

ADDRESS: 3 WASHINGTON STREET
ZONE: R-8/SINGLE FAMILY
APPLICANT: JOHN L. AND JOYCE M. BRADLEY

ISSUE: A request for a variance to construct a screened porch addition in the required front yard along Beverley Drive.

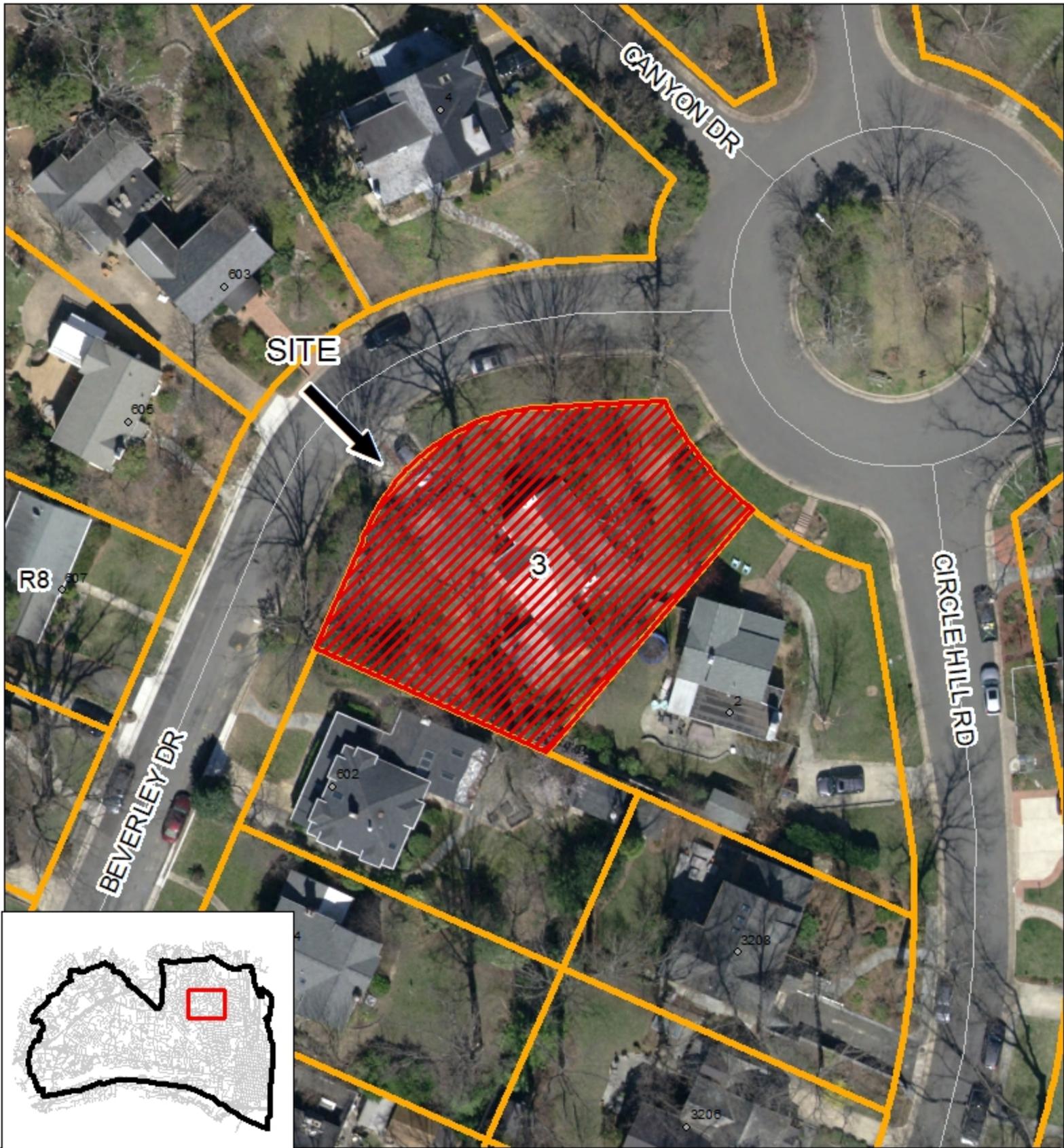
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front Yard (Beverley Drive)	21.90 feet*	17.00 feet	4.90 feet

**Based on the range established by the front yard setbacks within the contextual blockface.*

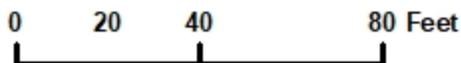
BOARD OF ZONING APPEALS ACTION, NOVEMBER 14, 2022: The applicant requested a deferral to the December 12, 2022 hearing. By unanimous consent, the Board of Zoning Appeals voted to defer BZA #2022-00017, with four members present.

Staff **recommends denial** of the request because it does not meet the variance definition and standards.

If the Board grants the requested variance, the applicant must comply with all requirements of this subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report. The applicant must also submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to all final inspections. The variance must be recorded in the City’s Land Records Office prior to the release of the building permit.



BZA #2022-00017
3 Washington Circle



I. Issue

The applicants propose to construct a screened porch on the front of an existing residential single-family dwelling in the R-8 zone, which requires a variance from the front yard setback requirement.

II. Background

The subject property is one lot of record with 79.40 feet of lot width and 102.70 feet of lot depth, 42.19 feet of lot frontage along Washington Circle, and 155.02 feet of frontage along Beverley Drive. The property contains 9,509 square feet of lot area and is developed with a two-story detached dwelling. The lot is slightly substandard for a corner lot in R-8 zone due to the lot width, but complies with the lot size and frontage requirements.

The lot is developed with a single-family dwelling and detached garage. The dwelling is located 39.80 feet from the front property line facing Washington Circle, 27.90 feet from Beverley Drive, 18.30 feet from the south side property line and 6.80 feet from the east side property line. The existing noncomplying garage is located in the required front yard and forward of the front building wall facing Beverley Drive. The garage is located 14.60 feet from the front property line facing Beverley Drive, 70.42 feet from the front property line facing Washington Circle and 39.25 feet from the south side property line.



Figure 1: Subject Property from Beverley Drive

III. Description

The applicants propose to construct a one-story screened porch addition to the front of the existing dwelling in the required front yard along Beverley Drive. The proposed screened porch addition will measure 14.00 feet by 18.00 feet, and 14.00 feet in height measured from average preconstruction grade to the top of the flat roof. Residential uses in the R-8 zone require a front yard setback within the range established by the contextual block face. The minimum front yard setback established by the contextual block face for the property is 21.90 feet. The proposed screened porch would be constructed 17.00 feet from the front

property line along Beverley Drive, requiring a variance of 4.90 feet from the required front yard setback requirement.



Figure 2: Proposed Screened Porch

The screened porch would be in compliance with maximum floor area ratio requirements, height requirements, and front yard (facing Washington Circle) and side setbacks.

Table 1. Zoning Table

R-8 Zone	Required/Permitted	Existing	Proposed Addition
Lot Area	9,000 Sq. Ft.	9,509 Sq. Ft.	9,509 Sq. Ft.
Lot Width	80.00 Ft.	79.40 Ft.	79.40 Ft.
Lot Frontage (Beverley Drive)	40.00 Ft.	155.02 Ft.	155.02 Ft.
Lot Frontage (Washington Circle)	40.00 Ft.	42.19 Ft.	42.19 Ft.
Front Yard (Beverley Drive)	21.9 Ft.	27.90 Ft.	17.00 Ft.
Front Yard (Washington Circle)	39.80 Ft.	39.80 Ft.	39.80 Ft.
Side Yard (south)	8.00 Ft. (setback ratio 1:2)	18.30 Ft.	N/A
Side Yard (east)	8.00 Ft. (setback ratio 1:2)	6.8 Ft.	N/A

Height	30.00 Ft.	N/A	14.00 Ft.
Floor Area Ratio	Maximum 3,328.15 Sq. Ft. (0.35)	2,060 Sq. Ft. (0.22)	2,312 Sq. Ft. (0.24)

IV. Master Plan/Zoning

The subject property is zoned R-8/Single family and has been zoned since the adoption of the Third Revised Zoning Map in 1951. The property is located in the North Ridge/Rosemont small area which identifies the property for residential.

V. Requested Variances:

Front Yard 3-306(A)(1)

Zoning Ordinance Section 3-306(A)(1) requires a front yard setback based upon the range established by the contextual block face. The closest house within this range is 21.90 feet from the front property line along Beverley Drive. The screened porch addition would be required to provide a minimum 21.90 front yard setback from Beverley Drive. The applicant requests variance of 4.90 feet from the front yard setback to allow for a 17.00-foot front yard setback from the property line facing Beverley Drive.

VI. Applicants Justification for Variances

The applicant justifies the front yard setback “Due to the extreme topography of the lot and the location of the existing improvements, the proposed location is the only area where a functional screened porch could be constructed on the property”. The applicant explains that the unique circumstances of this property as a corner lot and the extreme topography distinguishes the property from other properties within the same zone.

VII. Analysis of Variance Definition

Per Zoning Ordinance Section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per Zoning Ordinance Section 2-201.1 as follows:

- a. The request is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

The request is not a reasonable deviation from the provisions of the R-8 zone of the Zoning Ordinance. The dwelling on the property currently complies with the front setback requirement, and the proposed 14-foot by 18-foot screened porch addition could be reduced in depth by 4.90 feet to continue meet the required front yard setback, which would keep the property in compliance with the R-8 zone and the contextual block face.

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application does not unreasonably restrict the use of the property because a screened porch is not a necessary addition to utilize the property. In addition, the screened porch could be reduced in size, relocated where the rear patio is located, or the screen could be removed to meet Section 7-202(E), which allows open porches to encroach into front yard setbacks with a maximum depth of ten feet, so a front yard variance would not be required.

- c. The need for a variance is not shared generally by other properties.

The contextual block face front yard setback applies to other residential dwellings in the R-8 zone, and a variance would need to be requested from other properties wanting to construct an addition within the front yard setback.

- d. The variance is not contrary to the purpose of the ordinance.

The requested variance to reduce the front yard setback is contrary to the ordinance. The R-8 zone allows the front yard to be between the range established by the contextual block face. The range established by the contextual block is intended to ensure consistent development patterns with respect to the front yard setbacks among nearby properties. If the variance is granted, the front yard setback established by the contextual block face for the surrounding properties would be altered and, in effect, change the front yard setback for this block.

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The variance does not change the use. The property would continue to be used as a residence.

VIII. Analysis of Variance Standards

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

Strict application does not unreasonably restrict the utilization of the property, as the proposed screened porch is not a necessary addition to utilize the property. The proposed screened porch could be reduced in size, or the screen could be removed to comply with the ordinance.

- b. The property interest for which the variance is being requested was acquired in good

faith and any hardship was not created by the applicants for the variance.

The applicant acquired the property in good faith. The applicants did create the hardship as they could build a screened porch 21.90 feet from the front property line. The proposed larger screened porch creates the need for a variance.

- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting the variance would not be of substantial detriment to the adjacent properties. While the one-story screened porch would not restrict the adequate supply of light and air to the surrounding properties, all of the corner lots on Washington Circle are characterized by large open front yards, the approval of this variance to construct an enclosed structure in the front yard will alter the character of the open yards surrounding Washington Circle.

- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

The front yard setback of the R-8 zone applies to all residential uses in the R-8 zone. Any front addition encroaching into the front yard setback would require a variance.

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The request for variances would not result in a use that is not permitted, as the dwelling would continue to be used residentially.

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

Relief from the front yard setback requirement requires a variance, and there is no other process that would allow the proposed construction.

IX. Staff Conclusion

As outlined above, staff **recommends denial** of the requested variance as it does not meet all the standards and criteria as outlined within the Zoning Ordinance.

Staff

Rachel Drescher, Urban Planner, rachel.drescher@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, Land Use Division Chief, anthony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

RECOMMENDATIONS:

- 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)

FINDINGS:

- 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)

CODE REQUIREMENTS

- 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 for review for new construction.

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

F-1 No archaeology oversight necessary for this undertaking



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

Variance for the strict application of the R-8 Front Yard set back requirements of Section 3-306 (A) (2) of the Alexandria Zoning Ordinance, as amended (the "Ordinance")

PART A

1. Applicant: Owner Contract Purchaser Agent

Name John L. Bradley, Tr. and Joyce M. Bradley, Tr.

Address 3 Washington Circle, Alexandria, Virginia 22305

Daytime Phone 602 421 3239

Email Address johnlundybradley@gmail.com

2. Property Location 3 Washington Circle, Alexandria, Virginia 22305

3. Assessment Map # 14.04 Block 13 Lot 12 Zone R-8

4. Legal Property Owner Name John L. Bradley, Tr. and Joyce M. Bradley, Tr.

Address 3 Washington Circle, Alexandria, Virginia 22305

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 L. Bradley, Trustee	3 Washington Circle, Alexandria, VA.	50%
2. Joyce M. Bradley, Trustee	3 Washington Circle, Alexandria, VA.	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3 Washington Circle, Alex. Va. (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 L. Bradley, Trustee	3 Washington Circle, Alexandria, VA.	50%
2. Joyce M. Bradley, Trustee	3 Washington Circle, Alexandria, VA.	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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 ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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. John L. Bradley, Trustee	None	
2. Joyce M. Bradley, Trustee	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.

John L. Bradley

August 23, 2022

5. Describe request briefly: The Applicants are requesting a variance for the strict application of the R-8 Front Yard set back requirements of Section 3-306 (A) (2) of the Ordinance to construct a 252 square foot (14' by 18') screened porch in the Beverley Drive front yard of the property inside of the front yard setback or the contextual blockface as defined by the Ordinance.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

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

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

Printed Name: Duncan W. Blair, Attorney Agent

Date: 8 18 22

Signature:

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

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

1. Please answer A or B:

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

The Applicants are requesting a variance from the strict application of the R-8 zone front yard setback requirements of Section 3-306 (A)(2)(a) in order to construct a 864 square foot screened porch in the Beverly Drive front yard of their corner lot. Due to the extreme topography of the lot and the loaction of existing improvement the proposed location is the only area where a functional screened porch could be constructed on the property.

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

Due to the unique circumstances of the Applicant's property, the granting of the requested variances would allow the Applicants to full use and enjoyment their property. Strictly enforcing the requirements of Section 3-306 (A) (2) of the Ordinance unreasonably restricts and creates an unnecessary hardship to the use of the property and would be a disproportionate burden and detriment to the Applicants when balanced with the public benefit advanced by requiring the strict enforcement of the Zoning Ordinance regulations in this instance and under the circumstances of the Property.

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

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

No. While the general regulatory scheme of the R-8 zone regulations does apply to all R-8 zoned properties in the City of Alexandria, the unique circumstances this Property as a corner lot and the extreme topography distinguishes the Property from other properties in the same zone and surrounding neighborhood.

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

No. While the general regulatory scheme of the R-8 zone regulations does apply to all R-8 zoned properties in the City of Alexandria, the unique circumstances this Property as a corner lot and the extreme topography distinguishes the Property from other properties in the same zone and surrounding neighborhood.

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

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

The R-8 zone's front yard setback requirements were imposed on the property with the adoption of the City of Alexandria Zoning Ordinance, 1992, as amended, prior to the acquisition of the property by the Applicants.

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

The Applicant's were generally aware that the use and development of the property was governed Ordinance.

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

The R-8 zone's front yard setback requirements were imposed on the property with the adoption of the City of Alexandria Zoning Ordinance, 1992, as amended, prior to the acquisition of the property by the Applicants.

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

No. The unreasonable restriction from which the Applicants are requesting variances was imposed on the property with the adoption of the Ordinance.

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

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

The granting of the variance requested by the Applicants will not be detrimental to the adequate supply of air and light or other health, safety and welfare considerations within the scope of the R-8 zone regulations. The proposed screened porch has been designed be compatible with architectural character of the main house and adjoining properties and the surrounding area.

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

The Applicants have presented and discussed the plans for the proposed screened porch and explained the need for the variance. Attached are letters in support of the construction of the screened porch and granting the requested variance.

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

No.

PART C

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

The Applicants have explored other placements of the screened porch on the Property and determined that given the design of the existing house, its placement on the corner lot and due to the extreme topography of the Property the proposed location is the only logical place to construct the screened porch.

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

Additional information may be provided prior to the public hearing.

*****ATTENTION APPLICANTS*****

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

Variance to construct a 252 square foot screened porch in the required front yard on Beverly Drive."

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



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address 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"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
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"/>	B2. Total Exclusions <input type="text"/>	

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

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: John Bradley

Date: _____



2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

General Notes:

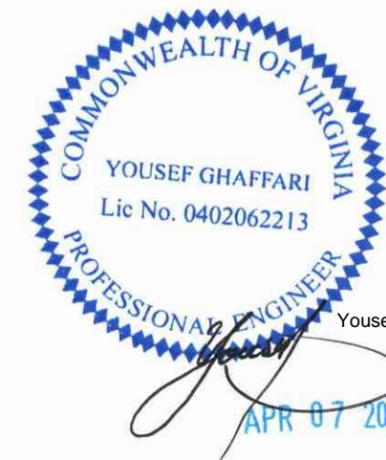
1. All work shall comply with the Virginia USBC 2015 edition, City of Alexandria Standards, IBC 2015, NDS 2015, ACI 318-14, and ASCE7-10. If not specifically addressed, construction methods shall comply with the manufacturer's specifications or NAHB Residential Performance Guidelines if specifications do not exist.
2. Framing members in these details are designed for a 40 PSF live load, 10 PSF dead load, normal loading duration, wet service conditions and deflections of $l/360$ for main spans and $l/180$ for overhangs with a 220-pound point load.
3. Lumber in contact with the ground shall be rated as "ground-contact."
4. Concrete in footings shall have a minimum compressive strength of 3,000 PSI.
5. Nails shall be threaded, ring-shanked or annular grooved.
6. Carriage-bolts may be substituted where throughbolts are specified provided carriage-bolt washers are installed at the bolt head.
7. Fasteners shall be hot-dipped galvanized, stainless steel or approved for use with preservative-treated lumber.
8. Hardware and mechanical connectors, e.g., joist hangers or post anchors, shall be stainless steel or galvanized with 1.85 ounces of zinc per square foot (G-185 coating).
9. Contractor to ensure no disturbance on adjacent property.
10. Contractor to verify location of existing utilities.
11. Contractor to verify all dimensions and conditions prior to the start of work.

Wood:

1. Structural wood components (beams, joist, rafters, etc.) shall have the following minimum allowable stresses of No. 2 Southern Pine.
 - A. Shear: F_v 175 psi
 - B. Bending: 2x4 F_b 1,100 psi
 - C. Bending: 2x6 F_b 1,000 psi
 - D. Bending: 2x8 F_b 925 psi
 - E. Bending: 2x10 F_b 800 psi
 - F. Bending: 2x12 F_b 750 psi

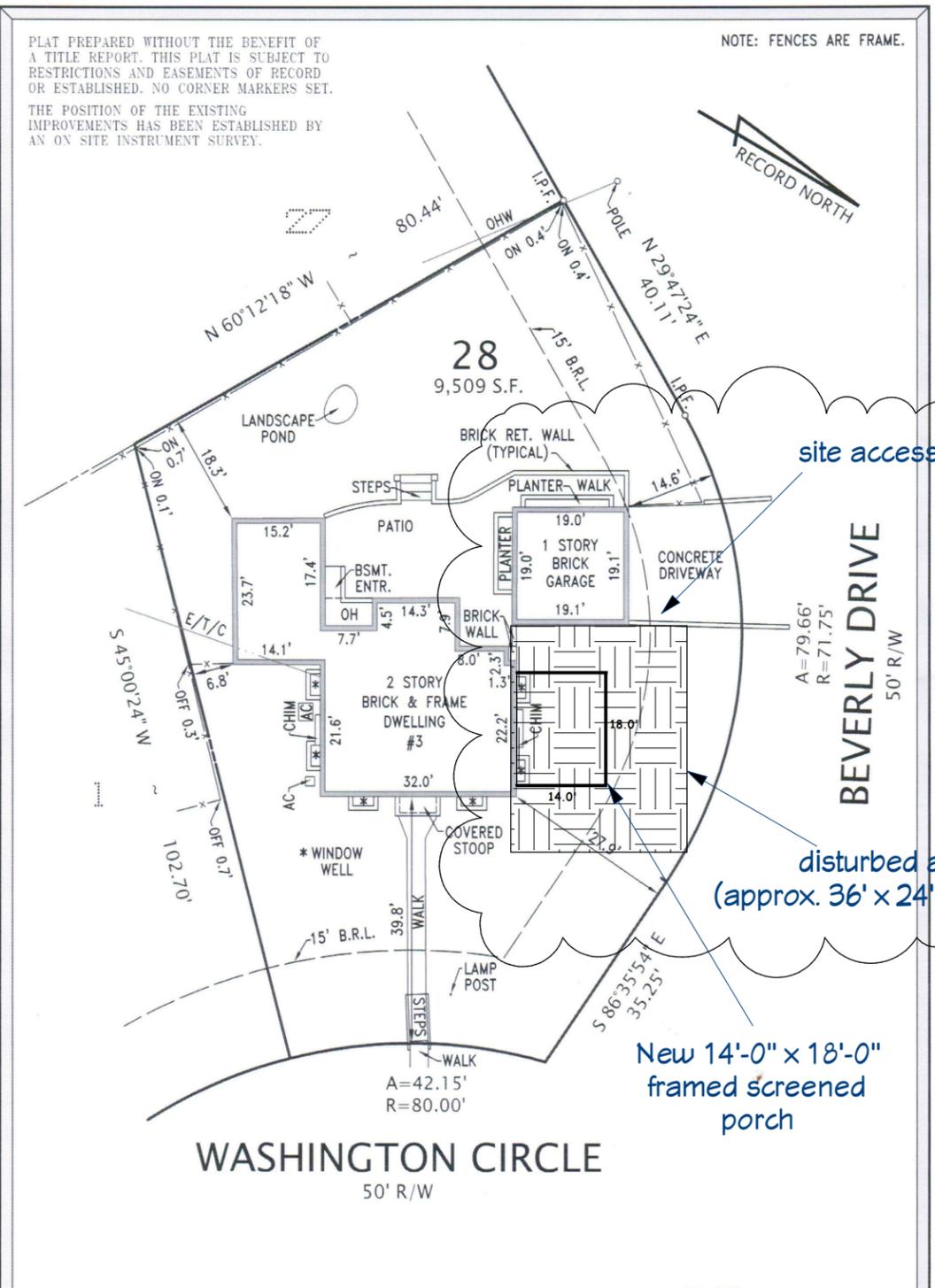
General Structural Notes:

