



Special Use Permit #2020-00031
3109 Circle Hill Road

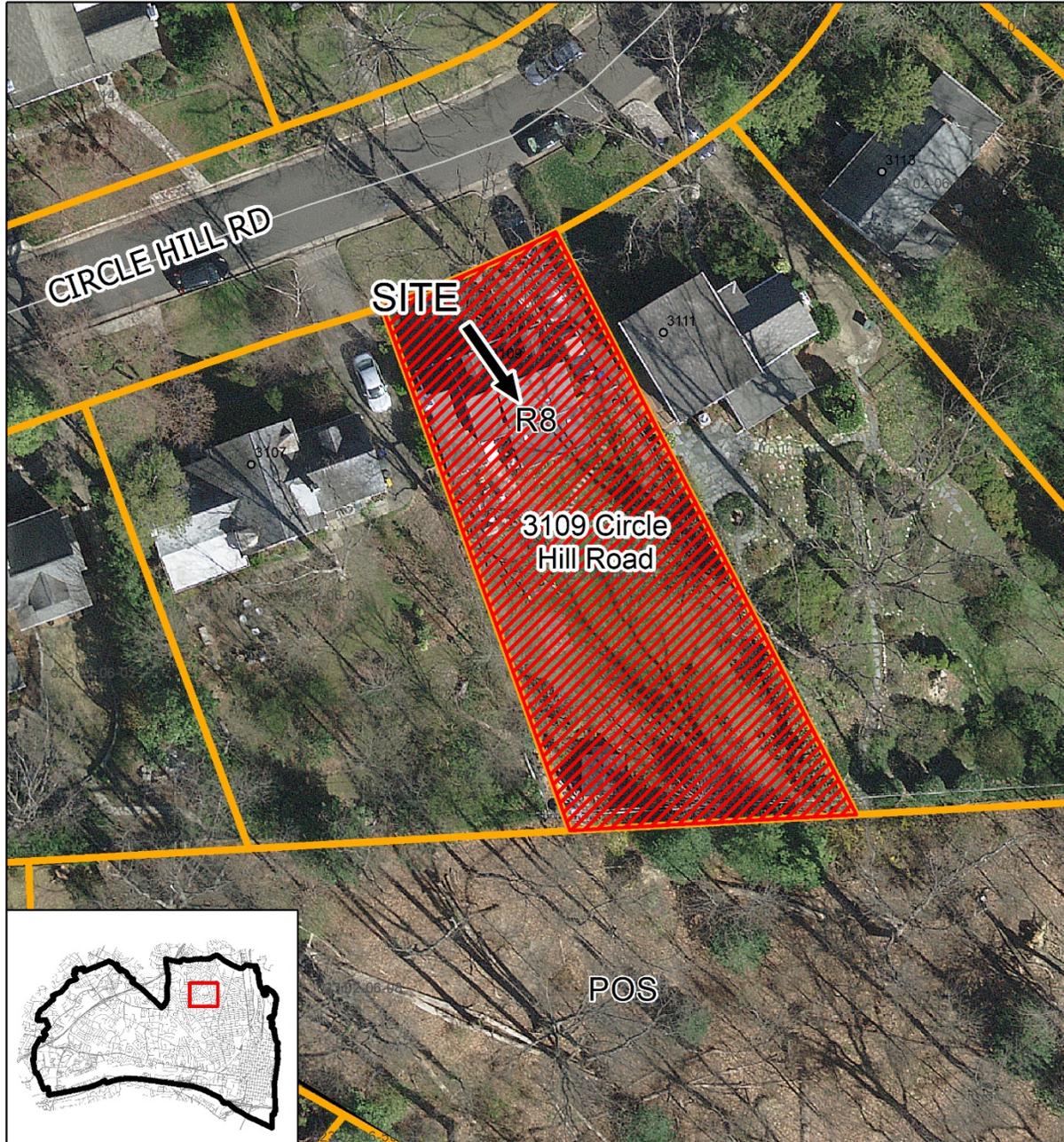
Application	General Data	
Public hearing and consideration of a request to construct a single-family dwelling on developed, substandard lot.	Planning Commission Hearing:	June 25, 2020
	City Council Hearing:	July 7, 2020
Address: 3109 Circle Hill Road	Zone:	R-8/Residential Single-Family
Applicant: Nicole Mayer and Jeff Seibel	Small Area Plan:	North Ridge/Rosemont

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 25, 2020: By unanimous consent, the Planning Commission recommended approval of Special Use Permit #2020-00031 subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



Special Use Permit #2020-00031
3109 Circle Hill Road



PROJECT LOCATION MAP

I. DISCUSSION

The applicants, Nicole Mayer and Jeff Seibel request Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 3109 Circle Hill Road. The existing lot is substandard as it does not meet the R-8 zone requirements for minimum lot width and frontage.

SITE DESCRIPTION

The subject property is a developed, substandard, irregularly shaped lot of record at 3109 Circle Hill Road. It has 29.1 feet of frontage along Circle Hill Drive and contains 9,103 square feet of lot area. The subject property is relatively flat with a rear yard that slopes downward to its rear lot line. Single-family dwellings surround the subject property. Monticello Park abuts the property to the south. A one-and-a-half story Cape Cod style dwelling currently occupies the subject property. The existing dwelling has a 1,020 square foot footprint and contains approximately 2,909 square feet of gross floor area.



Figure 1 - Subject Property

BACKGROUND

City Real Estate Assessment records indicate the house was constructed in 1940. On November 9, 2006, the Board of Zoning Appeals approved a special exception for an addition that would not have provided the minimum required west side yard. The addition was never constructed, and the special exception approval expired.

PROPOSAL

The applicants propose to demolish the existing dwelling and request SUP approval to construct a two-and-a-half story, single-family dwelling with 2,266 square feet of net floor area (4,392 gross square feet). The dwelling would measure 27.3 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed dwelling exhibits characteristics typical of Colonial Revival architecture, an appropriate style for this part of the City. Classical columns support the hipped roof front porch which extends about seven feet from the dwelling's front. The front portion of the house would be brick clad. All remaining façades would be clad in Hardie plank siding. Figures 2 through 7, below, show the proposed elevations.



Figure 2 - Proposed Dwelling – Front Elevation



Figure 3 - Side Elevation (east)



Figure 4 - Side Elevation (west)



Figure 5 - Rear Elevation

The dwelling would measure approximately 40 by 28 feet with a footprint of about 1,349 square feet. It would provide a front yard of 31.7 feet; east and west side yards of 12.4 and 13.5 feet, respectively, and a rear yard of 72.3 feet. Figure 8, below, shows the proposed site plan.

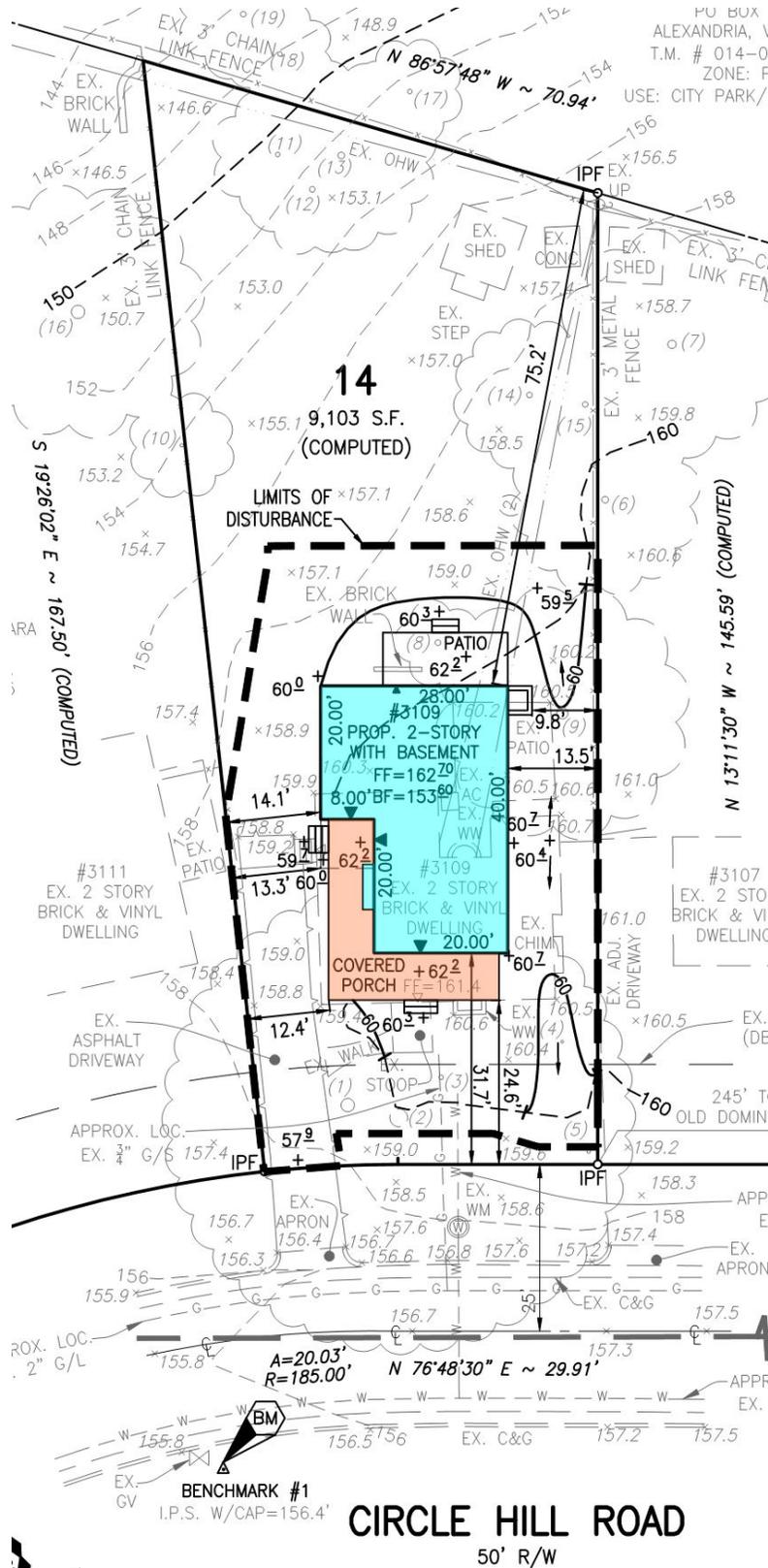


Figure 6 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicant would retain the existing driveway which can accommodate two cars in a tandem arrangement.

ZONING

The subject property is zoned R-8/Residential Single-Family. For single-family dwellings, the R-8 zone requires a minimum lot width of 65 feet and a minimum lot frontage of 40 feet. The subject property provides only 53.3 and 29.1 feet of lot frontage and lot width, respectively. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-8 zone's lot minimum lot width and frontage requirements.

Because the subject property is substandard and is developed with a dwelling, Zoning Ordinance sections 12-900 and 12-901 apply. These sections set requirements for the expansion, replacement or redevelopment of a developed substandard lot. Because the applicant proposes redevelopment, Zoning Ordinance section 12-901(C) applies and requires SUP approval. This section states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design." The Infill Task Force created this section in 2008. Task Force members were concerned about demolition and reconstruction on substandard lots. They felt that the Zoning Ordinance did not sufficiently protect established neighborhood character from incompatible new dwellings. They also found that additional public input on the development of these lots would be valuable.

The existing lot and proposed dwelling would meet all R-8 zoning requirements besides lot width and frontage.

