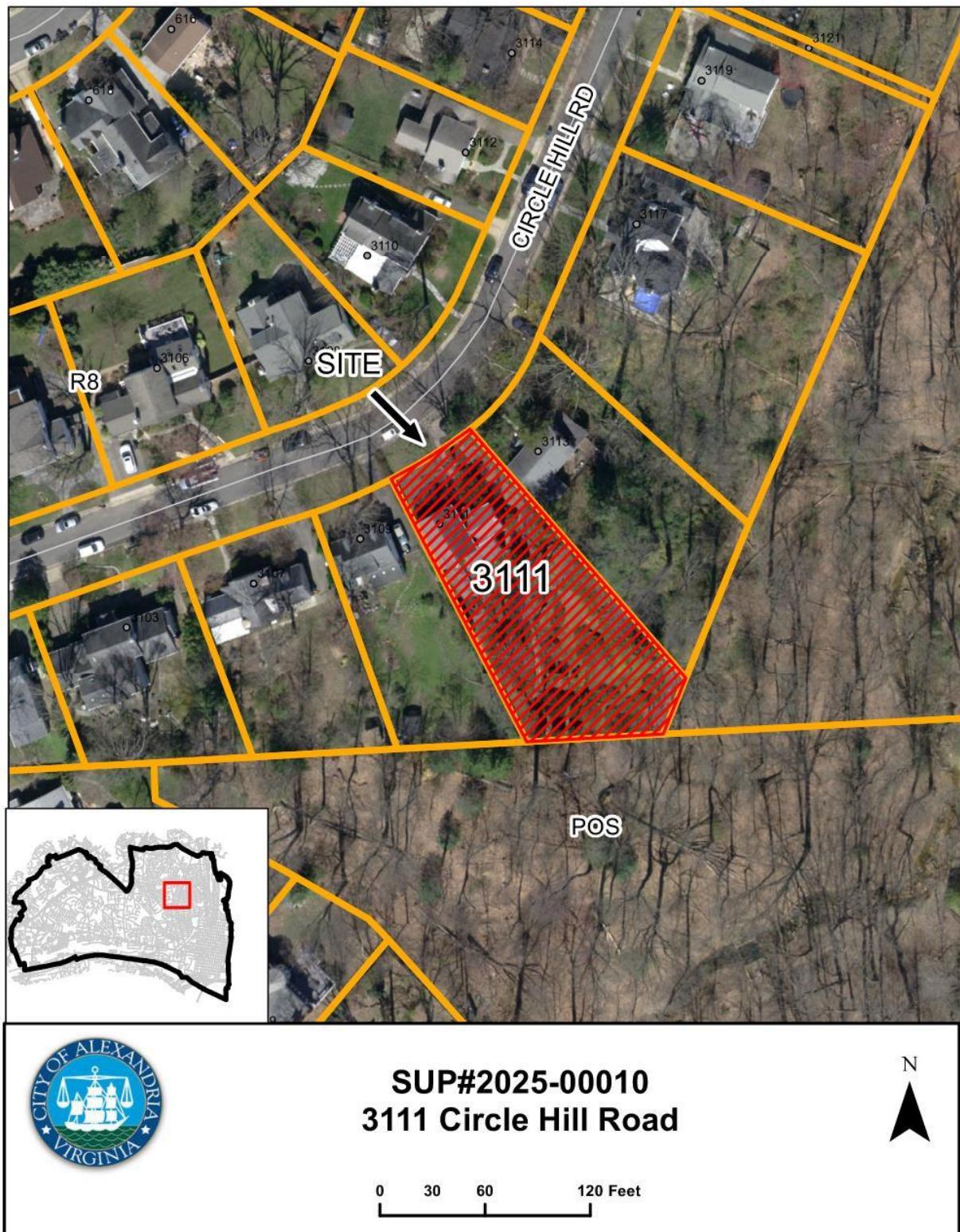




DOCKET ITEM #15
Special Use Permit #2025-00010
3111 Circle Hill Road – Substandard Lot Redevelopment

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot.	Planning Commission Hearing:	May 6, 2025
	City Council Hearing:	May 17, 2025
Address: 3111 Circle Hill Road	Zone:	R-8/Residential Single Family
Applicant: Character Holdings 7, LLC, represented by Duncan Blair, attorney	Small Area Plan:	Northridge/Rosemont Small Area Plan

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 Catherine McDonald, catherine.mcdonald@alexandriava.gov



I. DISCUSSION

The applicant, Character Holdings 7, LLC, represented by Duncan Blair, attorney, requests Special Use Permit (SUP) approval to construct a single-unit dwelling on a developed, substandard lot at 3111 Circle Hill Road. The existing lot is substandard as it does not meet the R-8 zone's minimum lot width requirement.

SITE DESCRIPTION

The Zoning Ordinance classifies the subject property as a developed, substandard lot of record. It has a lot size of 14,085 square feet with 50 feet of frontage along Circle Hill Road. The lot has an irregular shape and widens significantly from front to back. A two-story dwelling currently occupies the site. City Real Estate Assessment records indicate the dwelling was constructed in 1936. It provides a 31.8-foot front yard; east and west side yards of 12.6 and 6.6 feet, respectively; a 114.6-foot rear yard; and approximately 1,731 square feet of floor area.



Figure 1 – Subject Property

PROPOSAL

The applicant requests SUP approval to redevelop the subject property with a new two-story dwelling and two-story detached garage. The dwelling would have 4,067 square feet of net floor area and would measure 28.7 feet tall; the garage would have 788 square feet of net floor area and would measure 22.7 feet tall.