1. Structural drawings shall be used in conjunction with job specifications.
2. Dimensions and conditions shall be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
3. Do not scale drawings to obtain dimensional information.
4. At all times the contractor shall be solely responsible for the conditions of the jobsite including the safety of persons and property.
5. Engineer's presence or review of work does not include adequacy of the contractor's means and methods of construction.
6. Shoring, bracing, and protection of existing and adjacent structures during construction is the sole responsibility of the contractor.
7. Protect and maintain the integrity of adjacent streets, buildings, and all other structures.
8. The structure is designed to be self-supporting and stable after the structure is complete.
9. It is the contractor's responsibility to determine erection procedures and sequence to ensure safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys, or tiedowns.
10. The contractor is solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.
11. The engineer of record is not responsible for any means or methods of construction or for any related safety precautions or programs.

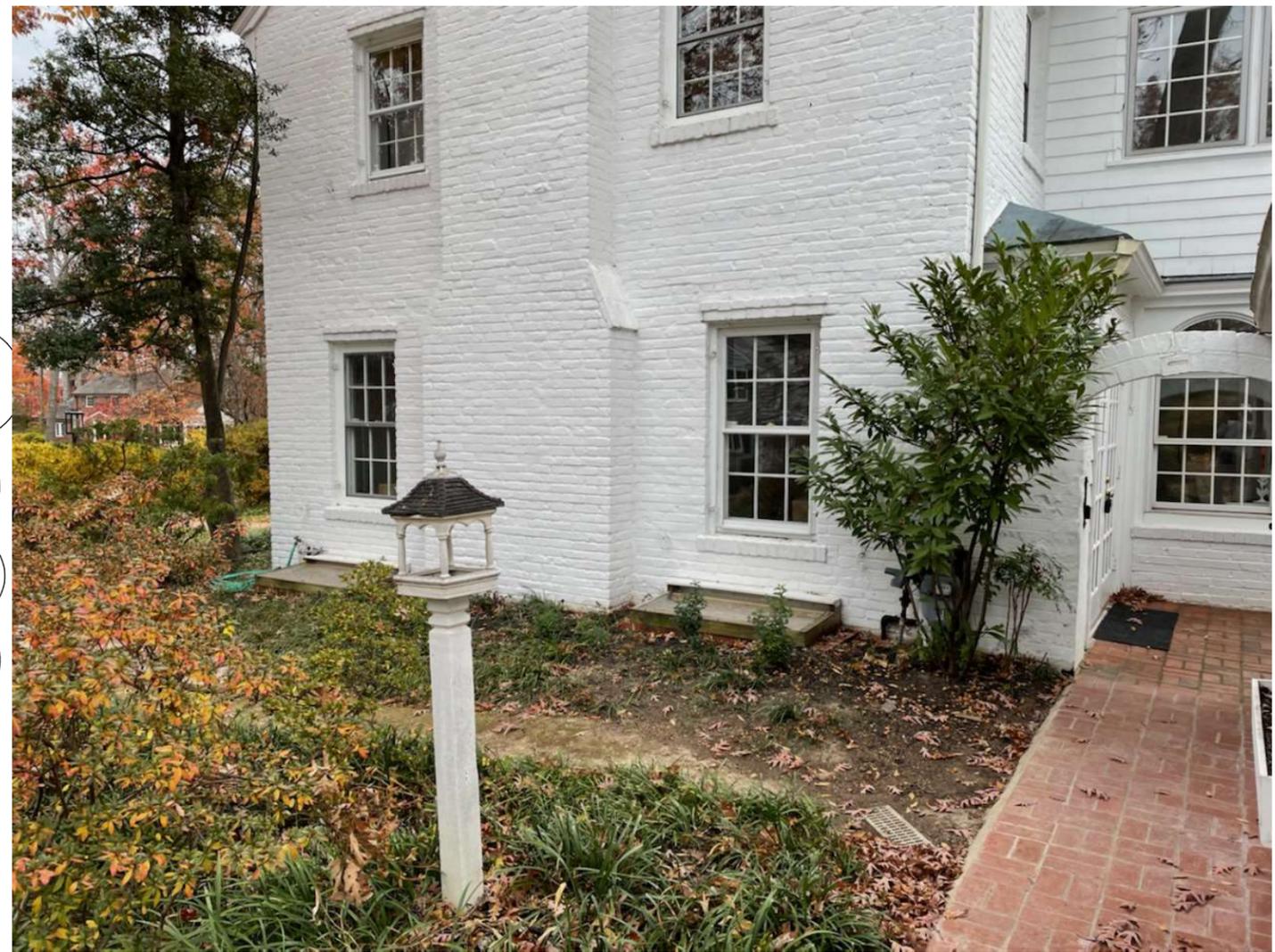


Screened Porch Addition
3 Washington Circle
Alexandria VA
Plans prepared by Bellanca Construction

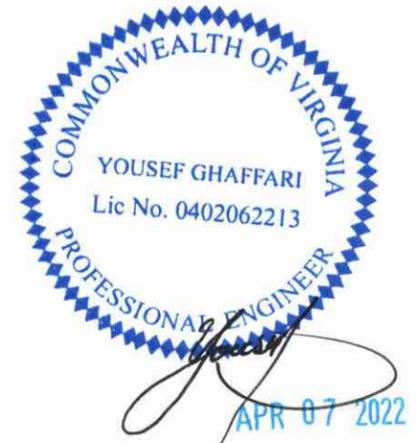
GHT ALTERA SURVEYS, INC. - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.



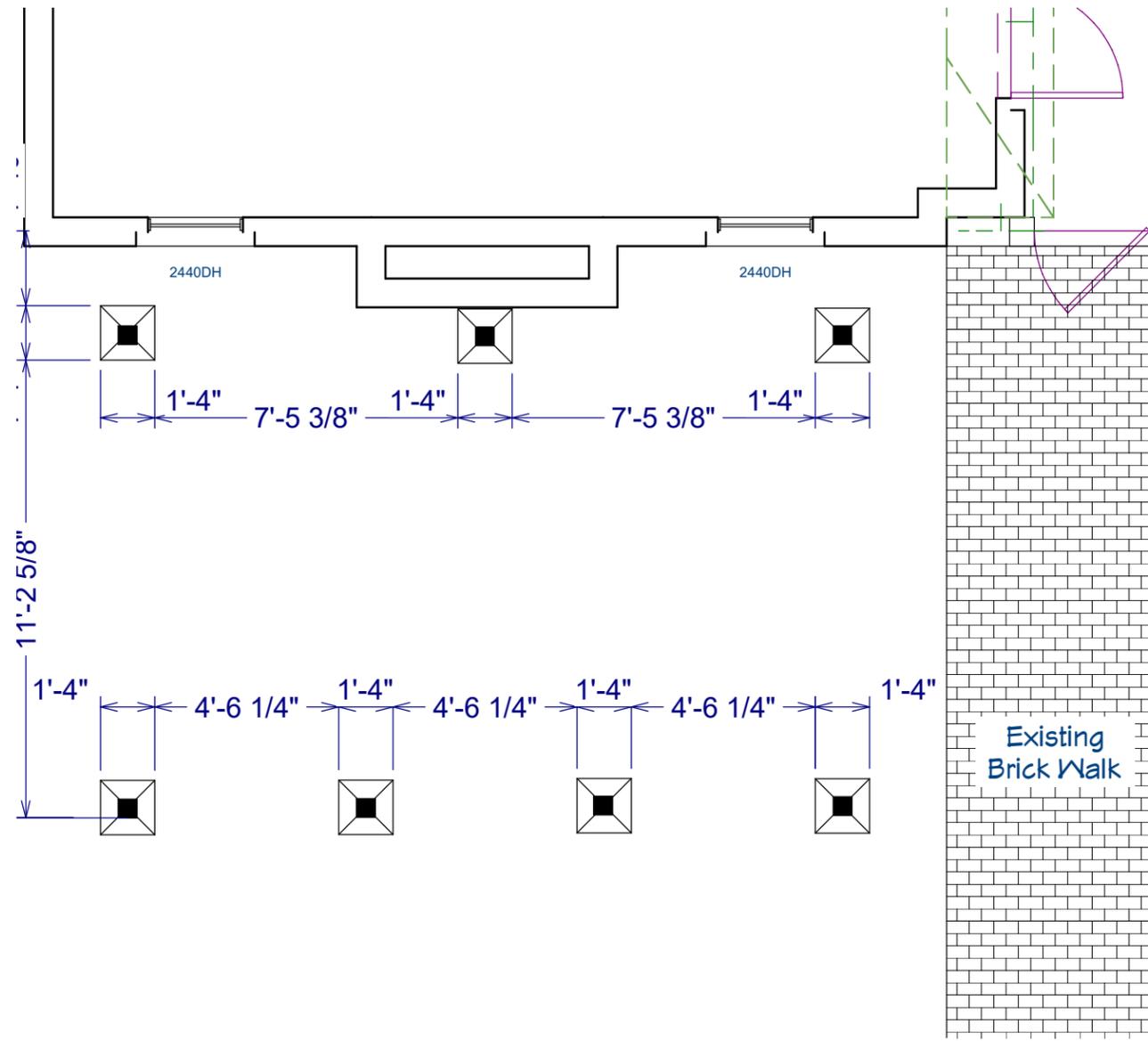
Location Plat
(for location purposes only)