The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Provided /Proposed
Lot Area	8,000 Sq. Ft.	9,103 Sq. Ft.
Lot Width	65 Ft.	53.3 Ft.
Lot Frontage	40 Ft.	29.1 Ft.
Front Yard	22.4 (minimum) 31.7 (maximum)	31.7 Ft. (wall) 24.6 (porch)
Side Yard (East)	8 Ft. (1:2 height to setback ratio, 8 Ft. min.)	12.4 Ft.
Side Yard (West)	11.0 Ft. (1:2 height to setback ratio, 8 Ft. min.)	13.5 Ft.
Rear Yard	31.1 Ft. (1:1 height to setback ratio, 8 Ft. min.)	75.2 Ft.
Net Floor Area	3,186 Sq. Ft. 0.35 Floor Area Ratio (FAR)	2,266 Sq. Ft. 0.25 FAR
Maximum Height	30 Ft.	27.3 Ft.
Maximum Threshold Height	2.5 Ft.	2.5 Ft.

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the North Ridge/Rosemont Small Area Plan which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff supports the applicant’s proposal to develop this substandard lot with a new two-and-a-half story dwelling. As required by Zoning Ordinance section 12-901(C), the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk and design.

Height

Staff found the proposed height to be compatible with the established neighborhood character. The adjacent dwellings to the east and west, as well as across the street to the north, are all one-and-a-half stories tall. As such, their average height is just 20.7 feet. The proposed dwelling would be 27.3 feet tall. Despite this height difference, staff finds that the design of the proposed dwelling would establish compatibility with the surrounding dwellings. A dwelling that would match the block face's average height measurement could only be one-and-a-half stories tall. The applicants' current design could be revised to lower the roof pitch and thus its overall height, but the front-facing gable would then no longer match the pitch of surrounding dwellings' roofs. Figure 7, below, shows how the proposed dwelling's roof pitch would be compatible with other dwellings along Circle Hill Road.



Figure 7 - Block Face

As one of the narrowest lots along Circle Hill Drive, it would follow that much of the dwelling's proposed bulk would be expressed in additional height. As the subject property abuts Monticello Park to its rear, staff finds it important to maintain as much open space in rear yard as possible. As such, staff strongly supports the full utilization of the dwelling's upper floors which works to reduce its overall footprint and maintain open space in the rear. Last, the proposed dwelling would be 2.7 feet below the maximum height permitted by the R-8 zone of 30 feet.

Bulk

The applicant's proposal would be compatible with neighborhood character in terms of bulk. The proposed dwelling would be well below the maximum FAR permitted for the subject property. It would also provide setbacks in excess of the minimum required by the R-8 zone. Notably, the proposed dwelling would provide a significantly larger west side yard than the existing dwelling. This separation would provide more open space between the subject property and its neighbor at 3107 Circle Hill Drive.

Design

Staff supports the applicant's proposed design, finding it in character with this established neighborhood's eclectic feel. The gable roofs of the two distinct sections of the proposed dwelling would echo other roofs along Circle Hill Drive and would harmonize its design with the rest of the street. The dwelling's rear portion sits back 20 feet from the front of the porch, minimizing its height and bulk and their visual impact from the street. The front porch would also function to reduce the dwelling's overall height and bulk impact.

The dwelling's division into two distinct sections would make it appear as if it has grown over time, much like many other dwellings within the neighborhood. This varied massing is a part of the neighborhood's essential character. In mirroring this character, the proposed design would establish a necessary cohesiveness with the neighborhood.

Staff found that the proposed design would be compatible with the established neighborhood character.

Additional Considerations

Staff received a statement dated June 8, 2020 from North Ridge Citizens' Association (NRCA) endorsing the applicants' proposal. The statement has been included with this report. NRCA is concerned about loss of canopy trees and strongly encourages a 50 percent canopy coverage. They also recommend that native canopy species should be planted to replace existing, mature trees.

To address these concerns, staff recommends Conditions #2 and #3, which would require 40 percent canopy coverage and that replacement trees shall be high-quality, long-lived native canopy trees. Staff recommends the 40 percent canopy coverage as the maximum the subject property could provide. Higher canopy coverage percentages would likely compromise the healthy growth of newly planted trees.

CONCLUSION

Staff found that the proposed dwelling's height, bulk and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height and design shall be substantially consistent with the application materials submitted June 10, 2020 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. A minimum 40 percent canopy coverage shall be provided. (P&Z)
3. Replacement trees shall be of high quality, long-lived native canopy trees as referenced in the City's Landscape Guidelines. Replacement tree species shall be indicated on the grading plan, shall count toward the minimum tree canopy coverage on the lot and will be subject to approval of the Director of Planning and Zoning. (P&Z)

STAFF: Sam Shelby, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Any redevelopment shall comply with Section 5-6-224 (d) of the City Code regarding grading plan requirements. (T&ES)
- C-2 Any future development/redevelopment on the lots shall provide adequate storm water outfall per the requirements of Article XI and XIII of Alexandria Zoning Ordinance. (T&ES)
- C-3 The development and redevelopment of the lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-4 Any future development/redevelopment on the shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality improvement and quantity control at the time of submission of the first final plan. (T&ES)
- C-5 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-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-8 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)
- C-9 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-10 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)

Code Enforcement:

C-1 A building permit and plan review are required.

Health:

No comments.

Recreation, Parks and Cultural Activities:

F-1 Plan will not negatively impact City owned trees.

Police Department:

No comments received.

Fire Department:

No comments.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: Beverly Hills 3109 Circle Hill Road, Alexandria, VA 22305

TAX MAP REFERENCE: 023.02-06-04 ZONE: R-8

APPLICANT:

Name: Jeff Seibel and Nicole Mayer

Address: 3109 Circle Hill Road, Alexandria, VA 22305

PROPOSED USE: Redevelopment/construction of new single-family dwelling on developed substandard lot pursuant to Article 12-900 et seq. of the Alexandria Zoning Ordinance.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Nicole Mayer / Jeff Seibel
Print Name of Applicant or Agent

Nicole Mayer March 18, 2020
Signature Date

3109 Circle Hill Road
Mailing/Street Address

703 299 1168 _____
Telephone # Fax #

Alexandria, VA 22305
City and State Zip Code

seibelfamily4@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3109 Circle Hill Road, Alexandria, VA 22305, I hereby
 (Property Address)
 grant the applicant authorization to apply for the single-family dwelling use as
 (use)
 described in this application.

Name: Nicole Mayer / J/Seibel Phone: 703 299 1168
 Please Print
 Address: 3109 Circle Hill Road, Alexandria, VA 22305 Email: Seibelfamily4@gmail.com
 Signature: Nicole Mayer Date: March 18, 2020

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Jeff Seibel and Nicole Mayer own the property as tenants in the entirety.

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. Jeff Seibel	Alexandria 3109 Circle Hill Rd, Alex, VA 22305	100% tenants in entirety
2. Nicole Mayer	Alexandria, VA 22305 3109 Circle Hill Rd, Alexandria, VA 22305	100% tenants in entirety
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3109 Circle Hill Road, Alexandria, VA 22305 (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. Jeff Seibel	Alexandria, VA 22305 3109 Circle Hill Rd, Alexandria, VA 22305	100%
2. Nicole Mayer	Alexandria, VA 22305 3109 Circle Hill Rd, Alexandria, VA 22305	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](#).

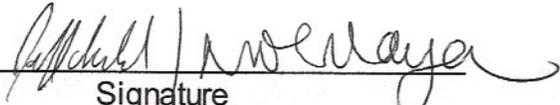
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jeff Seibel	none	none
2. Nicole Mayer	none	none
3.		

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.

Apr 129, 2020
Date

Jeff Seibel / Nicole Mayer
Printed Name


Signature

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

We desire to improve upon the design of our existing home. Our primary objectives are not to drastically increase the size, but to create a more functional layout conducive to our family's lifestyle that better preserves utilities and also better capitalizes on the natural sunlight available with our lot's orientation.

The lot is considered substandard due to its width. The minimum per the zoning ordinance (R-8 zone) is 65'-0" and ours is 52'-0". Our existing home encroaches one of the side yard setbacks and is also in need of various structural repairs due to its age (original construction dates back to 1936). So, adding additional floor area above the first floor by right per the applicable zoning restrictions would pose considerable challenges and would be economically inefficient. Attempting to add to the footprint of the home while utilizing 50% of the existing walls or simply replacing the existing footprint also both hinder our objectives for the design.

We instead propose to demolish our existing home to facilitate construction of a new one on our lot. The property will continue to be used exclusively as a single-family residence. We feel that the proposed floor area ratio, yard setbacks, building height, threshold height, and exterior design are all compatible with the existing neighborhood character and provisions of the zoning ordinance. While there are elements that will distinguish the proposed design from the existing neighborhood, we also feel that there is suitable precedent in the surrounding neighborhood at large. You will find examples of this included within our submission package.

We have been residents of the neighborhood for several years and adamantly want to remain. Pursuing this construction effort will enable us to do so with comfort for an even longer time.

USE CHARACTERISTICS

- 4. The proposed special use permit request is for (*check one*):
 - a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: Redevelopment/construction of new single-family dwelling on developed substandard lot pursuant to Section 12-900.

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Not applicable (use is single-family dwelling)

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Not applicable (use is single-family dwelling)

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not applicable (use is single-family dwelling)

- B. How will the noise be controlled?

Not applicable (use is single-family dwelling)

8. Describe any potential odors emanating from the proposed use and plans to control them:

Not applicable (use is single-family dwelling)

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

The single-family dwelling shall utilize conventional rolling trash and recycling containers typically supplied by the city

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

One trash and one recycling container per week

C. How often will trash be collected?

Once per week as per typical single-family dwelling in the neighborhood

D. How will you prevent littering on the property, streets and nearby properties?

Not applicable (use is single-family dwelling)

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of cleaning solvents generally considered appropriate for residential use will be utilized/stored on the property. They will be disposed of per applicable regulations.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of cleaning solvents generally considered appropriate for residential use will be utilized/stored on the property. They will be disposed of per applicable regulations.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Not applicable (use is single-family dwelling)

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 2 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? [] Yes [] No

B. Where is required parking located? (*check one*)

- on-site
- [] off-site

If the required parking will be located off-site, where will it be located?

Not applicable

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? Not applicable

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? [] Yes [] No

B. Where are off-street loading facilities located? Not applicable

C. During what hours of the day do you expect loading/unloading operations to occur?

Not applicable

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not applicable

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not applicable

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? N/A square feet.

(Redevelopment/
construction of new
single-family dwelling
on developed
substandard lot)

18. What will the total area occupied by the proposed use be?

N/A sq. ft. (existing) + 2,413 sq. ft. (addition if any) = 2,413 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application



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

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <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"/>	B3. <input type="text" value="0.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
B1. Total Gross <input type="text" value="0.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text" value="1,020.00"/>	Basement** <input type="text" value="1,020.00"/>	C1. <input type="text" value="4,392.00"/> Sq. Ft.
First Floor <input type="text" value="1,030.00"/>	Stairways** <input type="text" value="204.00"/>	Proposed Gross Floor Area*
Second Floor <input type="text" value="1,020.00"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="2,126.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text" value="600.00"/>	Allowable Floor Exclusions**
Attic <input type="text" value="1,020.00"/>	Porches** <input type="text" value="302.00"/>	C3. <input type="text" value="2,266.00"/> Sq. Ft.
Porches <input type="text" value="302.00"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
C1. Total Gross <input type="text" value="4,392.00"/>	C2. Total Exclusions <input type="text" value="2,126.00"/>	

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.

