width	65.00 ft.	50.00 ft.	50.00 ft.
Front Yard	25.00 ft.	33.90 ft.	33.90 ft.
Rear Yard	1:2 Min. 8.00 ft.	45.00 ft.	20.50 ft.
Side Yard (north)	1:2 Min. 8.00 ft.	8.90 ft.	8.90 ft.
Side Yard (south)	1:2 Min. 8.00 ft.	7.00 ft.	7.00 ft.
Building Height	30.00 ft.	11.10 ft.	11.10 ft.
Floor Area Ratio	2214.80 sq ft	1,411.80 sq. ft (.22)	1,767 sq. ft. (.28)

III. Description

The applicant proposes to construct a one-story addition measuring 14.83 feet by 24.00 feet for a total of 355.92 square feet. The addition will be located 28.00 feet from the north side property line, 20.50 feet from the rear property line and 7.00 feet from the south side

property line in line with the existing noncomplying south side wall of the dwelling and requires a special exception since the minimum required south side yard is 8.00 feet.

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



SOUTH ELEVATION - EXISTING AND PROPOSED

Figure 2: Proposed South Side Elevation

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 1952 and is identified in the Northridge/Rosemont Small Area Plan for residential use.

V. Requested Special Exception

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

The applicant proposes to construct a one-story addition 7.00 feet from the south side property line. A special exception of 1.00 foot is requested from the required minimum 8.00 foot side yard setback.

VI. Substandard Lot and Noncomplying Structure

The existing lot at 2807 Ridge Road Drive is a substandard R-8 zoned lot developed with a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required/Permitted</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Area	8,000.00 sq. ft.	6,328 sq. ft.	1,672 sq. ft.
Lot Width	65.00 ft.	50.00 ft.	15.00 ft.
Side Yard (south)	8.00 ft.	7.0 ft.	1.00 ft.

VII. Special Exceptions Standards

A special exception is an approval that is based on the consistency of the proposal with the Zoning Ordinance but can only be approved by the City once certain criteria are met. Per Zoning Ordinance Section 11-1005(C) the BZA hears and decides applications for special exceptions and any application must meet the standards under Zoning Ordinance Section 11-1304. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1300 can be considered in making a special exception decision. The Board of Zoning Appeals shall not grant a special exception unless it finds that the request meets all the special exception standards as follows:

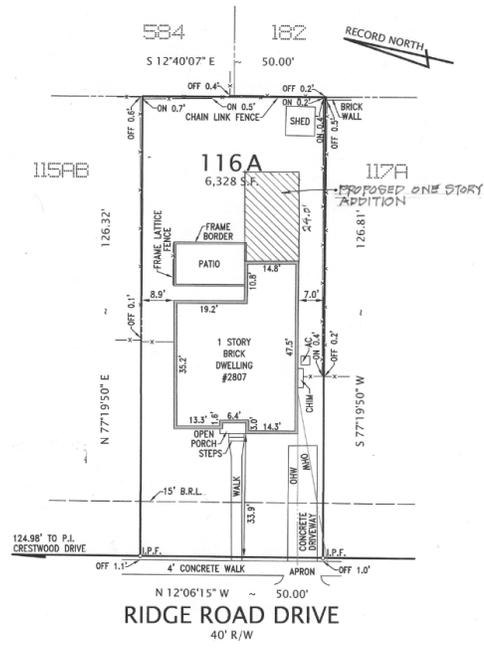


Figure 3: Proposed Survey

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed rear addition will be located in line with the existing south side building wall and will align with and be the same height as the existing structure along the south side property line. Because the addition is at the rear of the property continuing an existing longstanding condition it is unlikely to create a detriment to the public welfare, the neighborhood or 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.

The one-story addition will match the height and wall plane of part of the existing house. The height of the addition is relatively modest, with a low pitched roof that also matches the existing structure. Due to the modest size and height of the addition, it will not negatively impact light and air to any neighboring property. The addition at the rear of the dwelling does not affect traffic, public safety or increase the danger or spread of fire.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

The proposed rear addition is in line with the existing one-story noncomplying south side building wall and will not alter the character of the area or zone.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

Many of the homes in the surrounding neighborhood area are developed with rear additions, porches, and patios. The proposed rear addition is compatible with the residential development in the area.