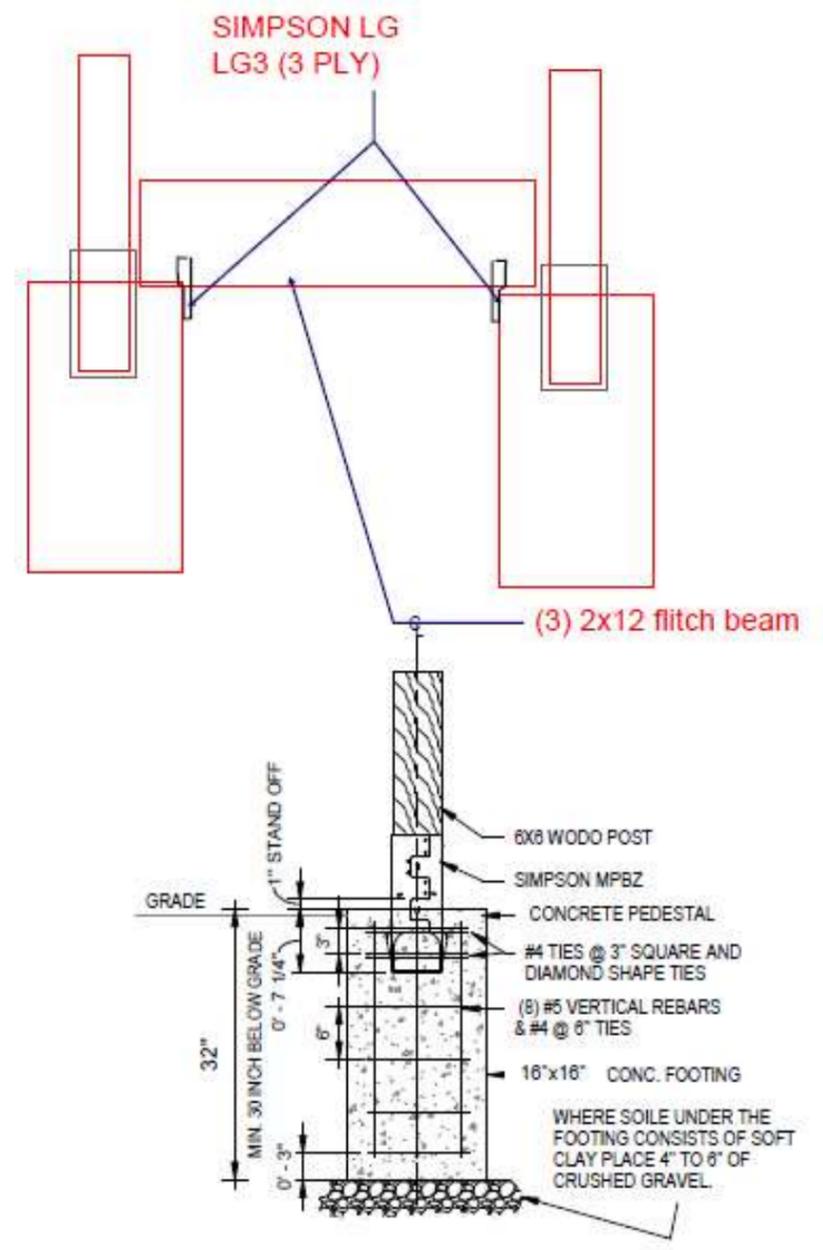
Existing Site Conditions



Screened Porch Addition
3 Washington Circle
Alexandria VA



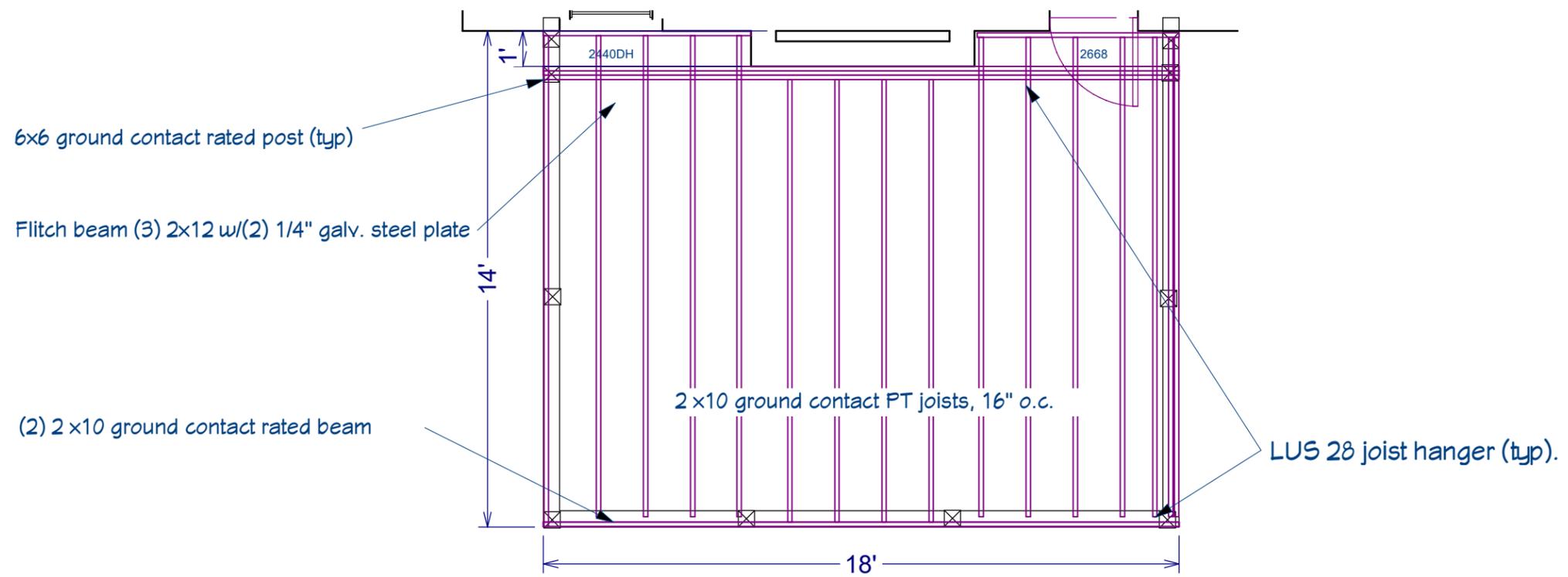
Foundation Plan
 1/4" = 1'-0"



Footing Details
 NTS

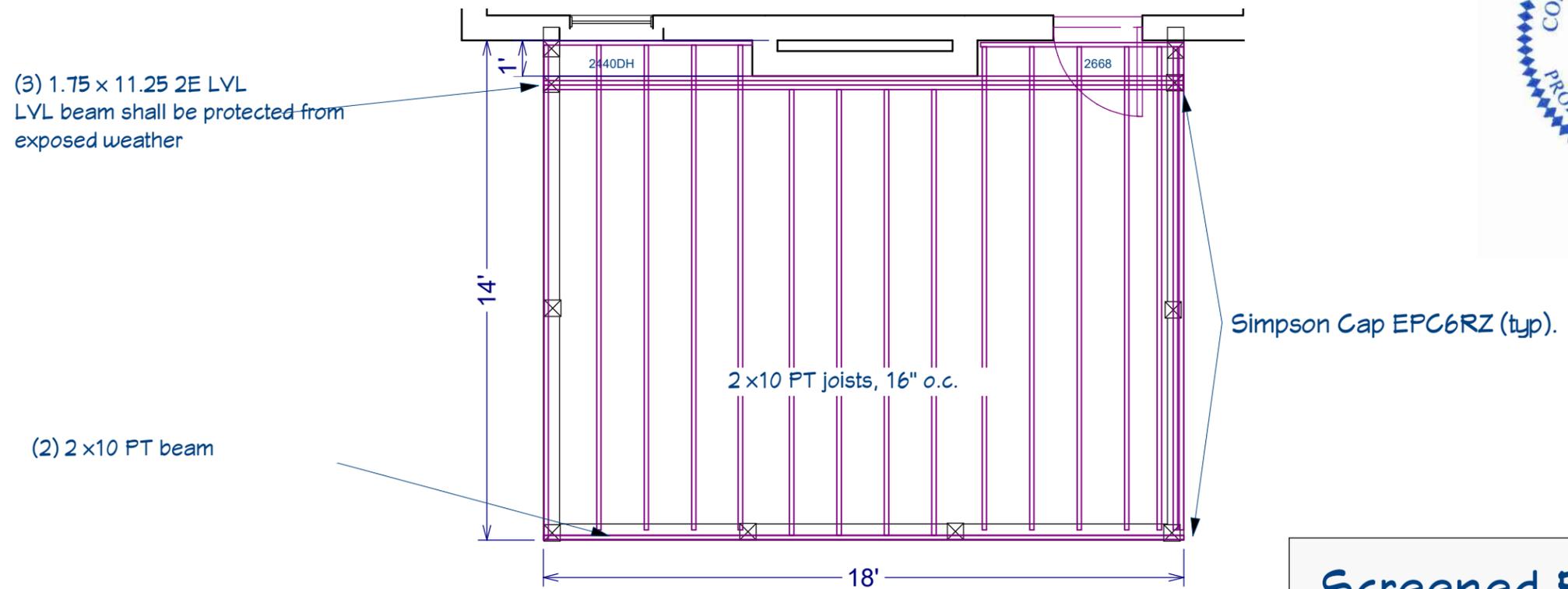
Screened Porch Addition
 3 Washington Circle
 Alexandria VA



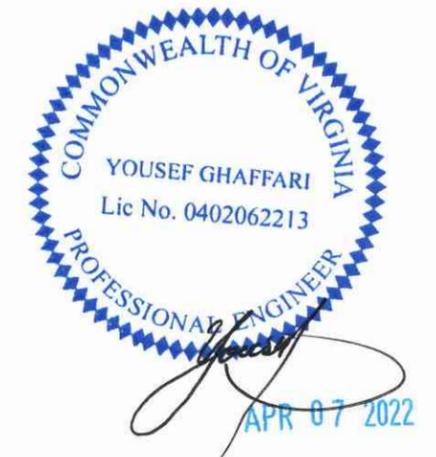


Floor Framing Plan
 1/4" = 1'-0"