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: _____

Date: _____

FLOOR AREA INFORMATION

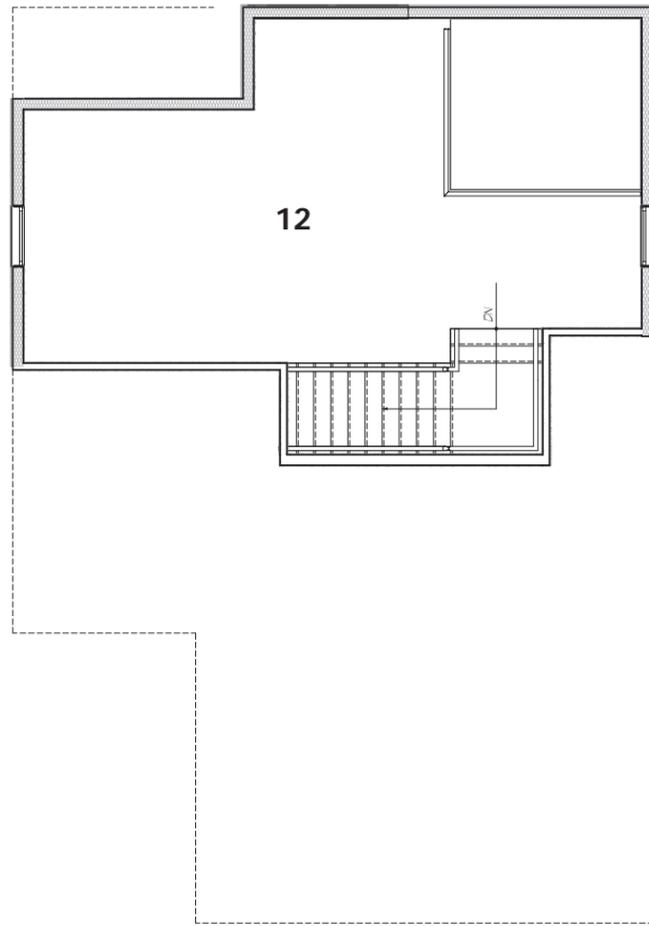
FIRST FLOOR: 926 SF
 SECOND FLOOR: 972 SF
 LOFT (INCLUDES ATTIC AREA): 498 SF
TOTAL: 2,396 SF

FAR (FLOOR AREA RATIO)

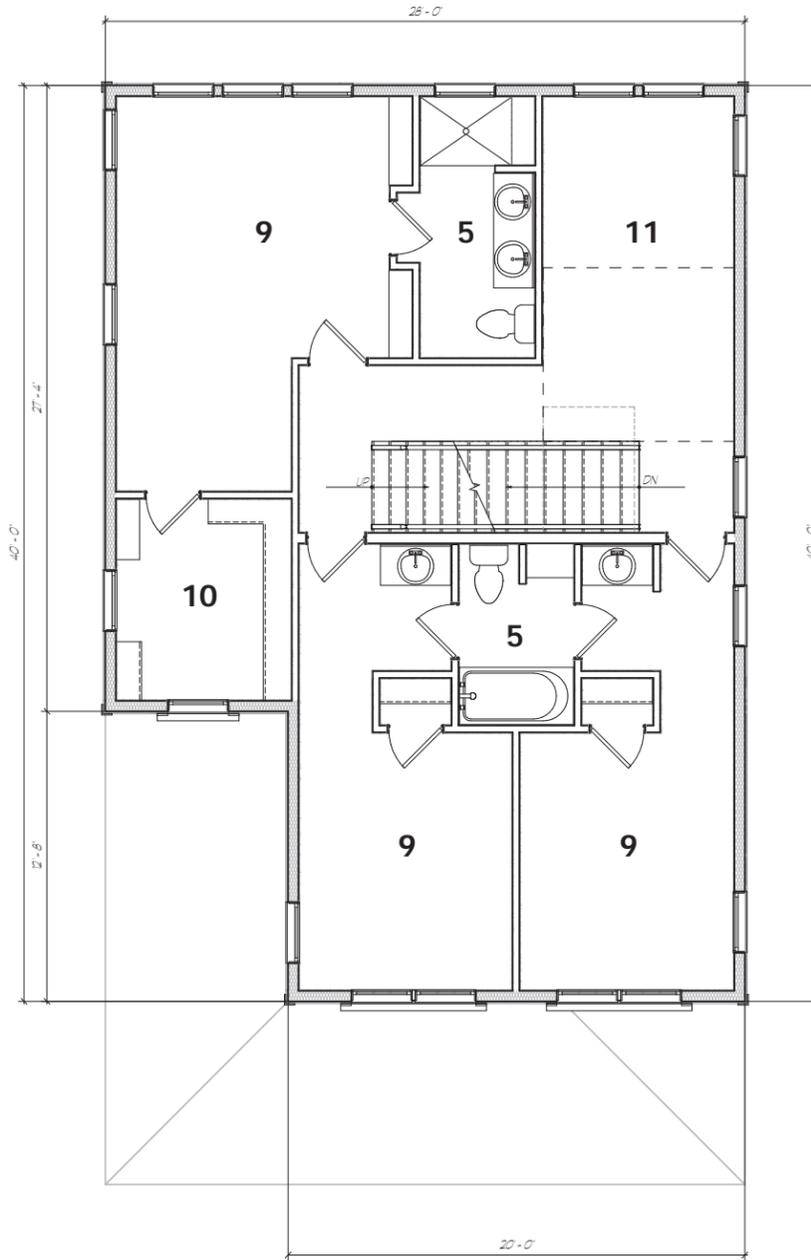
FLOOR AREA / LOT AREA: 2,396 / 9,103 SF = **0.26**

MAXIMUM PERMITTED:

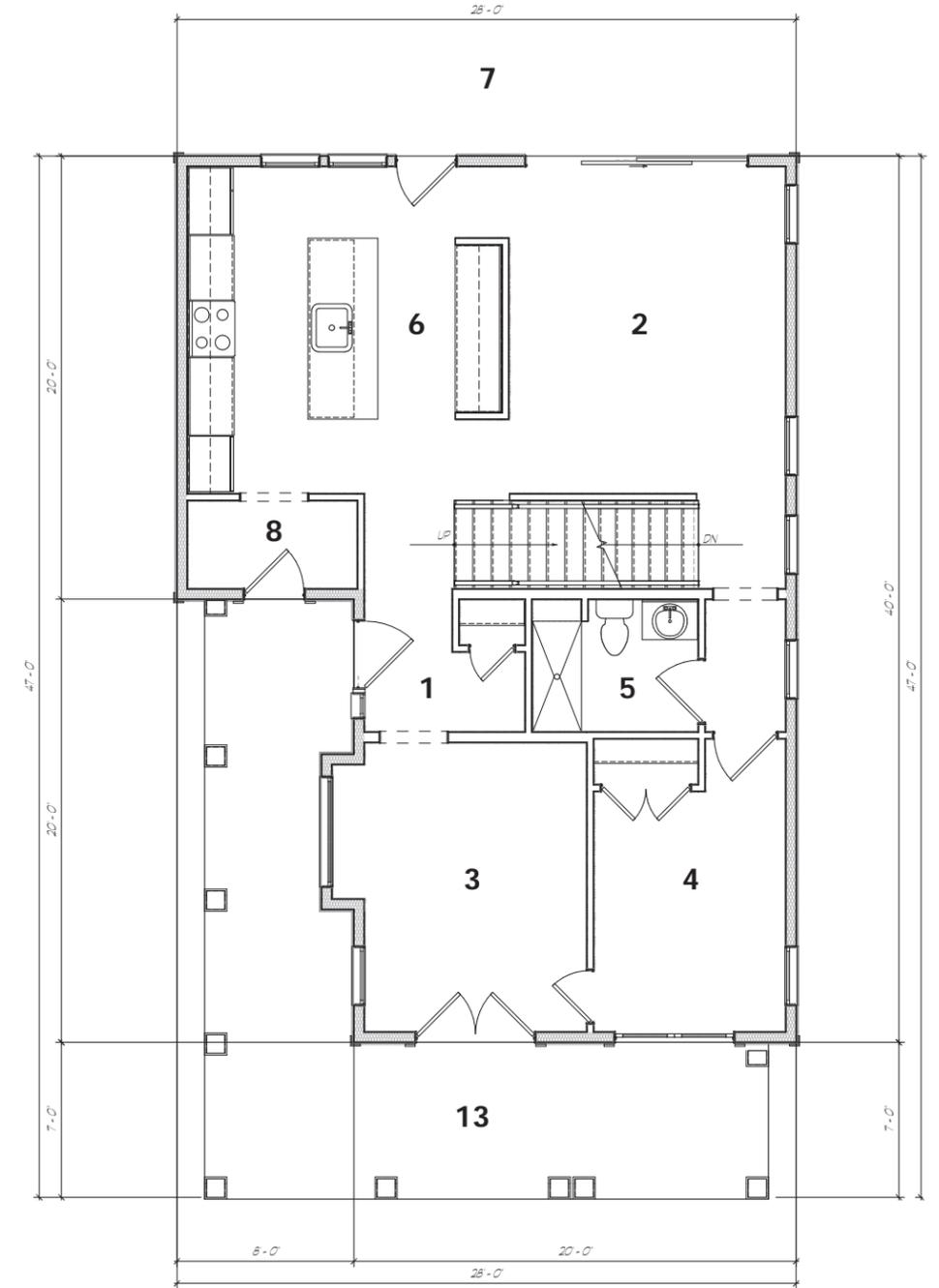
0.35 (3,186 SF)



PROPOSED LOFT PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- 1. FOYER
- 2. FAMILY
- 3. DINING
- 4. GUEST SUITE/OFFICE
- 5. BATH
- 6. KITCHEN
- 7. PATIO
- 8. MUD
- 9. BEDROOM
- 10. W.I.C.
- 11. GAME
- 12. LOFT
- 13. PORCH



MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

A1

© W. C. BALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. BALSTON ARCHITECTS.



PROPOSED FRONT ELEVATION

0 1 2 4
 SCALE: 3/16" = 1'-0"

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
 SPECIAL USE PERMIT APPLICATION: 06.08.2020

A2

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRAALSTON.COM 703.667.7861



PROPOSED REAR ELEVATION

0 1 2 4
 SCALE: 3/16" = 1'-0"

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
 SPECIAL USE PERMIT APPLICATION: 06.08.2020

A3



PROPOSED LEFT SIDE ELEVATION



MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
SPECIAL USE PERMIT APPLICATION: 06.08.2020

A4

© W. C. RALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. RALSTON ARCHITECTS



PROPOSED RIGHT SIDE ELEVATION

0 1 2 4
 SCALE: 3/16" = 1'-0"

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
 SPECIAL USE PERMIT APPLICATION: 06.08.2020

A5

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRAALSTON.COM 703.667.7861

© W. C. BALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. BALSTON ARCHITECTS.



3108 CIRCLE HILL ROAD



3111 CIRCLE HILL ROAD



3107 CIRCLE HILL ROAD



3106 CIRCLE HILL ROAD



3109 CIRCLE HILL ROAD
(EXISTING CONDITIONS)



3103 CIRCLE HILL ROAD

CONTEXTUAL BLOCK FACE PHOTOS

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRAALSTON.COM 703.667.7861

© W. C. BALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. BALSTON ARCHITECTS.