- 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.

While the proposed rear addition could be shifted north to create the required 8.00 foot setback, allowing the addition as proposed would visually match the addition to the existing structure and better accommodate the existing floor plan of the house.

VIII. Staff Conclusion

In conclusion, staff **recommends approval** of the requested special exception because it meets all the standards for a special exception as outlined above.

Staff

Bill Cook, Urban Planner, william.cook@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception is approved the following additional comments apply.

Transportation and Environmental Services (Transportation Planning):

No comments.

Development Right of Way (Planning and Zoning):

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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)
- 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 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-3 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons,

etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

F-1 All application requiring approval must comply with the City of Alexandria Landscape Guidelines. See chapter 3 Pg 5-30 for application requirements and City of Alexandria Standards and Details for future Grading Plan Application requirements. [City Landscape Guidelines | City of Alexandria, VA](#)

C-1 Sec. 7-2200 - Tree coverage requirement. The supplemental regulations in this section apply to residential lots in the R-20, R-12, R-8, R-5, R-2-5, and lots developed or proposed to be developed with single-unit and two-unit dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. The tree coverage requirements are as follows:

- a. For all construction that requires a grading plan, trees must be planted, or existing trees preserved to provide a minimum of 25 percent canopy cover over the lot. Refer to the City of Alexandria Landscape Guidelines to determine tree crown coverage allowances.
- b. The director shall approve this requirement as part of the grading plan.
- c. (Ord. No. 5234, § 11, 7-9-19; Ord. No. 5515, § 7, 12-16-23)

Historic Alexandria (Archaeology):

F-1 According to historic maps and aerial photographs, the dwelling on the property was built in the mid-20th century. Prior to that, the parcel appears to have been vacant land. Due to the apparent recent date of activity on the property, we recommend two passive archaeology requests below.

R-1 Call Alexandria Archaeology immediately 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.

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

PART A

1. Applicant: Owner Contract Purchaser Agent

Name John DiCalogero

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 2807 Ridge Rd Drive, Alexandria Va 22302

3. Assessment Map # 023.03 Block 14 Lot 29 Zone R8

4. Legal Property Owner Name John DiCalogero

Address [REDACTED]

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. John D'Calogero		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 _____ (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. John D'Calogero		100%
2. Sandra Kamin		100%
3.		

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).**

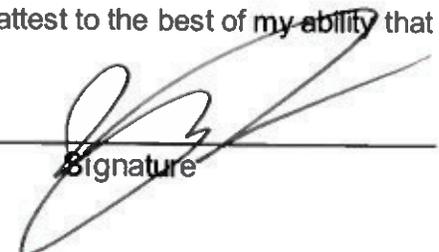
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.		
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.

10-27-25 _____
Date Printed Name



 Signature

5. Describe request briefly:

Rear one story addition of existing house floor plan and existing side set back of 7 feet to 2807 Ridge Rd Drive.

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 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.

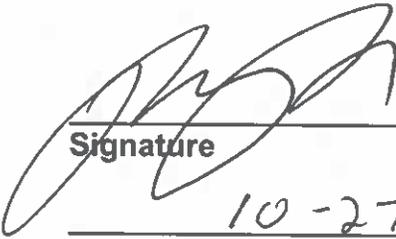
APPLICANT OR AUTHORIZED AGENT:

John DiCalogero

Print Name

3012042314

Telephone



Signature

10-27-25

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.**

Addition will provide additional bathrooms for owners family and sleeping space in a bedroom.

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

None.

- 3. Explain how the proposed addition will affect the light and air to any**

None.

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

Addition will compliment neighborhood however it will not be visible from the road and it is one story in the rear of the property. The design will follow the existing shape of the home and not change the existing character.

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

Construction will follow the similar style additions located in the neighborhood for customary residences in the immediate area.

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

The request is made so that we can follow the existing floor plan of the home and make it visually conforming for the property.

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.