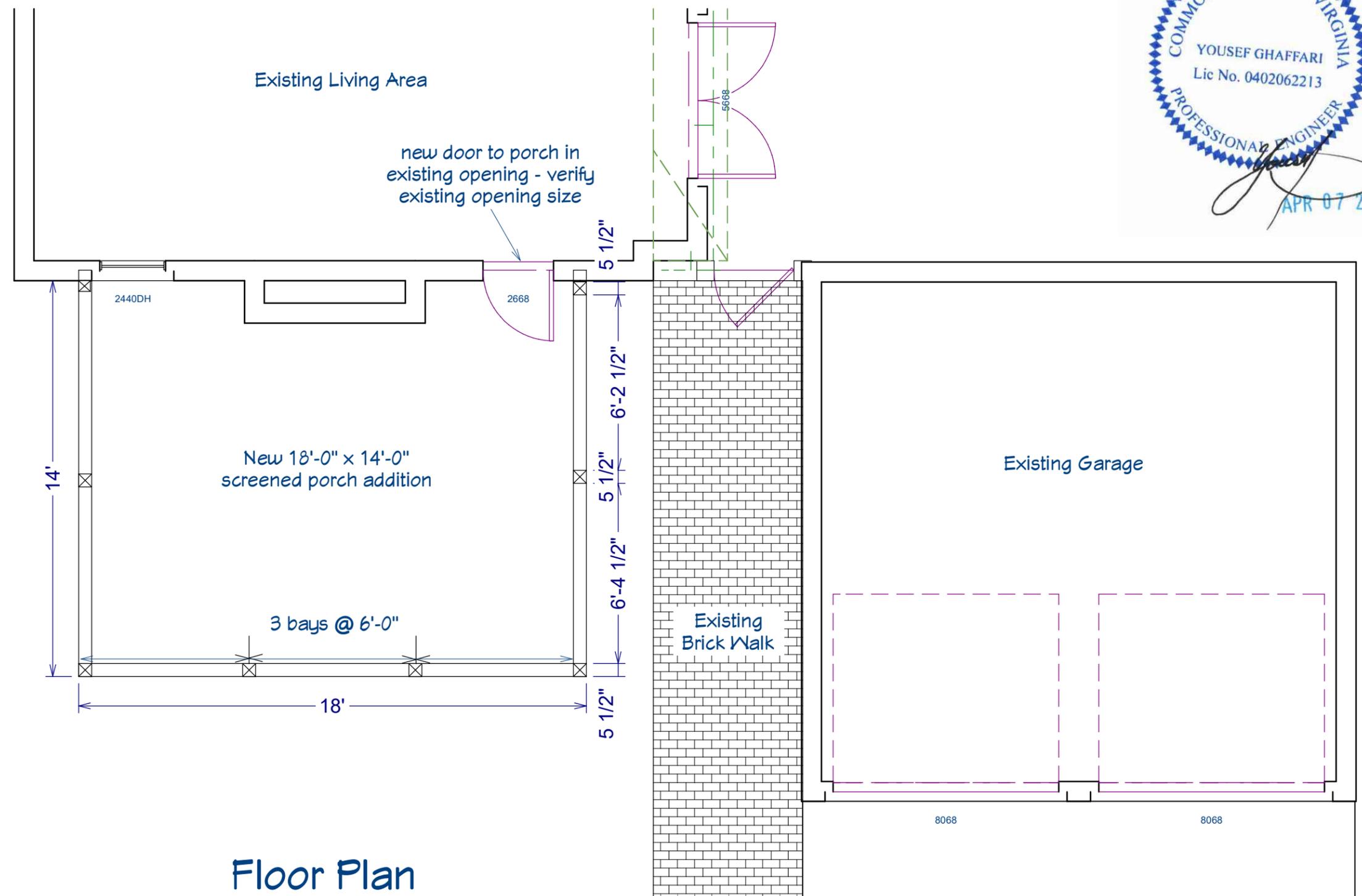
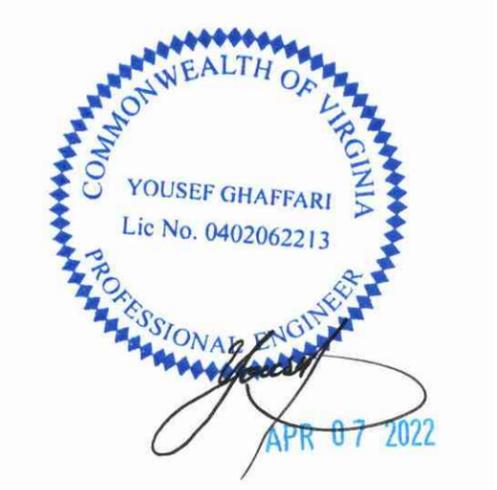
All exposed members shall be pressure treated.



Roof Framing Plan
 1/4" = 1'-0"

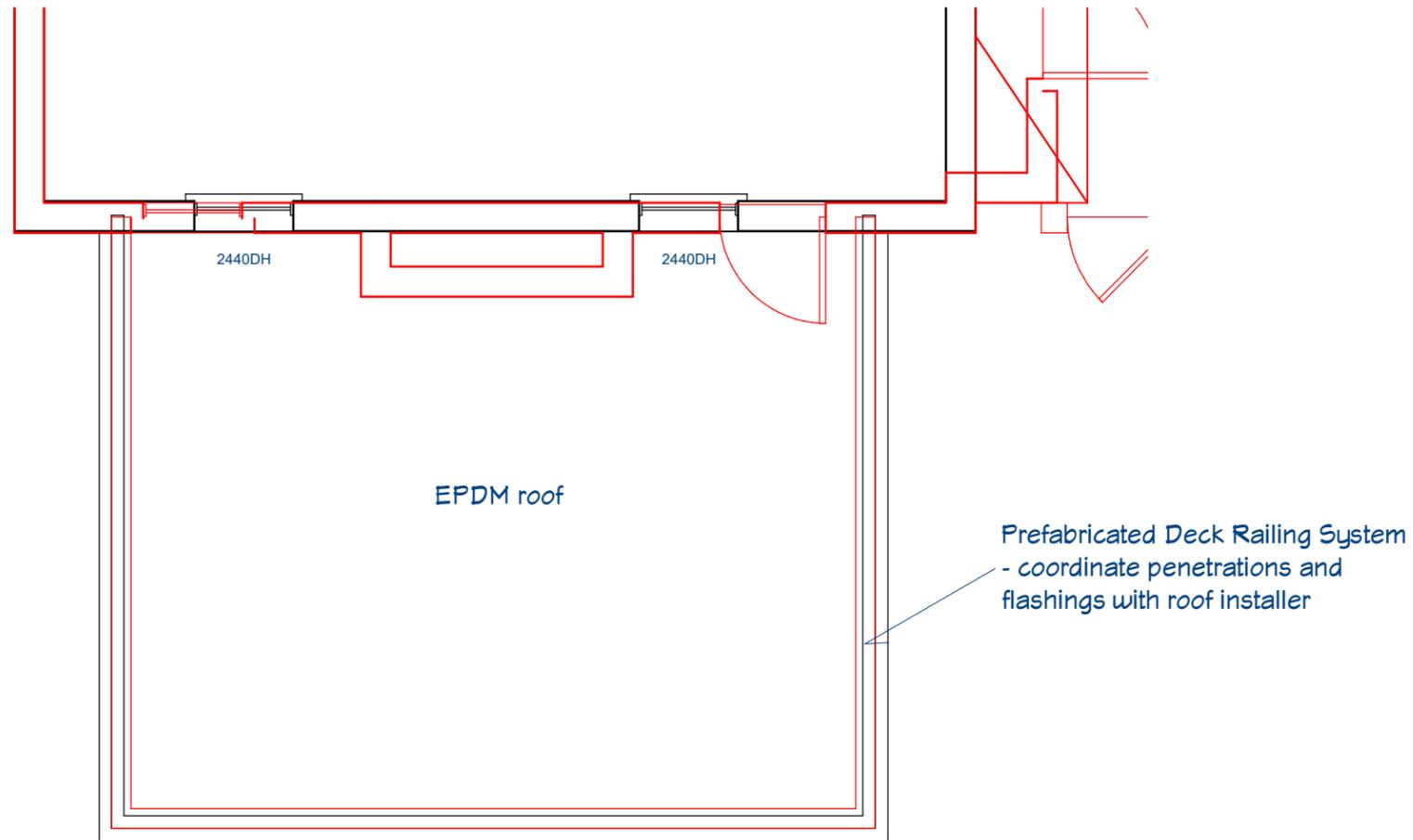


Screened Porch Addition
 3 Washington Circle
 Alexandria VA

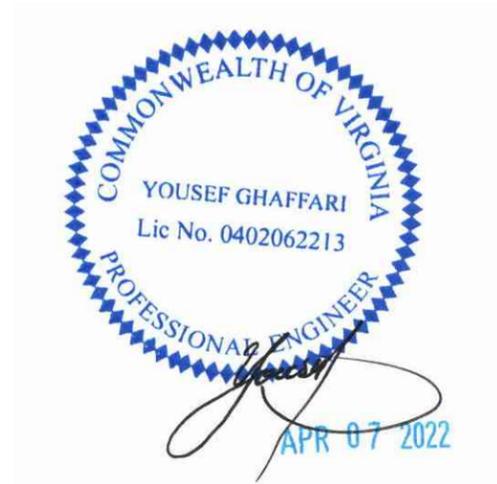


Floor Plan
1/4" = 1'-0"

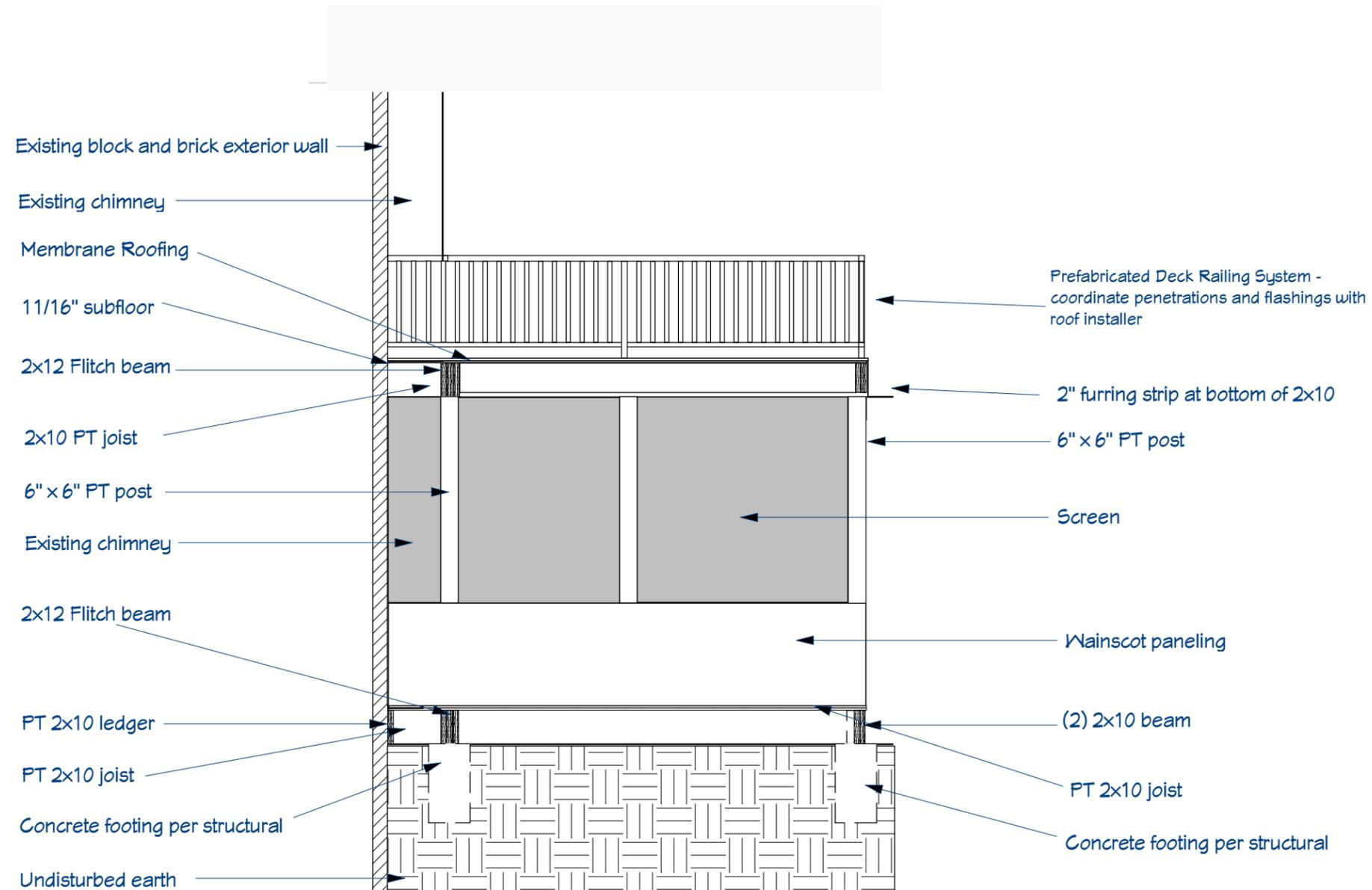
Screened Porch Addition
3 Washington Circle
Alexandria VA