3100 CIRCLE HILL ROAD



3101 CIRCLE HILL ROAD



3110 CIRCLE HILL ROAD



3112 CIRCLE HILL ROAD



3113 CIRCLE HILL ROAD



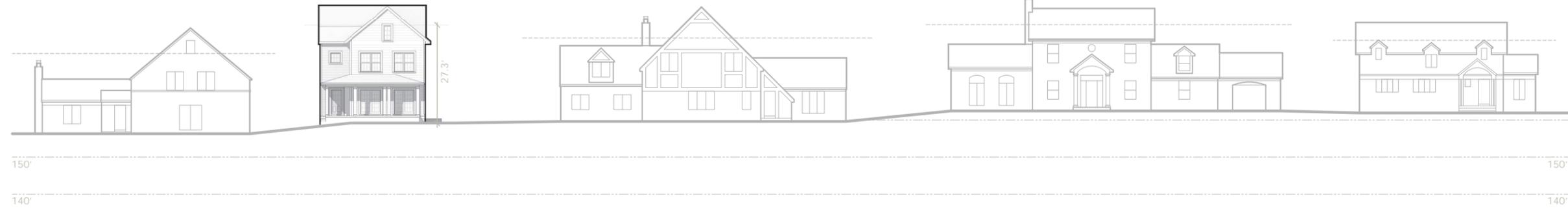
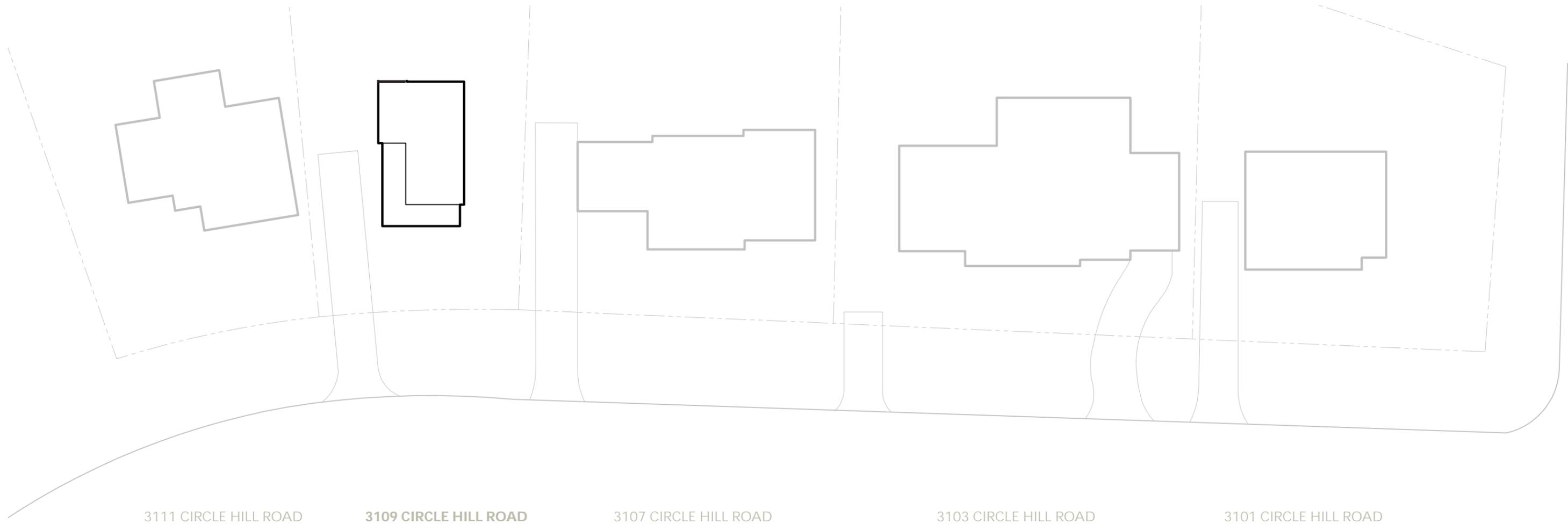
3117 CIRCLE HILL ROAD

CONTEXTUAL BLOCK FACE PHOTOS

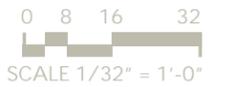
MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

© W. C. RALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. RALSTON ARCHITECTS



CONTEXTUAL BLOCK FACE ELEVATION STUDY



MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

A8



3200 OLD DOMINION BOULEVARD



702 ENDERBY DRIVE



3208 OLD DOMINION BOULEVARD



3205 OLD DOMINION BOULEVARD



3404 OLD DOMINION BOULEVARD



321 KENTUCKY AVENUE

NEIGHBORHOOD PRECEDENT PHOTOS
HABITABLE ATTIC/LOFT WITHIN ROOF & THREE STORIES (EXPOSED) ABOVE GRADE

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
SPECIAL USE PERMIT APPLICATION: 06.08.2020

© W. C. RALSTON ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THEY SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. C. RALSTON ARCHITECTS.



315 KENTUCKY AVENUE



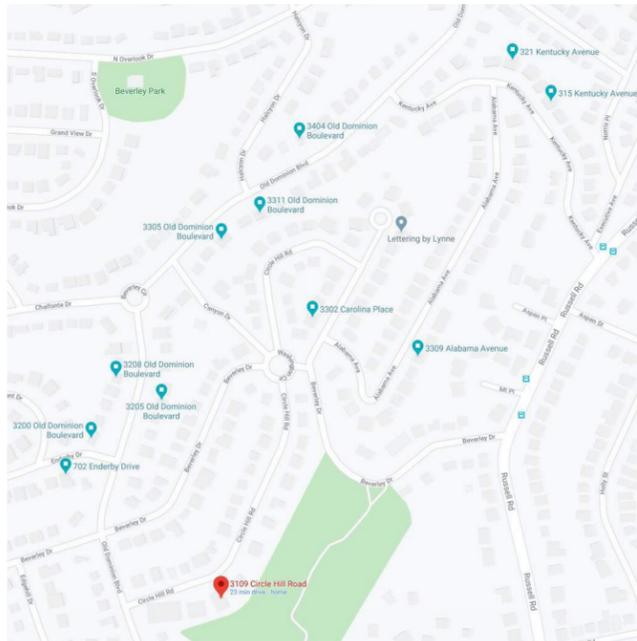
3302 CAROLINA PLACE



3305 OLD DOMINION BOULEVARD



3309 ALABAMA AVENUE



LOCATION KEY



3311 OLD DOMINION BOULEVARD

NEIGHBORHOOD PRECEDENT PHOTOS
HABITABLE ATTIC/LOFT WITHIN ROOF & THREE STORIES (EXPOSED) ABOVE GRADE

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD
SPECIAL USE PERMIT APPLICATION: 06.08.2020

A10

W C R A

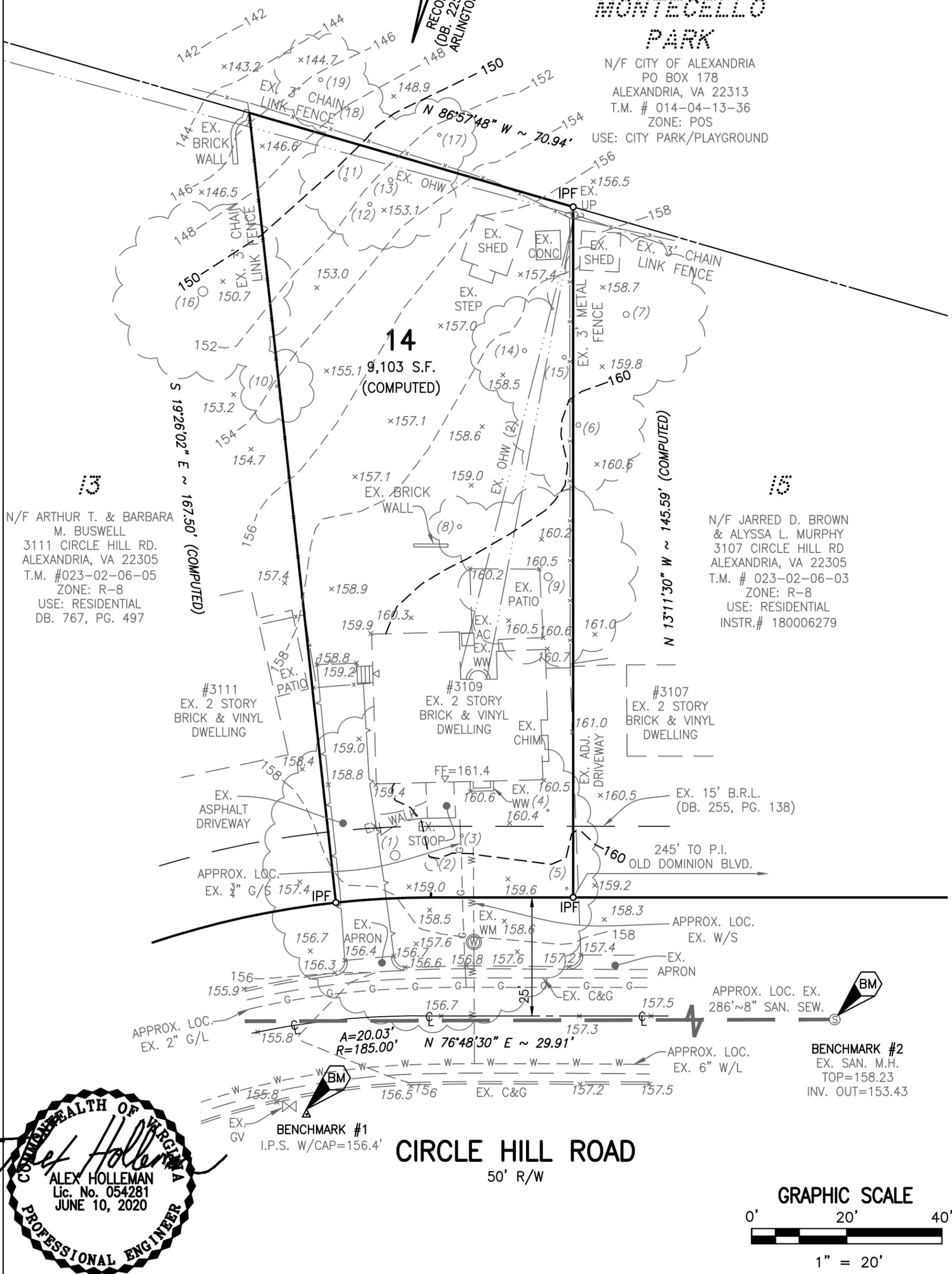
3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRALSTON.COM 703.667.7861

TAX ASSESSMENT MAP NUMBER: 023.02-06-04
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #040032451
 TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

**PARCEL /
 MONTECELLO
 PARK**

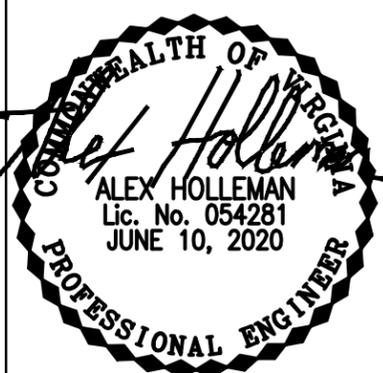
N/F CITY OF ALEXANDRIA
 PO BOX 178
 ALEXANDRIA, VA 22313
 T.M. # 014-04-13-36
 ZONE: POS
 USE: CITY PARK/PLAYGROUND

RECORD NORTH
 (DB. 225, PG. 138;
 ARLINGTON COUNTY)