Yes we have shown the plans and there are no objections that we are aware of.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address R-8 Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="1,070.60"/>	Basement**	<input type="text" value="1,070.60"/>	B1. <input type="text" value="3,910.60"/> Sq. Ft.
First Floor	<input type="text" value="1,389.20"/>	Stairways**	<input type="text" value="39.00"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="2,498.80"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text" value="1,389.20"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="1,389.20"/>	Porches**	<input type="text"/>	B3. <input type="text" value="1,411.80"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Comments for Existing Gross Floor Area
Other***	<input type="text" value="61.60"/>	Other***	<input type="text"/>	
B1. Total Gross	<input type="text" value="3,910.60"/>	B2. Total Exclusions	<input type="text" value="2,498.80"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="710.40"/> Sq. Ft.
First Floor	<input type="text" value="355.20"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text" value="355.20"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text" value="355.20"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="355.20"/>	Porches**	<input type="text"/>	C3. <input type="text" value="355.20"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Notes
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. Total Gross	<input type="text" value="710.40"/>	C2. Total Exclusions	<input type="text" value="355.20"/>	

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

Notes

*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 of 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. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: Robert Osymer

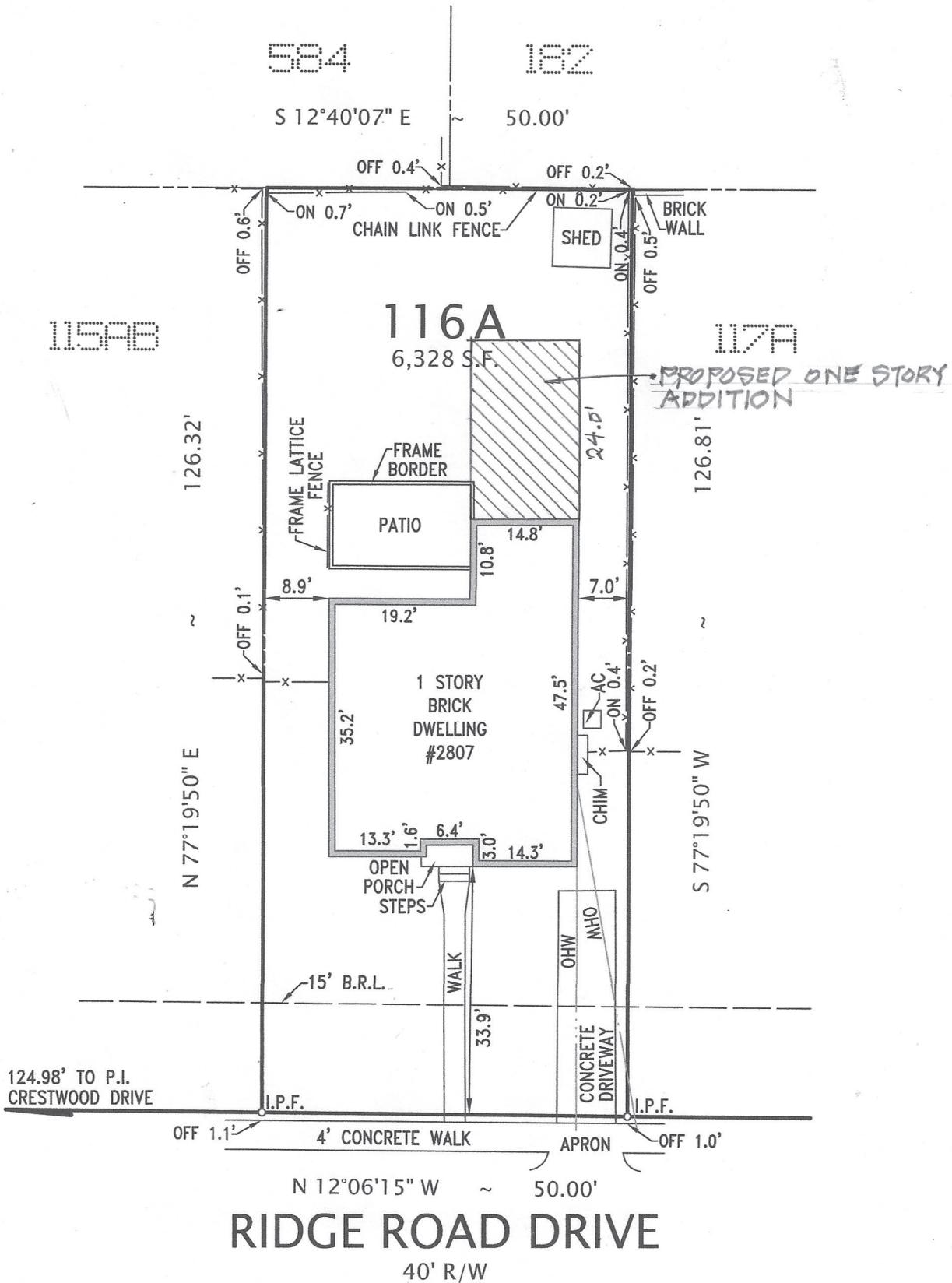
Date: Oct. 23, 2025

PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD OR ESTABLISHED. NO CORNER MARKERS SET.