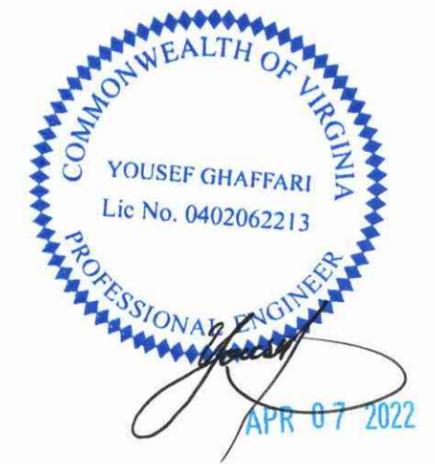
Roof Plan
 1/4" = 1'-0"



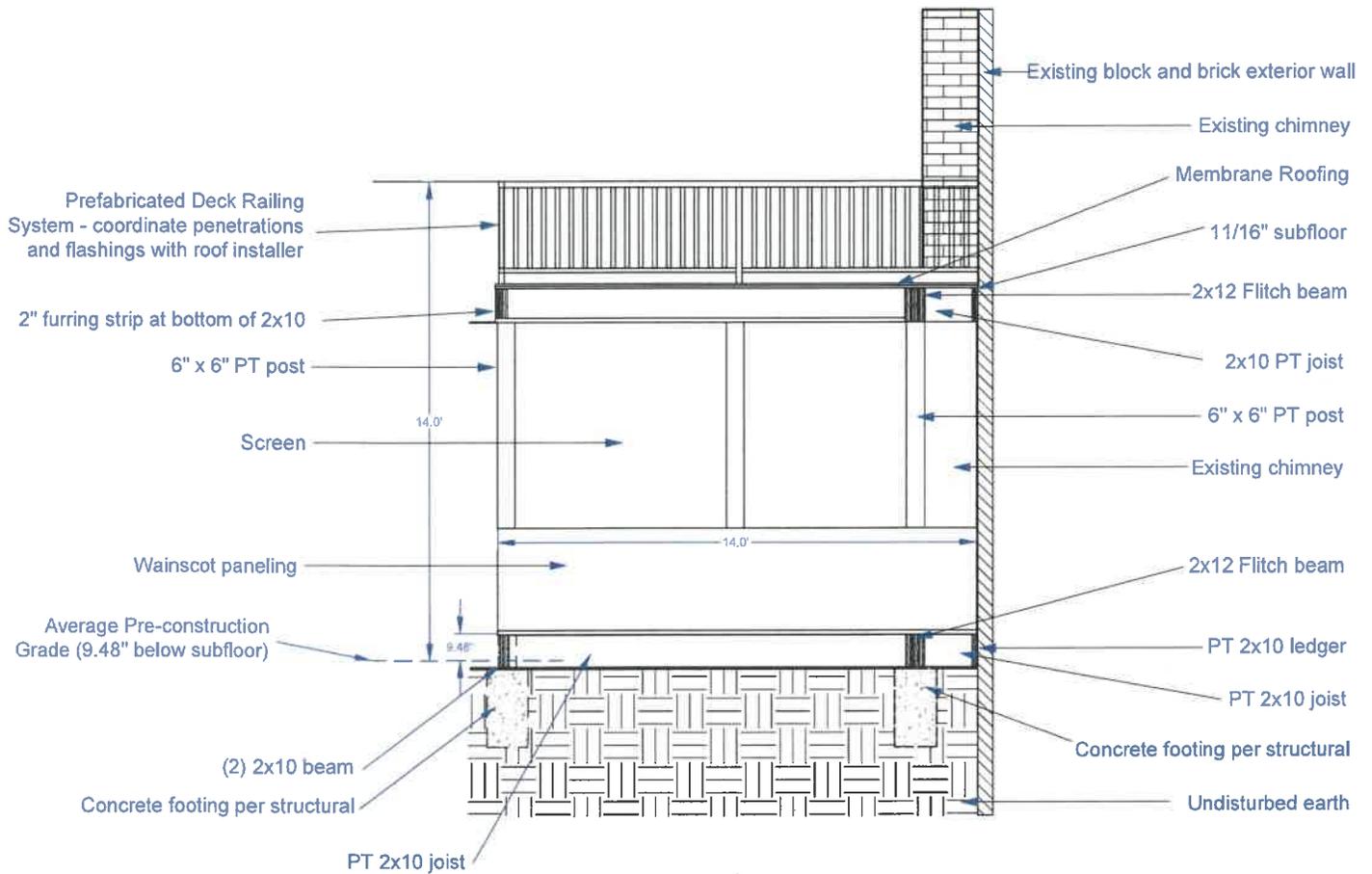
Screened Porch Addition
 3 Washington Circle
 Alexandria VA



Section
1/4" = 1'-0"