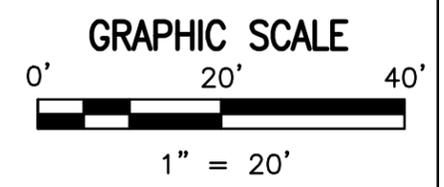
N/F ARTHUR T. & BARBARA
 M. BUSWELL
 3111 CIRCLE HILL RD.
 ALEXANDRIA, VA 22305
 T.M. #023-02-06-05
 ZONE: R-8
 USE: RESIDENTIAL
 DB. 767, PG. 497

N/F JARRED D. BROWN
 & ALYSSA L. MURPHY
 3107 CIRCLE HILL RD
 ALEXANDRIA, VA 22305
 T.M. # 023-02-06-03
 ZONE: R-8
 USE: RESIDENTIAL
 INSTR.# 180006279



CIRCLE HILL ROAD
 50' R/W

BENCHMARK #2
 EX. SAN. M.H.
 TOP=158.23
 INV. OUT=153.43



RC FIELDS
 & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 www.rcfassoc.com
 Alexandria, Virginia 22314 (703) 549-6422

EXISTING CONDITIONS PLAT
 LOT 14, BLOCK 6, SECTION 1
BEVERLY HILLS
 (#3109 CIRCLE HILL ROAD)
 CITY OF ALEXANDRIA, VIRGINIA

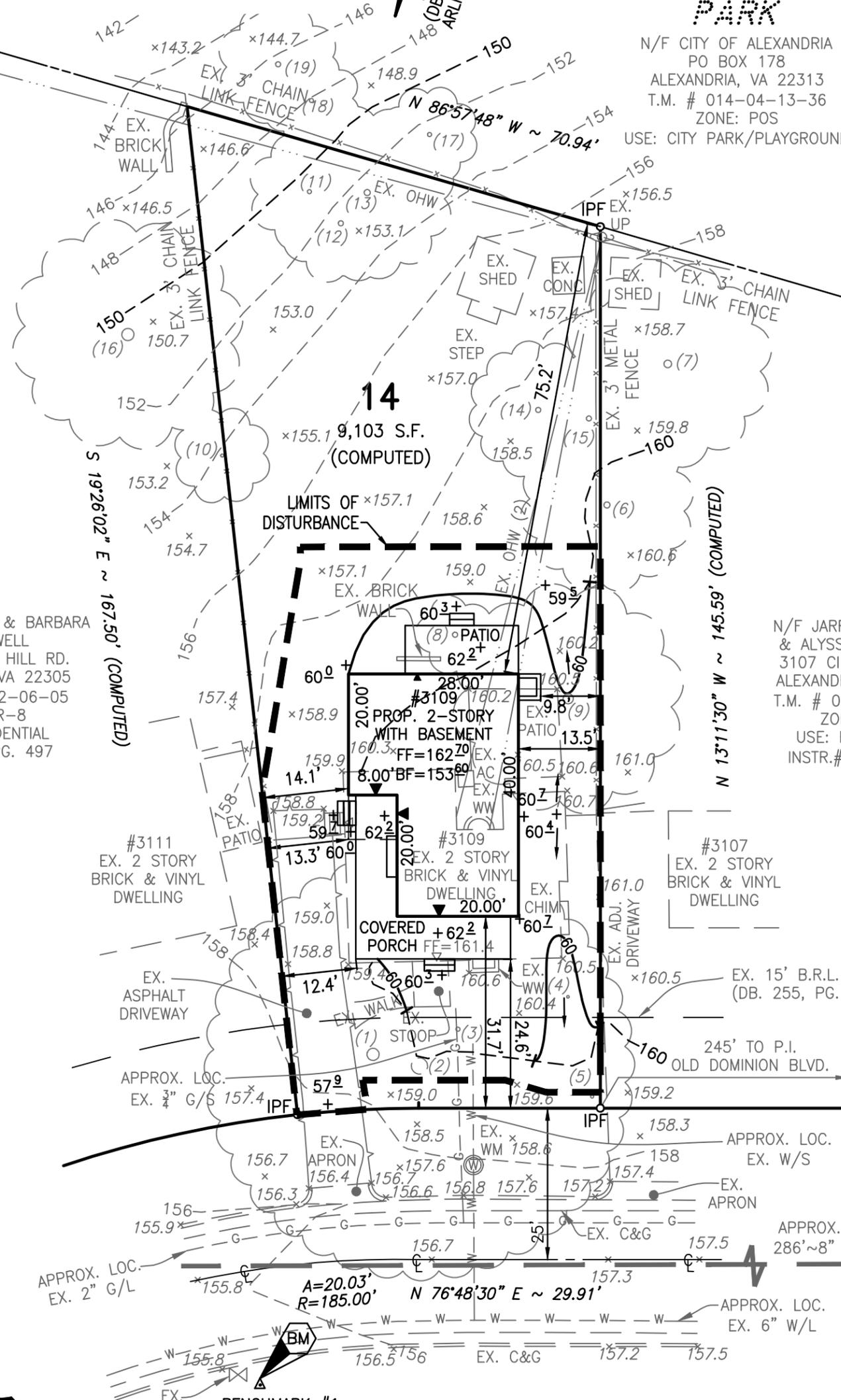
DESIGN: KMB
 DRAWN: KMB
 SCALE: 1"=20'
 DATE: APRIL 2020
 FILE: **20-008**
 SHEET **1** OF **1**

TAX ASSESSMENT MAP NUMBER: 023.02-06-04
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #040032451
 TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

**PARCEL I
 MONTECELLO
 PARK**

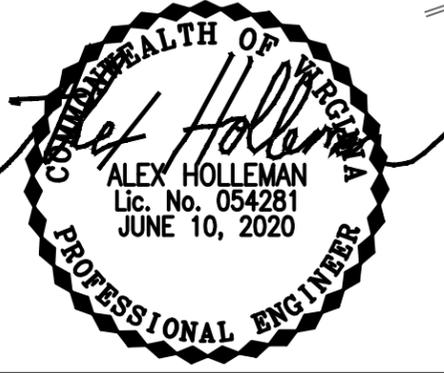
N/F CITY OF ALEXANDRIA
 PO BOX 178
 ALEXANDRIA, VA 22313
 T.M. # 014-04-13-36
 ZONE: POS
 USE: CITY PARK/PLAYGROUND

RECORD NORTH
 (DB. 225, PG. 138;
 ARLINGTON COUNTY)

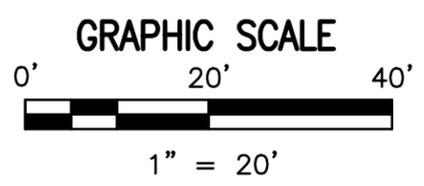


N/F ARTHUR T. & BARBARA
 M. BUSWELL
 3111 CIRCLE HILL RD.
 ALEXANDRIA, VA 22305
 T.M. #023-02-06-05
 ZONE: R-8
 USE: RESIDENTIAL
 DB. 767, PG. 497

N/F JARRED D. BROWN
 & ALYSSA L. MURPHY
 3107 CIRCLE HILL RD
 ALEXANDRIA, VA 22305
 T.M. # 023-02-06-03
 ZONE: R-8
 USE: RESIDENTIAL
 INSTR.# 180006279



CIRCLE HILL ROAD
 50' R/W



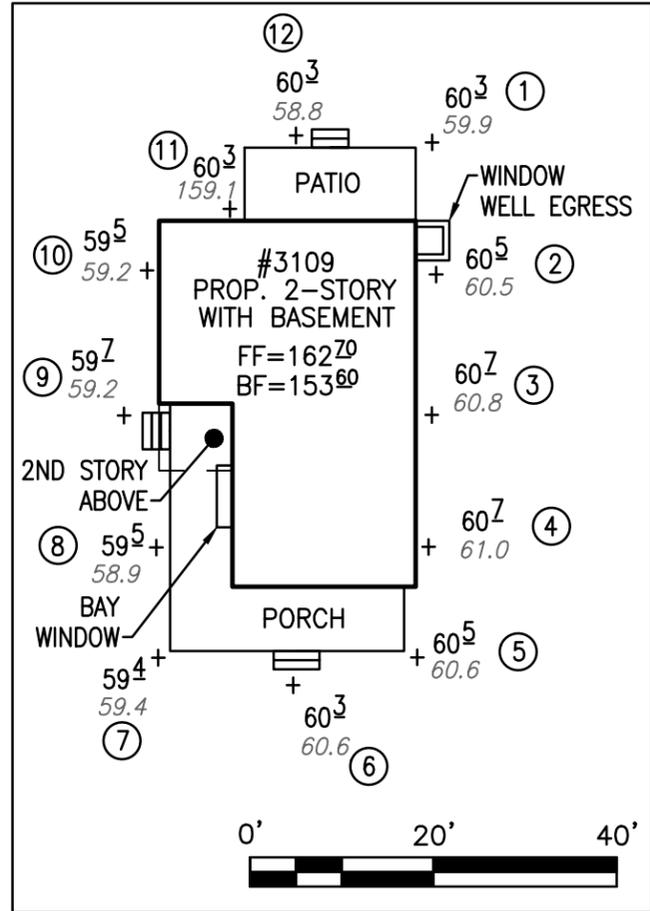
RCFIELDS
 & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 www.rcfassoc.com
 Alexandria, Virginia 22314 (703) 549-6422

SPECIAL USE PERMIT
 LOT 14, BLOCK 6, SECTION 1
BEVERLY HILLS
 (#3109 CIRCLE HILL ROAD)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
 DRAWN: KMB
 SCALE: 1"=20'
 DATE: APRIL 2020
 FILE: **20-008**
 SHEET **1** OF **1**

TAX ASSESSMENT MAP NUMBER: 023.02-06-04
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #040032451
 ZONE: R-8
 TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

SPOTS	EXISTING - ELEVATION
1	159.9
2	160.5
3	160.8
4	161.0
5	160.6
6	160.6
7	159.4
8	158.9
9	159.2
10	159.2
11	159.1
12	158.8
SUM	1918.0
AVERAGE	159.8



AVERAGE GRADE & DWELLING DETAIL
 (SCALE: 1" = 20")

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE EX. GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT-(CIRCLE HILL RD)	N/A	N/A	N/A	22.4'-31.7'*	31.7'
SIDE-(WEST)	160.6	26.2'	1:2, MIN. 8'	13.1'	13.5'
SIDE-(EAST) (LOFT PORTION)	159.2	27.7'	1:2, MIN. 8'	13.9'	14.1'
SIDE-(EAST) (2nd STORY)	159.2	25.3'	1:2, MIN. 8'	12.7'	13.3'
REAR-(SOUTH)	159.1	27.7'	1:1, MIN. 8'	27.7'	75.2'

Setback Data			
		Setback From	
		Property Line	
CIRCLE HILL RD			
3106 CIRCLE HILL RD	25.1'		
3107 CIRCLE HILL RD	24.8'		
3108 CIRCLE HILL RD	22.4'		USE BETWEEN 22.4' AND 31.7"
3111 CIRCLE HILL RD	31.7'		

ZONING CRITERIA STUDY

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG CIRCLE HILL ROAD,
 THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

SETBACK RANGE FROM PROPERTY LINE ON RUSSELL ROAD: 22.4'-31.7'



RC FIELDS & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 Alexandria, Virginia 22314
 www.rcfassoc.com (703) 549-6422

