



City of Alexandria

Special Use Permit #2025-00010 3111 Circle Hill Road

City Council
May 17, 2025



Agenda



1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance



Summary

SUP Request

- Construct a single-unit dwelling on a developed substandard lot

Key Elements of the Discussion

- Redevelop an existing substandard lot
- Proposed bulk, height, and design compatibility with neighborhood

SUP#2025-00010



Background Information

- Zone:
 - R-8/Residential
 - Single-unit dwelling
- Small Area Plan:
 - Northridge/Rosemont
- Surrounding uses:
 - Residential





Proposal

- Redevelopment of developed substandard lot



Existing dwelling to be demolished



Proposed dwelling

SUP#2025-00010





SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.35
- ▶ Surrounding homes range in FAR: 0.25 - 0.34
- ▶ **Proposed dwelling FAR: 0.34**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 19.1 ft. - 30.1 ft.
- ▶ **Proposed dwelling height: 28.7 ft.**



SUP Considerations

- **Design**

- ▶ There is a variety of architectural styles in this neighborhood (see photos)
- ▶ Applicant used some design features of surrounding homes in proposal



SUP#2025-00010



**Staff and Planning Commission
recommend approval subject to
conditions**





Supplemental Information

SUP#2025-00010



Dwelling Heights

3106 Circle Hill Road	19.7 Ft.
3108 Circle Hill Road	21.1 Ft.
3109 Circle Hill Road	26.8 Ft.
Average	23.36 Ft.
3110 Circle Hill Road	19.1 Ft.
3113 Circle Hill Road	30.1 Ft.
Average + 20%	28 Ft.
Proposed Dwelling	28.7 Ft.



Dwelling FARs

Address	FAR	Floor Area	Lot size
3106 Circle Hill Road	0.34	3,504 Sq. Ft.	10,350 Sq. Ft.
3108 Circle Hill Road	0.28	2,536 Sq. Ft.	9,037 Sq. Ft.
3109 Circle Hill Road	0.25	2,266 Sq. Ft.	9,103 Sq. Ft.
3110 Circle Hill Road	0.25	2,465 Sq. Ft.	9,779 Sq. Ft.
3113 Circle Hill Road	0.30	4,197 Sq. Ft.	14,058 Sq. Ft.

<i>Proposed Dwelling</i>	<i>0.33</i>	<i>4,576 Sq. Ft.</i>	<i>14,085 Sq. Ft.</i>
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