THE POSITION OF THE EXISTING IMPROVEMENTS HAS BEEN ESTABLISHED BY AN ON SITE INSTRUMENT SURVEY.

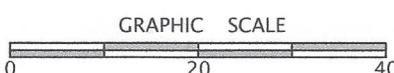
NOTE: FENCES ARE FRAME UNLESS NOTED.

RECORD NORTH



RIDGE ROAD DRIVE
40' R/W

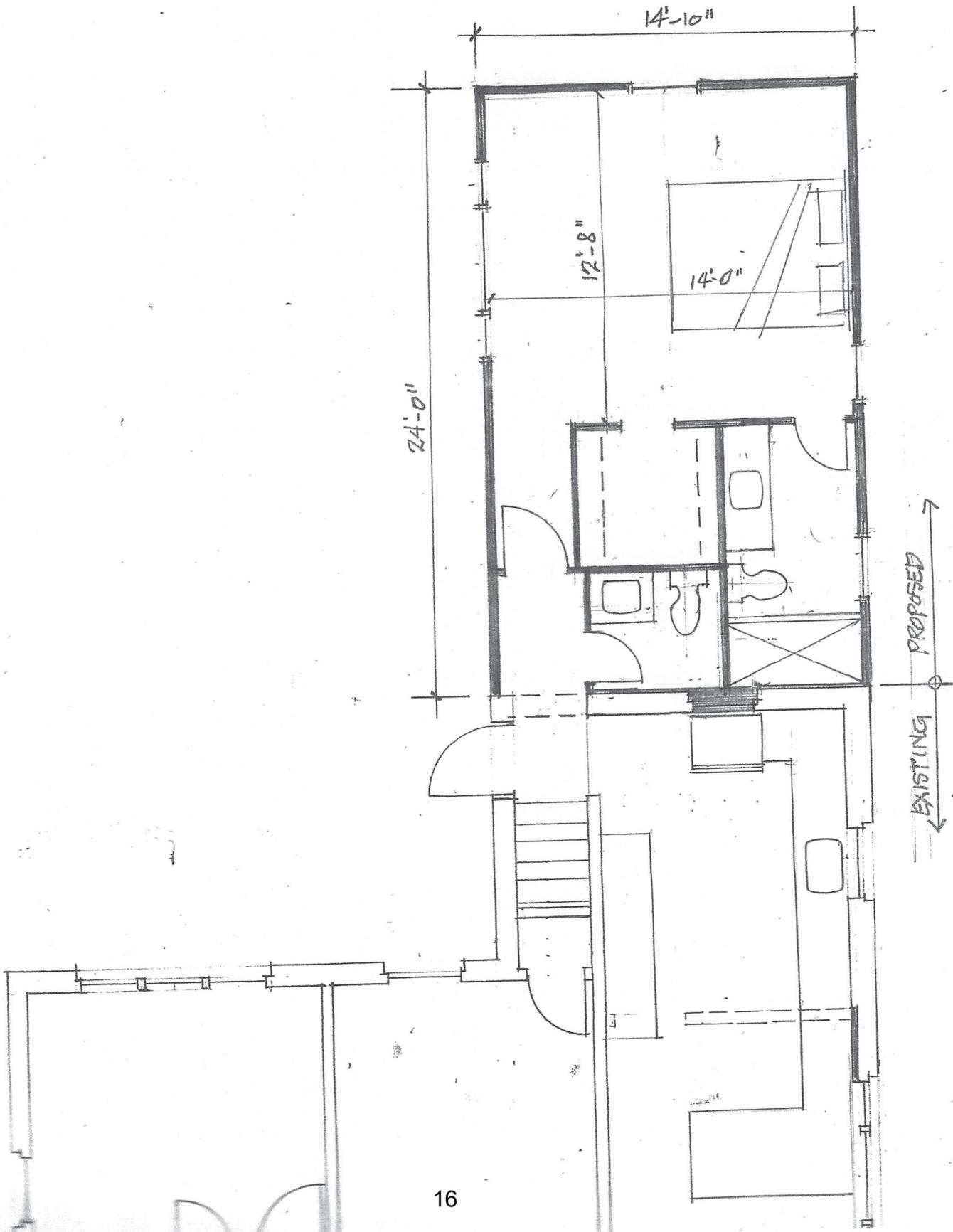
PLAT
SHOWING HOUSE LOCATION ON
LOT 116A SECTION 2
BRADDOCK HEIGHTS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 3, 2025