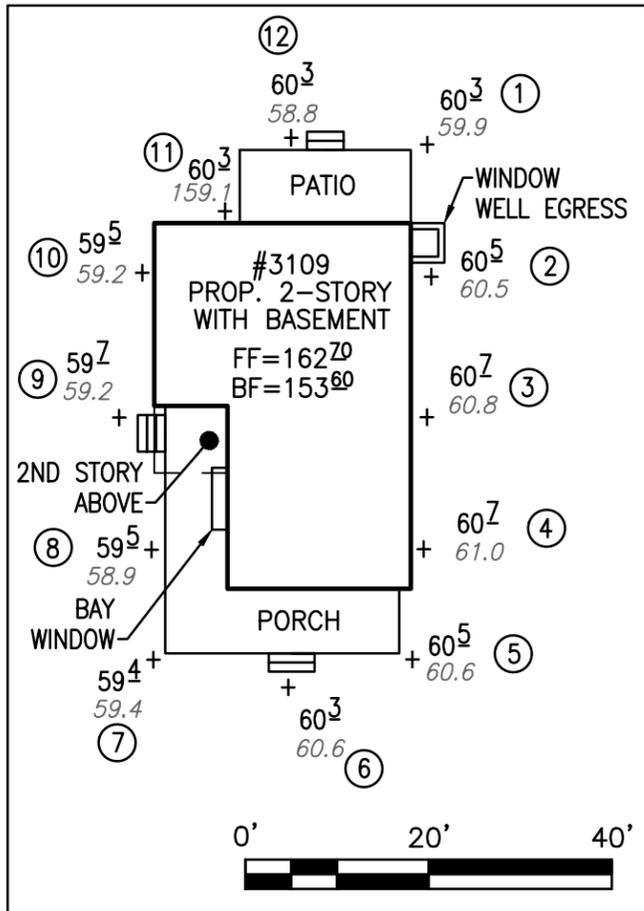
ZONING DATA
 LOT 14, BLOCK 6, SECTION 1
BEVERLY HILLS
 (#3109 CIRCLE HILL ROAD)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
 DRAWN: KMB
 SCALE: 1"=20'
 DATE: APRIL 2020
 FILE: **20-008**
 SHEET **1** OF **1**

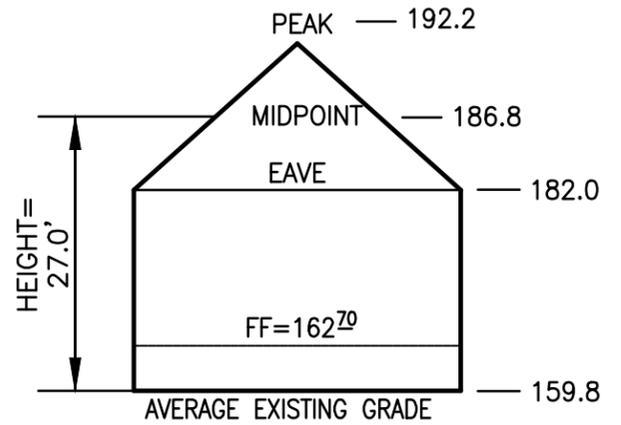
TAX ASSESSMENT MAP NUMBER: 023.02-06-04
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #040032451
 TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

AVERAGE GRADE & DWELLING DETAIL

(SCALE: 1" = 20')



SPOTS	EXISTING - ELEVATION
1	159.9
2	160.5
3	160.8
4	161.0
5	160.6
6	160.6
7	159.4
8	158.9
9	159.2
10	159.2
11	159.1
12	158.8
SUM	1918.0
AVERAGE	159.8



VICINITY & TOPO MAP

SCALE 1" = 200'

Building Height Data		
A	B	C
Address #	AVG. GRADE	BUILDING HEIGHT
3100 CIRCLE HILL RD	158.0'	18.8'
3101 CIRCLE HILL RD	161.9'	19.6'
3102 CIRCLE HILL RD	158.8'	20.2'
3103 CIRCLE HILL RD	162.4'	21.8'
3106 CIRCLE HILL RD	158.5'	19.0'
3107 CIRCLE HILL RD	161.1'	22.5'
3108 CIRCLE HILL RD	156.9'	20.8'
3111 CIRCLE HILL RD	157.8'	20.6'



EXISTING TREE AND VEGETATION SURVEY

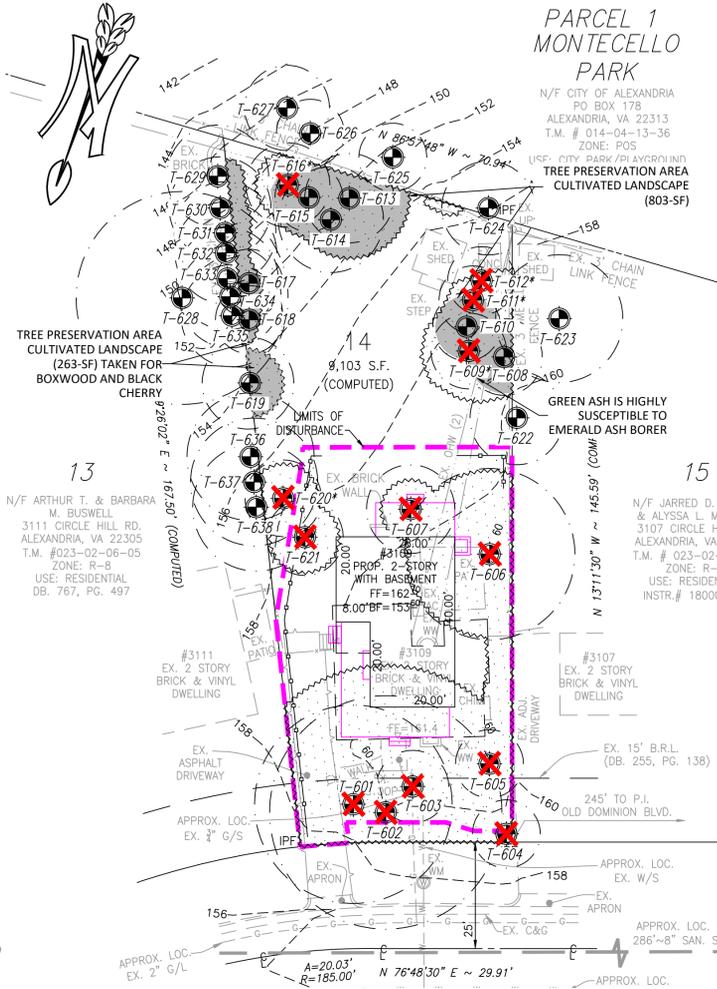
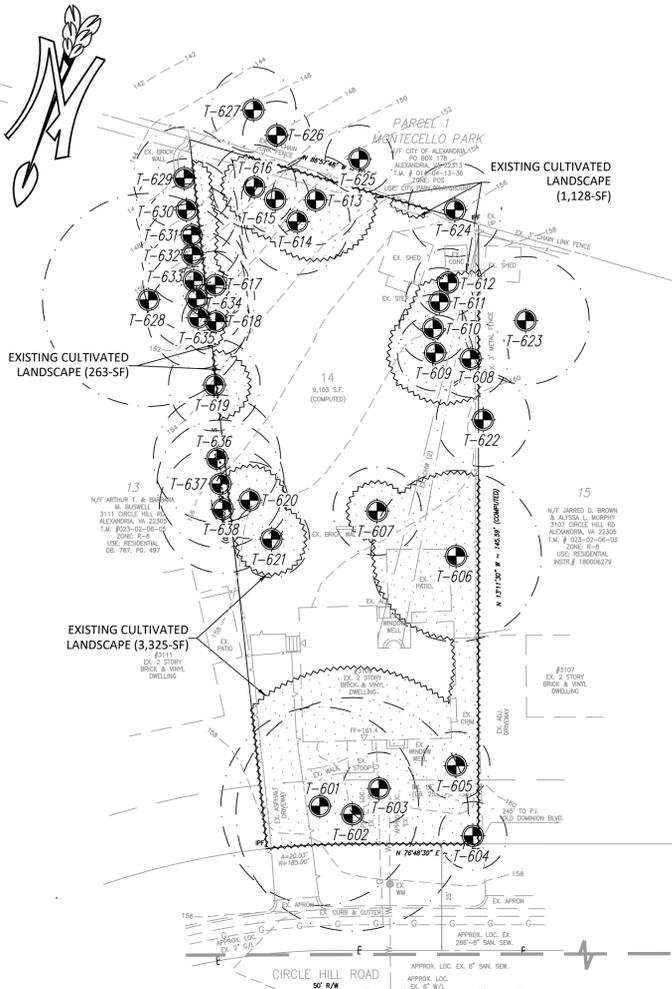
PROPOSED TREE AND VEGETATION PROTECTION SURVEY

PARCEL 1
MONTECELLO
PARK

N/F CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA, VA 22313
T.M. # 014-04-13-36
ZONE: POS
USE: CITY PARK (P/1 ANYCROP/IND)
TREE PRESERVATION AREA
CULTIVATED LANDSCAPE
(803-SF)

LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (4,716-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (1,066-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE TO BE REMOVED (TBR)
- TREE PROTECTION FENCING



NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 3109 CIRCLE HILL ROAD.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2020.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., MARCH 2020. (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 4,716 SQUARE FEET (SF).
7. TOTAL SITE AREA: 9,103 SF.
8. PERCENT OF SITE COVERED: 51.8%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 1,066 SF x 1.0 CANOPY MULTIPLIER = 1,066 SF (11.7%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 1,210 SF (13.3%)

NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- *2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
601	White Oak	<i>Quercus alba</i>	23.3	23.3	66%	None, within LOD	TBR		Many watersprouts, dieback, broken limbs/dead limbs, improperly pruned, compacted CRZ.
602	White Oak	<i>Quercus alba</i>	27.4	27.4	63%	None, within LOD	TBR		Broken top, many dead limbs/broken limbs, watersprouts.
603	Crepe Myrtle	<i>Lagerstroemia spp.</i>	8.5	8.5	91%	None, within LOD	TBR		Some dead limbs.
604	Crepe Myrtle	<i>Lagerstroemia spp.</i>	6.7	8.0	91%	None, within LOD	TBR		Some dead limbs, improperly pruned.
605	Kwanzan Cherry	<i>Prunus serrulata 'Kanzan'</i>	4.9	8.0	91%	None, within LOD	TBR		Some properly pruned limbs.
606	Red Maple	<i>Acer rubrum</i>	20.1	20.1	56%	None, within LOD	TBR		Poor form, many dead limbs/broken limbs, cavities, improperly pruned.
607	Rose of Sharon	<i>Hibiscus syriacus</i>	10.4	10.4	66%	None, within LOD	TBR		Multi-trunk, improperly pruned, many dead limbs/broken limbs, invasive.
608	Tulip Poplar	<i>Liriodendron tulipifera</i>	9.0	9.0	75%	High	SAVE		Growing against fence, girdled roots, over pruned, dead limbs. Prune to ANSI A300 standards.
609	Green Ash	<i>Fraxinus pennsylvanica</i>	8.9	8.9	66%	Low	TBR*		Shallow rooting, poor form, watersprouts, several dead limbs/broken limbs.
610	Japanese Camellia	<i>Camellia japonica</i>	3.3	8.0	94%	High	SAVE		Some broken limbs. Prune to ANSI A300 standards.
611	Rose of Sharon	<i>Hibiscus syriacus</i>	4.4	8.0	50%	High	TBR*		Improperly pruned, dead limbs/broken limbs, invasive.
612	Japanese Privet	<i>Ligustrum japonicum</i>	3.3	8.0	50%	High	TBR*		Improperly pruned, dead limbs/broken limbs, invasive.
613	Tulip Poplar	<i>Liriodendron tulipifera</i>	10.5	10.5	91%	High	SAVE		Shallow, girdled roots, some dead limbs. Prune to ANSI A300 standards.
614	Black Cherry	<i>Prunus serotina</i>	12.4	12.4	88%	High	SAVE		Shallow, girdled roots, double trunk, some dead limbs/broken limbs. Prune to ANSI A300 standards.
615	Black Cherry	<i>Prunus serotina</i>	6.8	8.0	69%	High	SAVE		Poor form, many broken limbs/dead limbs, shallow rooting. Prune to ANSI A300 standards.
616	Rose of Sharon	<i>Hibiscus syriacus</i>	9.9	9.9	50%	High	TBR*		Poor form, invasive.
617	Flowering Dogwood	<i>Cornus florida</i>	3.3	8.0	81%	High	SAVE		Split bark, several dead limbs/broken limbs. Prune to ANSI A300 standards.
618	Japanese Camellia	<i>Camellia japonica</i>	3.7	8.0	100%	High	SAVE		Multi-trunk, some dead limbs. Prune to ANSI A300 standards.
619	Black Cherry	<i>Prunus serotina</i>	10.8	10.8	94%	High	SAVE	Shared	Double trunk, some broken limbs. Prune to ANSI A300 standards.
620	Rose of Sharon	<i>Hibiscus syriacus</i>	9.0	9.0	75%	Moderate	TBR*		Invasive, dead limbs/broken limbs.
621	Rose of Sharon	<i>Hibiscus syriacus</i>	9.0	9.0	75%	None, within LOD	TBR		Invasive, dead limbs/broken limbs.
622	Northern Red Oak	<i>Quercus rubra</i>	11.0	11.0	75%	High	SAVE	Offsite	Poor form, shallow rooting, some dead limbs/broken limbs.
623	Black Cherry	<i>Prunus serotina</i>	15.0	15.0	78%	High	SAVE	Offsite	Crooked trunk, dead limbs/broken limbs, vines in canopy.
624	Black Cherry	<i>Prunus serotina</i>	11.0	11.0	88%	High	SAVE	Offsite	Broken co-leader, some dead limbs.
625	American Holly	<i>Ilex opaca</i>	8.0	8.0	97%	High	SAVE	Offsite	Shallow roots.
626	American Holly	<i>Ilex opaca</i>	8.0	8.0	91%	High	SAVE	Offsite	Some broken limbs/dead limbs.
627	American Holly	<i>Ilex opaca</i>	10.0	10.0	88%	High	SAVE	Offsite	Double trunk, swollen base, some dead limbs/broken limbs.
628	White Oak	<i>Quercus alba</i>	25.0	25.0	69%	High	SAVE	Offsite	Many watersprouts, broken top.
629	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
630	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
631	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
632	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
633	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
634	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
635	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
636	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
637	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
638	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



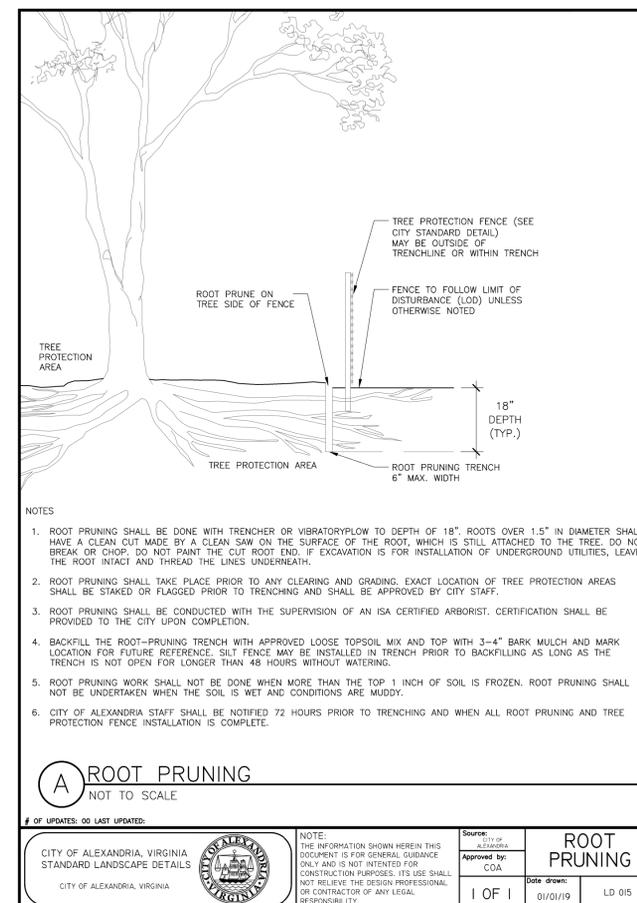
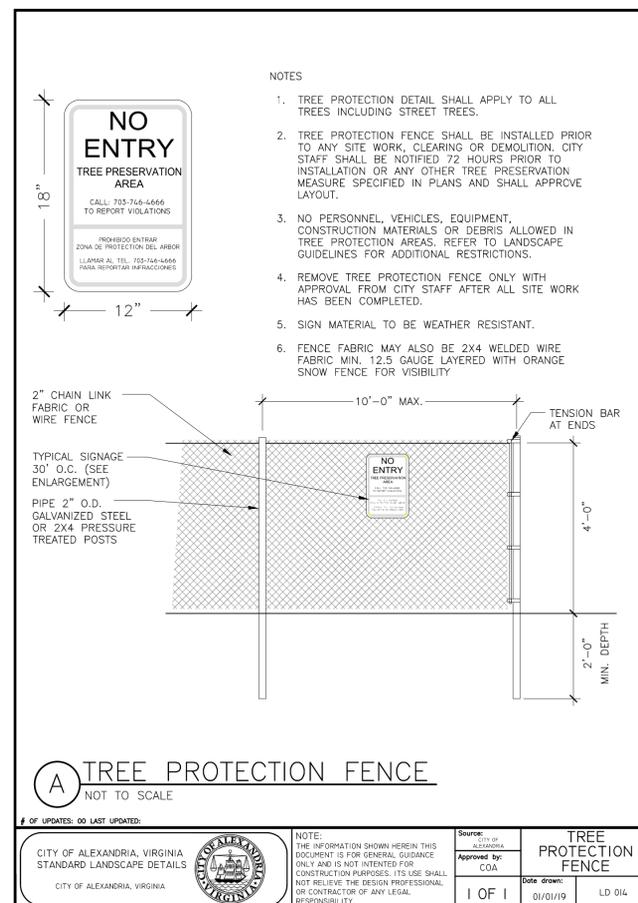
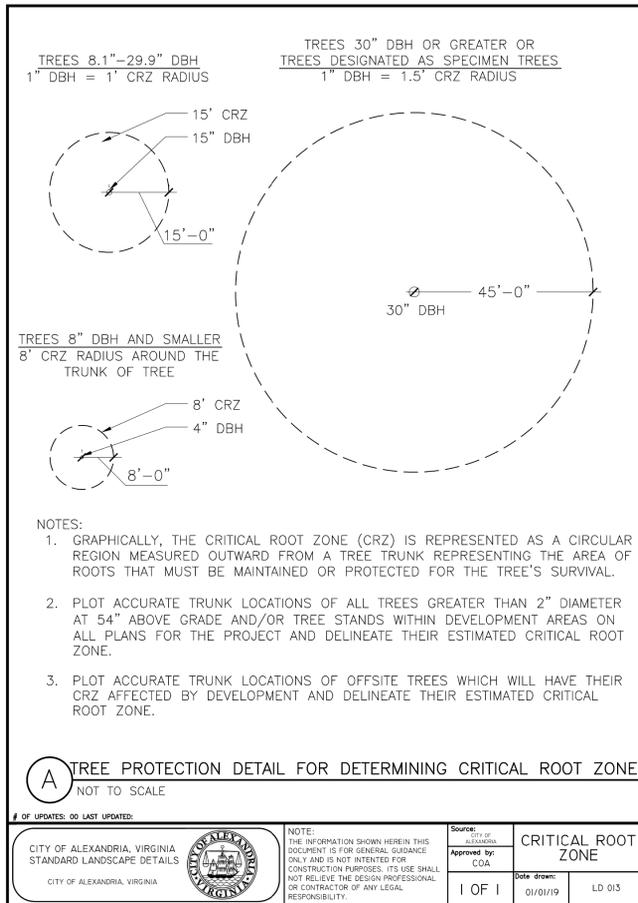
3109 CIRCLE HILL ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS
6/9/20	AMS

SHEET 1 OF 2
SCALE: 1" = 20'
PROJECT DATE: 4/13/20
DRAFT: MMS CHECK: AMS
FILE NUMBER: 1918

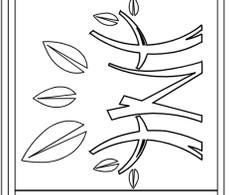
Vinash M. Sareen
Certified Arborist
Certification # MA-4727A



INVASIVE SPECIES CONTROL NARRATIVE:

- ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
- GARLIC MUSTARD:** SMALL INFESTATIONS SHOULD BE REMOVED BY HAND TO MINIMIZE DISTURBANCE. LARGE INFESTATIONS MAY BE REMOVED BY HAND OR MOWN DOWN WITH A WEED WHACKER. MANUAL REMOVAL OR CUTTING SHOULD TAKE PLACE WHILE PLANTS ARE FLOWERING, BEFORE THEY SET SEED. FOR EXTENSIVE INFESTATIONS, AN APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES MAY ALSO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN IN EARLY SPRING OR LATE FALL TO AVOID NON-TARGET SPECIES.
- ORNAMENTAL BITTERSWEET:** VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.
- TATARIAN HONEYSUCKLE:** WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.
- JAPANESE PRIVET:** MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.
- ROSE OF SHARON:** HAND PULL SEEDLINGS, USE A WEED WRENCH ON LARGE SAPLINGS AND CUT DOWN MATURE BUSHES. BUNDLE BRANCHES AND BAG BRANCHES WITH SEED PODS. DISPOSE OF IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.
- INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