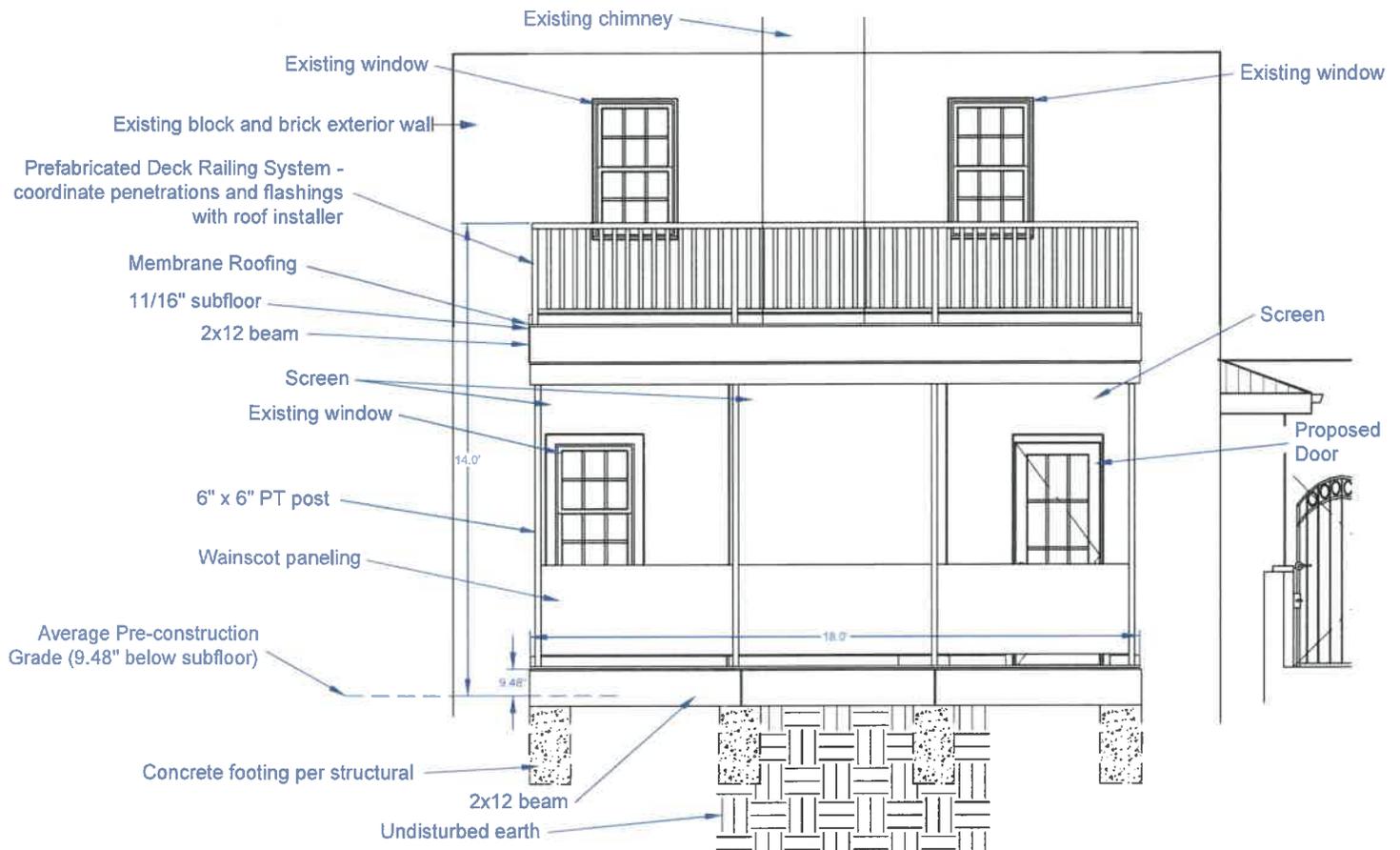


Screened Porch Addition
3 Washington Circle
Alexandria VA



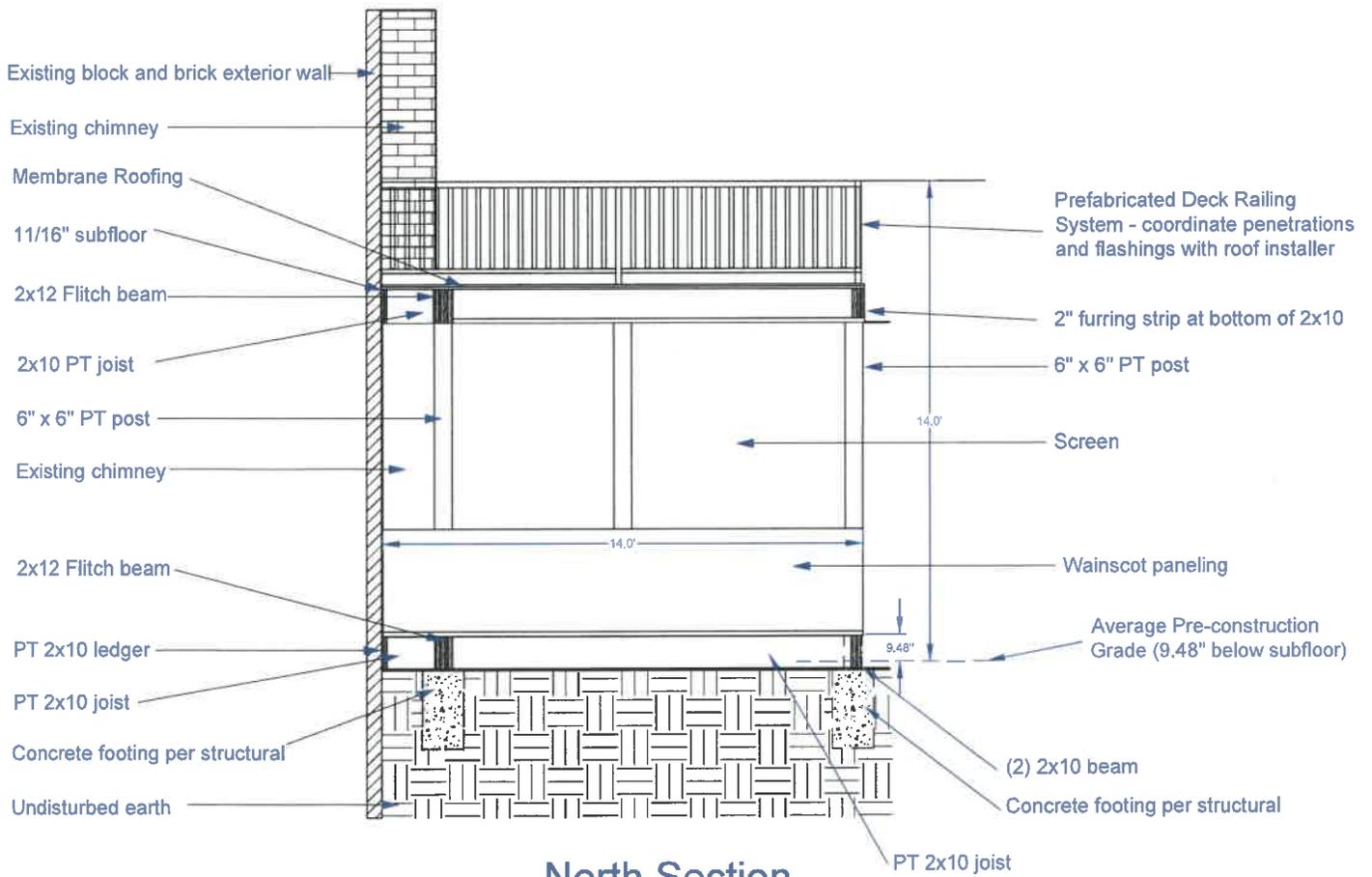
South Section
 1/4" = 1'-0"

Screened Porch Addition
 3 Washington Circle
 Alexandria VA



West Section
 1/4" = 1'-0"

Screened Porch Addition
 3 Washington Circle
 Alexandria VA



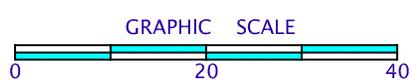
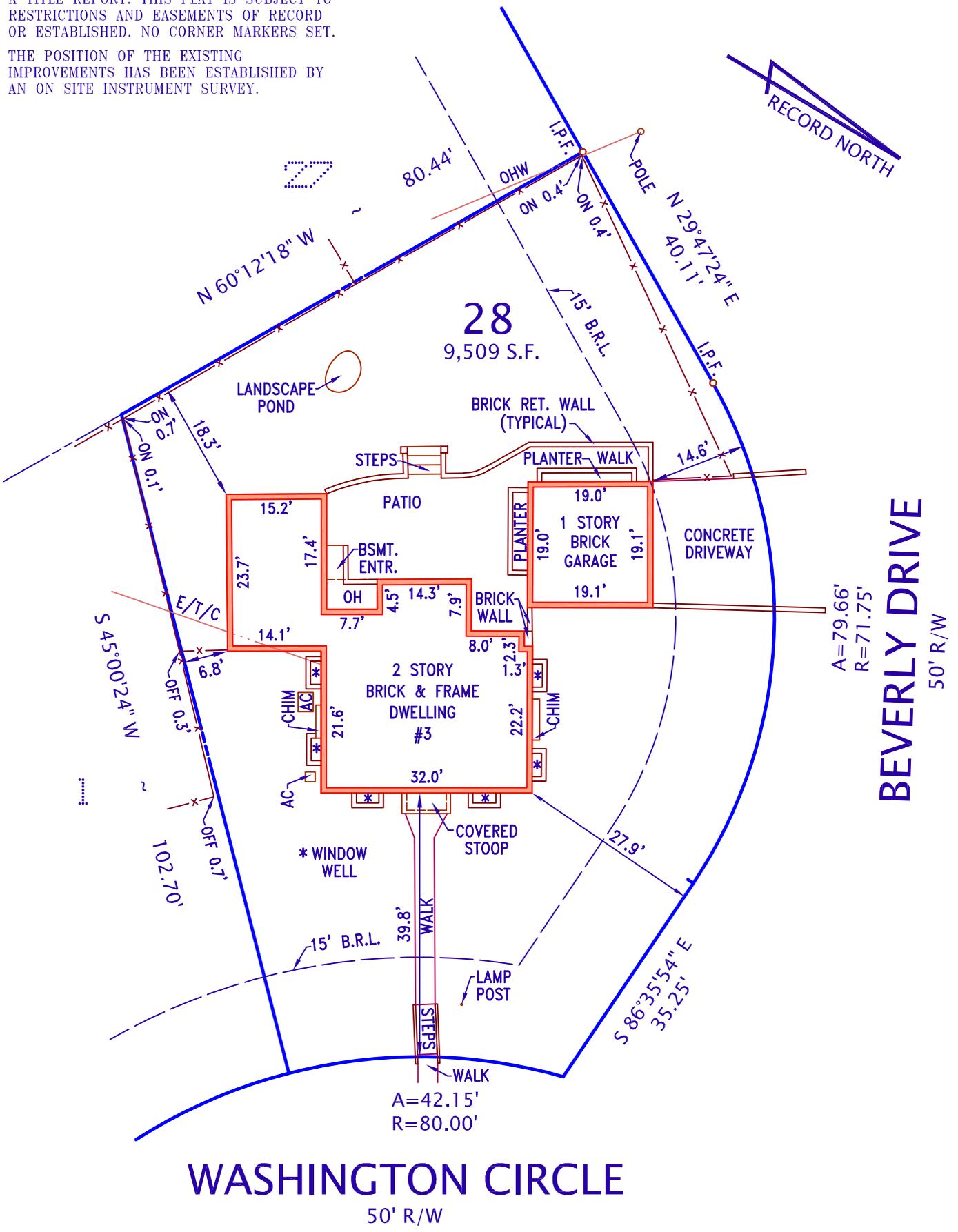
North Section
 1/4" = 1'-0"

Screened Porch Addition
 3 Washington Circle
 Alexandria VA

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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.



PLAT
 SHOWING HOUSE LOCATION ON
 LOT 28 BLOCK 7 SECTION 1
BEVERLY HILLS
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 3, 2021

CASE NAME:
 WHITEHURST ~ BRADLEY TRS
 ORDERED BY:
 KVS TITLE, LLC

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

View from Washington Circle looking South- Garage in background.



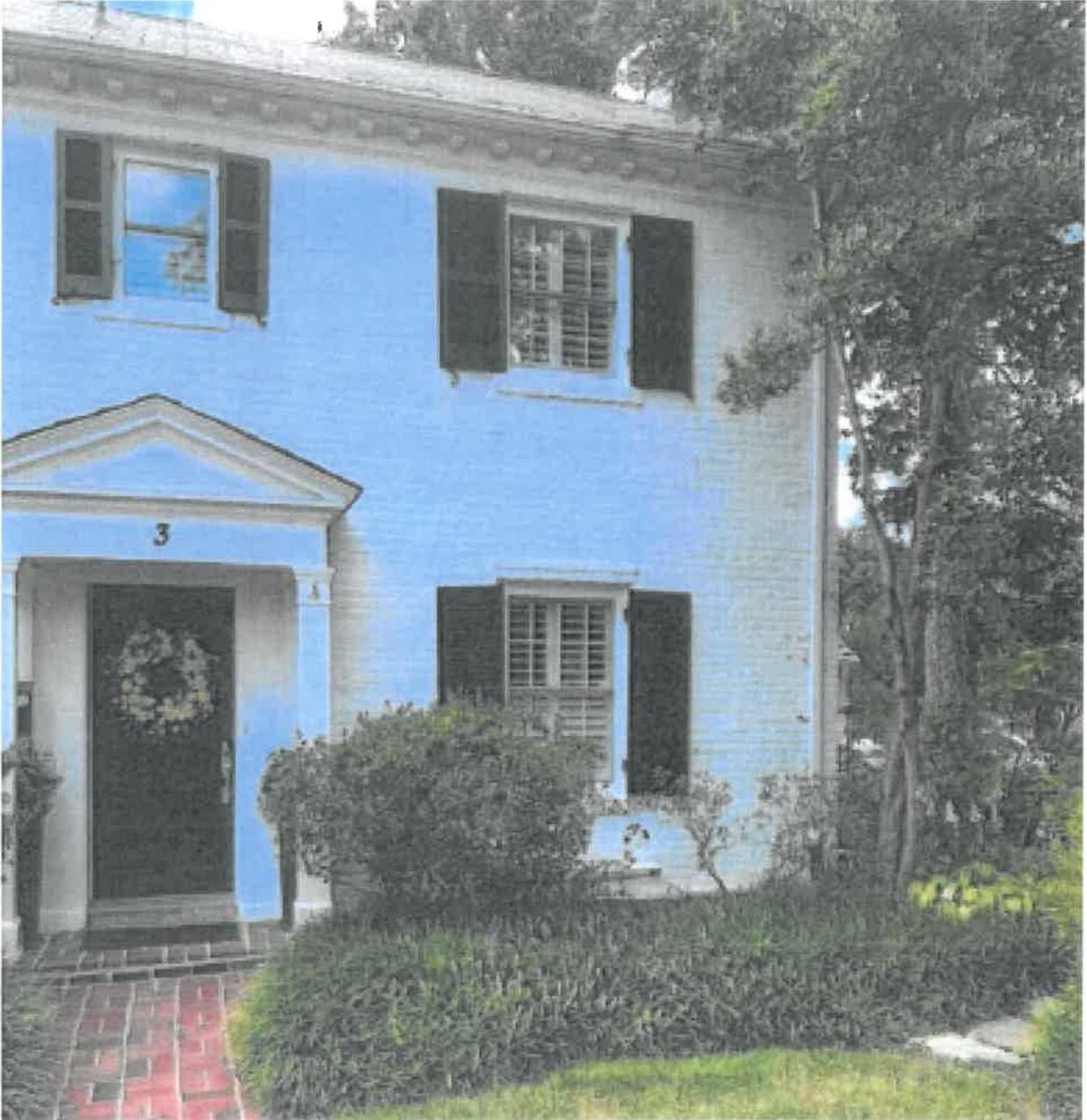
View from Washington Circle looking South- Garage in background.