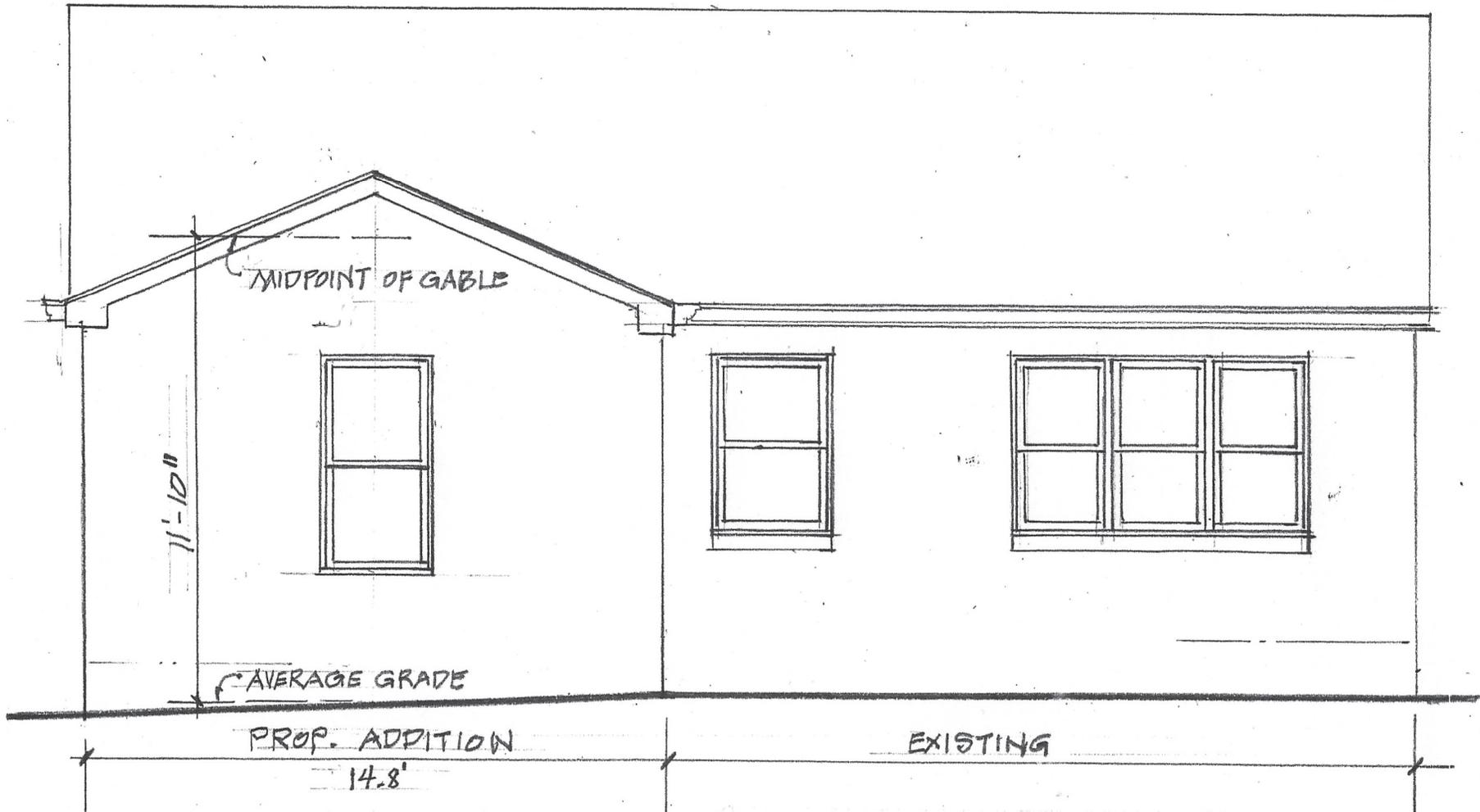


CASE NAME:
HALL ESTATE ~
DICALOGEREO/KAMIN
ORDERED BY:
KVS TITLE, LLC

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