3109 CIRCLE HILL ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS

SHEET	2	OF	2
SCALE:	N/S		
PROJECT DATE:	4/10/20		
DRAFT:	MMS	CHECK:	AMS
FILE NUMBER:	1918		

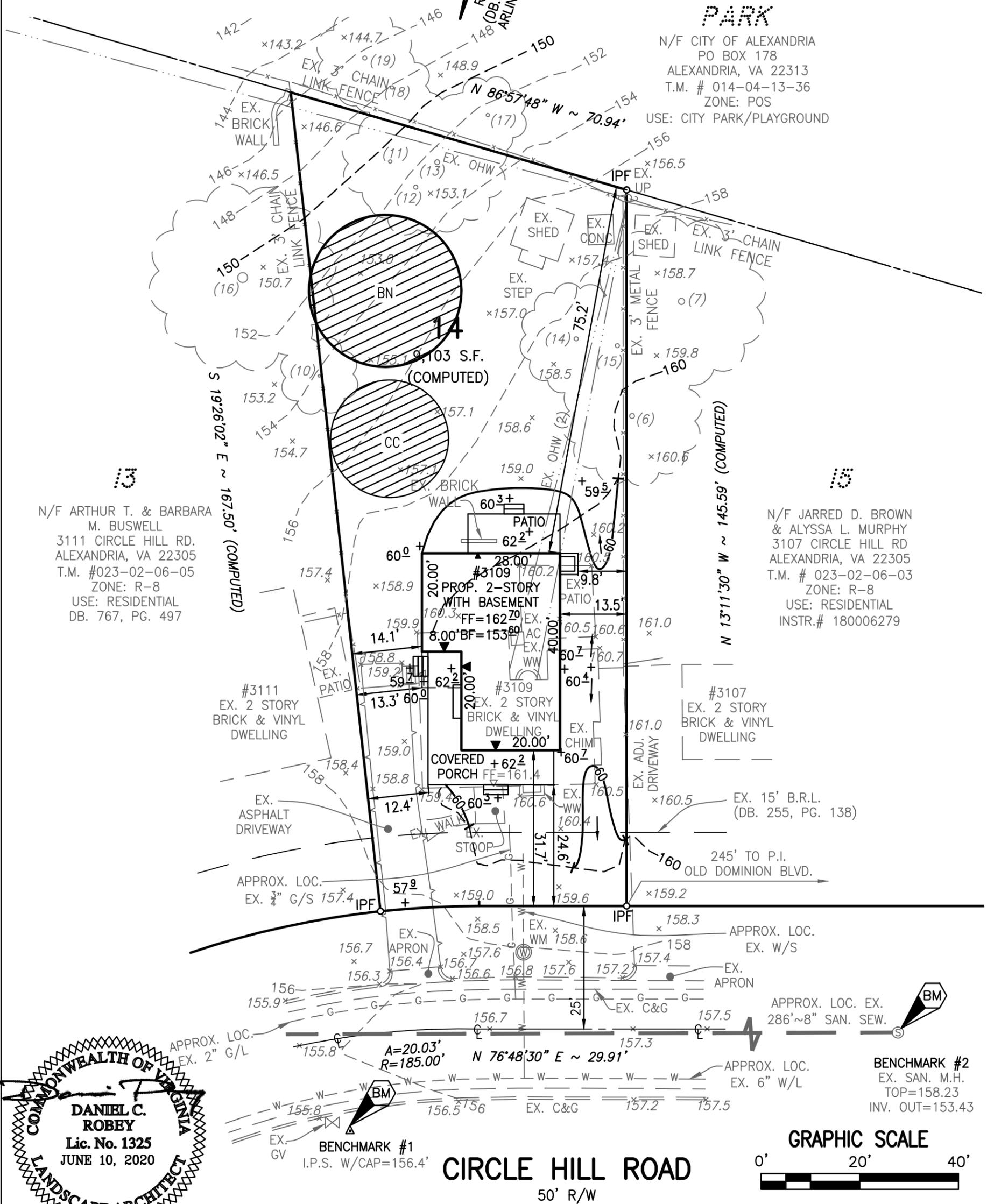
Vinash M. Sareen
Certified Arborist
Certification # MA-4727A

TAX ASSESSMENT MAP NUMBER: 023.02-06-04
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #040032451
 TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

**PARCEL I
 MONTECELLO
 PARK**

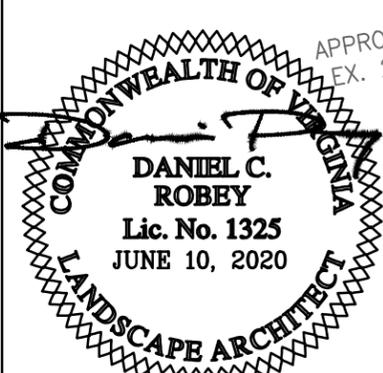
N/F CITY OF ALEXANDRIA
 PO BOX 178
 ALEXANDRIA, VA 22313
 T.M. # 014-04-13-36
 ZONE: POS
 USE: CITY PARK/PLAYGROUND

RECORD NORTH
 (DB. 225, PG. 138;
 ARLINGTON COUNTY)



N/F ARTHUR T. & BARBARA
 M. BUSWELL
 3111 CIRCLE HILL RD.
 ALEXANDRIA, VA 22305
 T.M. #023-02-06-05
 ZONE: R-8
 USE: RESIDENTIAL
 DB. 767, PG. 497

N/F JARRED D. BROWN
 & ALYSSA L. MURPHY
 3107 CIRCLE HILL RD
 ALEXANDRIA, VA 22305
 T.M. # 023-02-06-03
 ZONE: R-8
 USE: RESIDENTIAL
 INSTR.# 180006279



CIRCLE HILL ROAD
 50' R/W

GRAPHIC SCALE



PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL
BN	1	Betula	Nigra		Betula Nigra	2"-3" cal./12-14 ft. ht.	750	750	1	1	1
CC	1	Cercis	Canadensis		Eastern Redbud	1.5"-1.75" cal./6-10 ft. ht.	500	500	1	1	1
TOTAL	2						STANDARD TREE CCA:	1,250	2	2	2
									100.0%	100.0%	100.0%

RCFIELDS & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220
 Alexandria, Virginia 22314
 www.rcfassoc.com
 (703) 549-6422

LANDSCAPE PLAN
 LOT 14, BLOCK 6, SECTION 1
BEVERLY HILLS
 (#3109 CIRCLE HILL ROAD)
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
 DRAWN: KMB
 SCALE: 1"=20'
 DATE: APRIL 2020
 FILE: **20-008**
 SHEET **1** OF **2**

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

- THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:
- 1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
 - 2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
 - 3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
 - 4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
 - 5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
 - 6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
 - 7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
 - 8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

- IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:
- 1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
 - 2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
 - 3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
 - 9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

A STANDARD LANDSCAPE PLAN NOTES
 NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

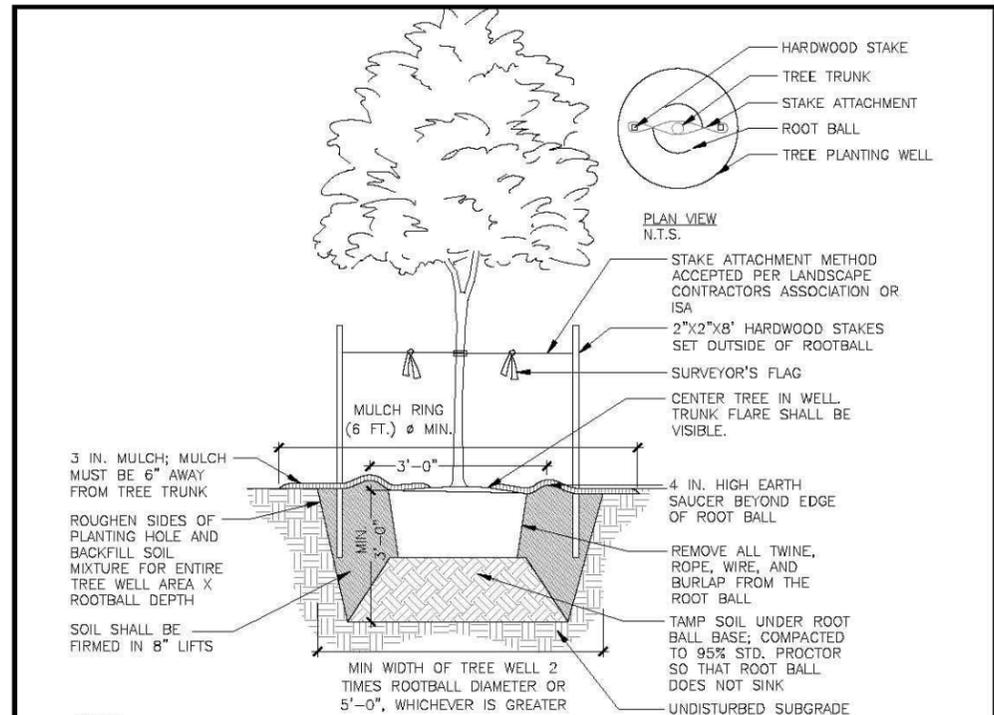
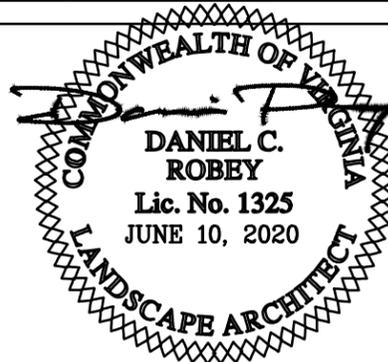
CITY OF ALEXANDRIA, VIRGINIA
 STANDARD LANDSCAPE DETAILS
 CITY OF ALEXANDRIA, VIRGINIA



NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
 Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
 Date drawn: 01/01/19
 LD 016

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	9,103
25% CROWN COVER REQUIRED (SF)	2,276
EXISTING CROWN COVER (SF)	4,716
REMOVED CROWN COVER (SF)	3,650
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	1,066
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,250
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	2,316



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
5. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
6. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
7. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION, ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
8. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
 NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
 STANDARD LANDSCAPE DETAILS
 CITY OF ALEXANDRIA, VIRGINIA



NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
 Approved by: COA
DECIDUOUS TREE PLANTING
 Date drawn: 01/01/19
 LD 001

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 2							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Betula	1	33.0%	50%	Nigra	1	33.0%	35%
Cercis	1	33.0%	50%	Canadensis	1	33.0%	35%
Prunus	1	33.0%	50%	Serotina	1	33.0%	35%



NRCA, P.O. Box 3242, Alexandria, VA 22302

Date: 8 June 2020

Re: Special Use Permit request for 3109 Circle Hill Rd

To: Sam Shelby, Urban Planner
Planning & Zoning, City of Alexandria

In response to your email of May 11, 2020, the North Ridge Citizens' Association (NRCA) has reviewed the special use permit request for demolition and reconstruction of the house at 3109 Circle Hill Road. Our Land Use Committee has studied thoroughly the SUP application in relation to NRCA Guidelines*, notified and solicited comments from the nearby neighbors, and met with the owners to better understand their plans.

We find that the proposed replacement house is consistent with the character of North Ridge in style and compliant with zoning regulations in size and placement. We have received no objections from the neighbors. The owners indicated that they intend to use Hardie Plank for the siding, a detail that is not yet reflected in the SUP application. We also understand that the owners intend to make an extra effort to preserve and improve the native tree canopy on the property. Therefore, the North Ridge Citizens' Association endorses the request.

Owners Jeff Seibel and Nicole Mayer have lived in the current house on Circle Hill Road since 2008 and have worked with their architect to come up with a plan intended to be sensitive to the neighbors and consistent with the character of the surrounding homes. They put great value on the fact that their property backs up on Monticello Park and appear determined to preserve and enhance the forest canopy.

Our review of the plans included a careful check of how the new foundation and driveway would affect several mature trees on the property. Two white oaks and one red maple are within the designated construction area and are slated for removal by the consulting arborist. Jeff and Nicole intend to work with the builder to try to save two of these trees, if possible. In keeping with our construction guidelines for the neighborhood, NRCA strongly endorses this effort to save mature native trees. Per our guidelines, we strongly recommend that three native canopy species be planted to replace any mature native tree lost due to the construction project. NRCA advocates for a minimum 50% canopy coverage, not including understory trees and shrubs. Recommended examples include the indigenous canopy trees of Monticello Park - oaks, hickories, *Nyssa sylvatica* and tulip poplars. These blend into the existing canopy of the park and bring long term benefits to the owners and the neighborhood, as well.

We have offered to work with Jeff and Nicole to help them select tree species and identify potential sources.

We appreciate that the City has solicited input from the North Ridge community represented by NRCA and are available to answer questions from city staff.

Sincerely,

Chuck Kent

Chuck Kent, President
North Ridge Citizens' Association

*<http://www.northridgecitizens.org/images/stories/NRCA-Guidelines-for-Evaluating-Property-Modifications-SUPs-051120.pdf>