View from Washington Circle looking South.

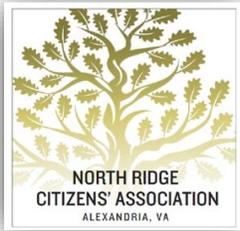


Front facade Washington circle.



View from intersection Washington Circle and Beverly.





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

October 12, 2022

John and Joyce Bradley
3 Washington Circle
Alexandria, VA 22305

Re: Support for Request for Variance re 3 Washington Circle

Dear Mr. and Mrs. Bradley:

The North Ridge Citizens' Association (NRCA) has reviewed the plans for the addition of a small porch on the side of the house at 3 Washington Circle. We are advised that the City is requiring an application for a variance to permit the porch to encroach on the property's building restriction line. Given the location of the porch, its situation behind a closed-in garage that has been within 20 feet of Beverley Drive since 1938, and that there are no trees to be disturbed by this construction, NRCA supports the addition of this porch and encourages the Board of Zoning Appeals to approve the application for variance and the City to award to the applicants the building permit for this project.

Please feel free to contact me at info@northridgecitizens.org or 202-352-5925 if you have any questions.

Respectfully yours,

John Fehrenbach
President

October 18, 2022

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

RE: Variance for Screened Porch – 3 Washington Circle

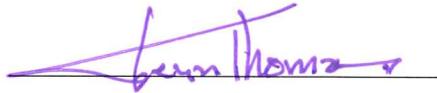
Dear Chair Perna and Commissioners,

I am writing to support the granting of a Variance to my neighbors John and Joyce Bradley, to construct a screened porch on the Beverly Drive side of their home.

I have reviewed the plans for the screened porch and find them to be consistent with the character of the neighborhood.

Please grant their request for the variance.

Best Regards,



Glenn Thomas
4 Washington Circle
Alexandria, VA 22305

October 28, 2022

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

RE: Variance for Screened Porch – 3 Washington Circle

Dear Chair Perna and Commissioners.

I am writing to support the granting of a Variance to my neighbors John and Joyce Bradley, to construct a screened porch on the Beverly Drive side of their home.

I have reviewed the plans for the screened porch and find them to be consistent with the character of the neighborhood.

Please grant their request for the variance.

Best Regards,

Alvin K. Gubser


October 31, 2022

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

RE: Variance for Screened Porch – 3 Washington Circle

Dear Chair Perna and Commissioners.

I am writing to support the granting of a Variance to my neighbors John and Joyce Bradley, to construct a screened porch on the Beverly Drive side of their home.

I have reviewed the plans for the screened porch and find them to be consistent with the character of the neighborhood.

Please grant their request for the variance.

Best Regards,

Martha A. Byron

November 21
October 21, 2022

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

RE: Variance for Screened Porch – 3 Washington Circle

Dear Chair Perna and Commissioners.

I am writing to support the granting of a Variance to my neighbors John and Joyce Bradley, to construct a screened porch on the Beverly Drive side of their home.

I have reviewed the plans for the screened porch and find them to be consistent with the character of the neighborhood.

Please grant their request for the variance.

Best Regards,

Sonia Formley -

October 29, 2022

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

RE: Variance for Screened Porch – 3 Washington Circle

Dear Chair Perna and Commissioners.

I am writing to support the granting of a Variance to my neighbors John and Joyce Bradley, to construct a screened porch on the Beverly Drive side of their home.

I have reviewed the plans for the screened porch and find them to be consistent with the character of the neighborhood.

Please grant their request for the variance.

Best Regards,

A handwritten signature in black ink, appearing to be "G. Perna", written over a horizontal line.

605 Beverly Drive.



Land, Carroll & Blair PC

ATTORNEYS AT LAW, EST. 1978

H. CARTER LAND, III
F. ANDREW CARROLL, III
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC & MD)

GREGORY T. DuMONT (VA, DC, MD & NY)

524 KING STREET
ALEXANDRIA, VA 22314-3104
T: 703-836-1000
F: 703-549-3335

WWW.LANDCARROLL.COM

December 5, 2022

**DELIVERED BY EMAIL COURTESY
OF THE DEPARTMENT OF PLANNING AND ZONING**

Chair Lee Perna and Commissioners
of the Board of Zoning Appeals
City Hall
301 King Street
Alexandria, Virginia 22314

Re: *BZA #2022-00017 - 3 Washington Circle*

Dear Chair Perna and Commissioners:

I am writing on behalf of our clients John L. Bradley and Joyce C. Bradley, the applicants requesting a variance to permit construction of a 252 square foot one story screened porch a portion of which is within the required Beverly Drive front yard setback to supplement their application to show the small portion of the proposed screened porch that is actually in the required front yard setback and that the area that encroaches into the setback is due to the unusual triangular shape of the Bradley's property.

As shown on the attached annotated plan, only approximately thirty (30) square feet of the two hundred and fifty-two square feet or twelve (12%) percent of the proposed screened porch encroaching into the front yard setback. The encroachment is the direct result of the fact the setback line is a curved line that results from the unusual triangular shape of the lot and the curve in the Beverly Drive public right-of-way. If the lot was a typical Beverly Hills subdivided rectangular lot, the proposed screened porch would be entirely inside of the required front yard setback line.

As the result of the unusual shape of the lot, in this instance the strict application of the R-8 front yard set back requirements creates an unreasonable and unnecessary restriction on the Bradley's use of their property.

LAND, CARROLL & BLAIR PC
Chair Lee Perna and Commissioners
Re: BZA #2022-00017 - 3 Washington Circle
December 5, 2022
Page 2

I will be available at the hearing to respond to any questions concerning this information or any other questions that the Commissioners may have pertaining to the Bradley's request for relief from the unreasonable restrictions imposed by the provisions of Section 3-306(A)(2) of the Ordinance for the reasons stated in their Application as supplemented by this letter.

Best,

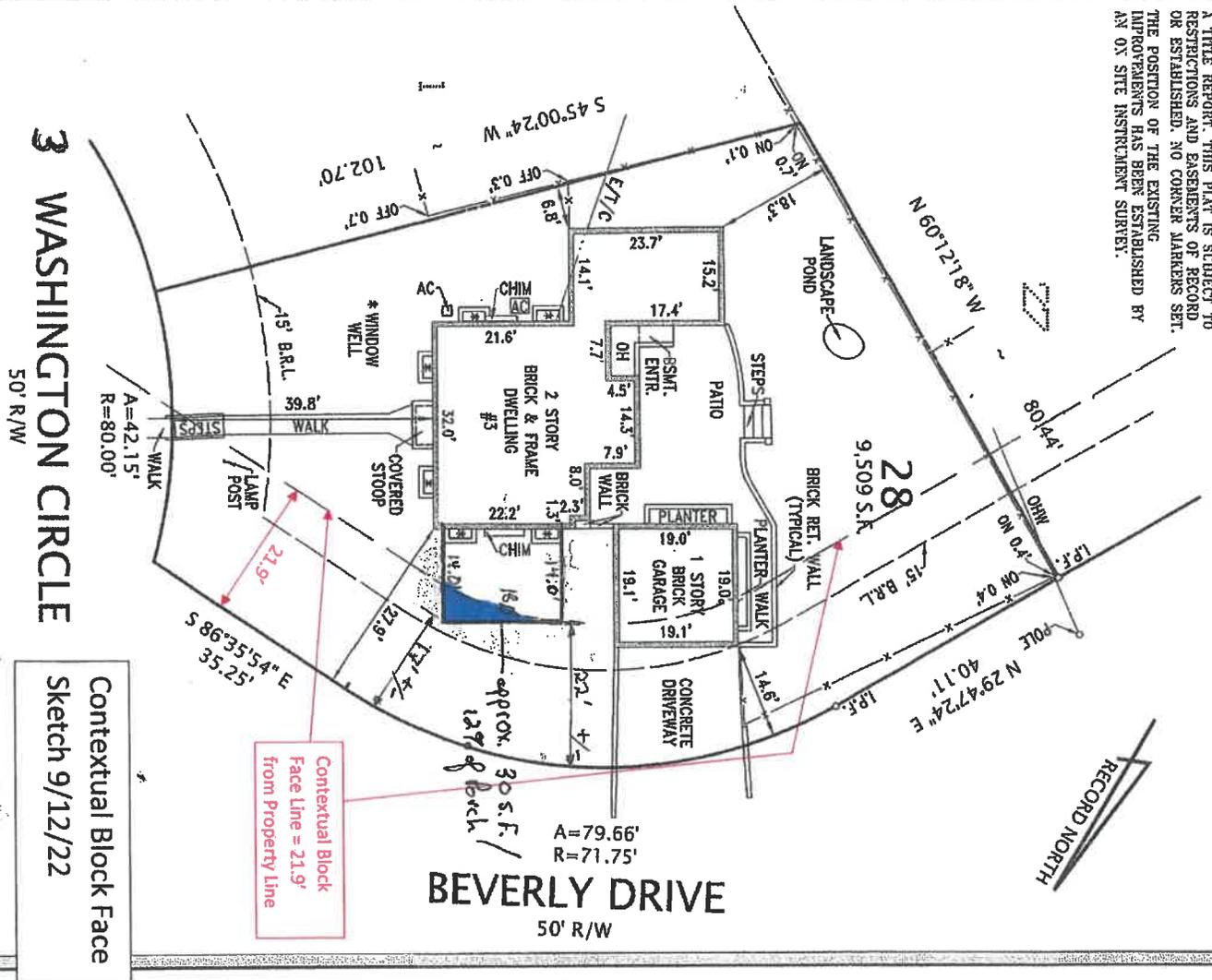
Duncan W. Blair

Enclosure

cc: Clients
City Planning Staff

PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD OR ESTABLISHED. NO CONVEY WARRENS SET. THE POSITION OF THE EXISTING IMPROVEMENTS HAS BEEN ESTABLISHED BY AN ON SITE INSTRUMENT SURVEY.

NOTE: FENCES ARE FRAME



3 WASHINGTON CIRCLE
50' R/W

Contextual Block Face
Sketch 9/12/22

Contextual Block
Face Line = 21.9'
from Property Line

BEVERLY DRIVE
50' R/W