INBOX@ALTERRASURVEYS.COM

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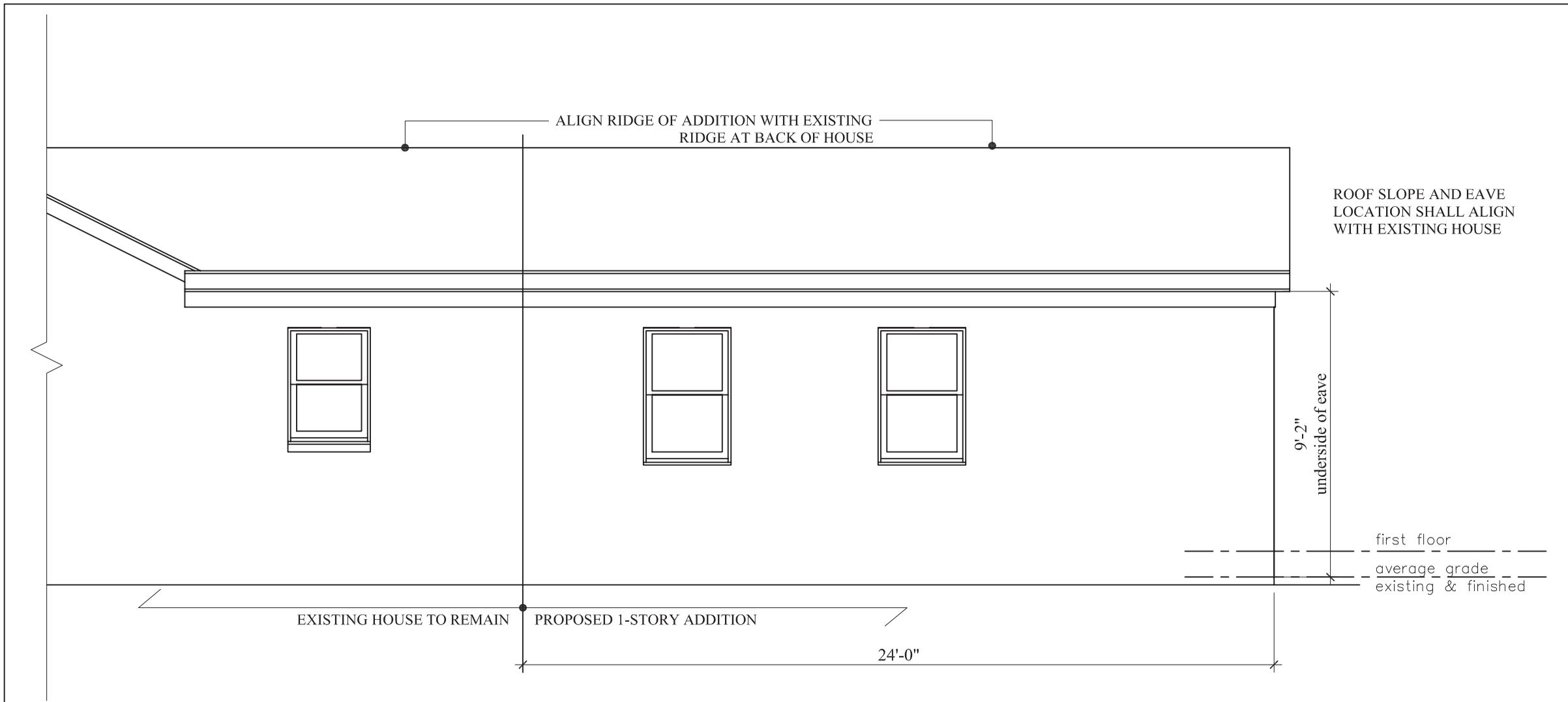


REAR (EAST) ELEVATION
 SCALE 1/4" = 1'-0"

Addition to 2807 Ridge Road Drive

Robert C Byrnes Architect
 (703) 409-4596

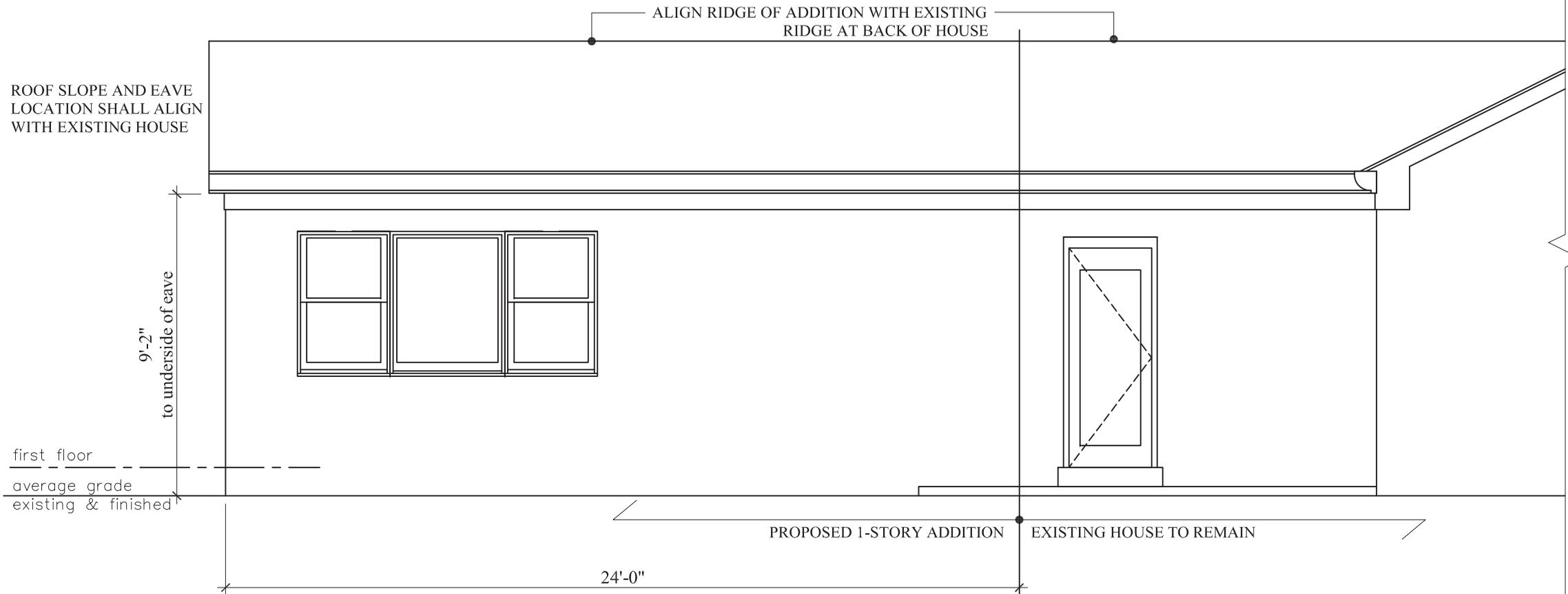
Date: Oct. 23 2025
 Sheet 1 of 1



SOUTH ELEVATION - EXISTING AND PROPOSED

Kim Robbert, Architect 110 W. Alexandria Avenue Alexandria, Virginia 22301 tel: 703.629.2064 e-mail: kim@kimrobbertarchitect.com	date 11.21.25	project DiCalogero Residence Addition to 2807 Ridge Road Drive
	scale 1/4" = 1'-0"	
	revision	
	sheet elevations	

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NORTH ELEVATION - EXISTING AND PROPOSED

Kim Robbert, Architect

110 W. Alexandria Avenue
 Alexandria, Virginia 22301
 tel: 703.629.2064
 e-mail: kim@kimrobbertarchitect.com

date	11.21.25
scale	1/4" = 1'-0"
revision	
sheet	elevations

project
 DiCalogero Residence
 Addition to 2807 Ridge Road Drive