The applicant's proposed design reflects a mix of architectural styles. It would have a predominantly rectangular building form with some varied, asymmetrical massing along each of its facades and mixed roof forms. The dwelling would be clad with horizontal fiber cement siding and would have modern windows without grids. Its front elevation would include an open porch with a standing-seam metal roof. The porch's roof form would wrap around the dwelling. Figures 2 through 5, below, show the proposed elevations.



Figure 2 – Front Elevation



Figure 3 – West Side Elevation



Figure 4 – East Side Elevation



Figure 5 – Rear Elevation

The dwelling would measure roughly 62 by 36 feet with a footprint of 1,892 square feet. It would provide a 24.3-foot front yard and a 69.5-foot rear yard. Because of the lot's shape, the dwelling would provide 11.7 and 11.2-foot east and west side yards, respectively, where the lot is narrowest.

Figure 7, below, shows the proposed site plan.

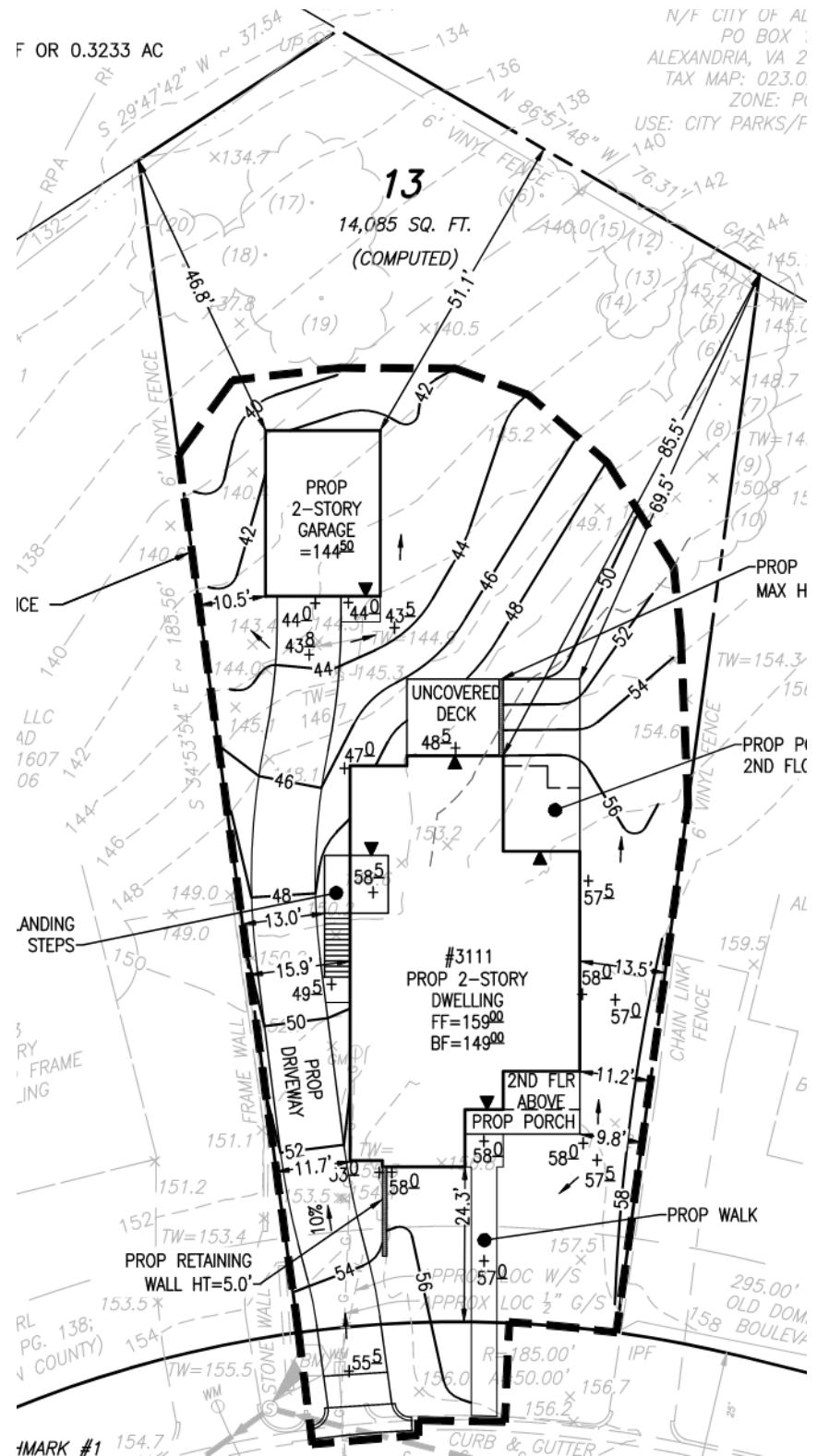


Figure 7 – Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires one off-street parking space for a single-unit dwelling. The proposed garage and driveway would satisfy this requirement by providing two off-street spaces.

ZONING

The subject property is zoned R-8/Residential. For single-unit dwellings, the R-8 zone requires a minimum lot size of 8,000 square feet, a minimum lot width of 65 feet and a minimum lot frontage of 40 feet. Given the subject property's width of 58 feet, Zoning Ordinance section 12-901 applies and classifies the subject property as a substandard lot. Because the applicant proposes redevelopment of the substandard lot, Zoning Ordinance section 12-901(C) applies and requires SUP approval. Despite its substandard width, the subject property provides a lot size of nearly double the R-8 zone's minimum lot size.

The existing lot and proposed dwelling would meet all R-8 zoning requirements except for lot width. 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	Existing	Proposed
Lot Area	8,000 Sq. Ft.	14,085 Sq. Ft.	No change
Lot Width	65 Ft.	58 Ft.	No change
Lot Frontage	40 Ft.	50 Ft.	No change
Front Yard	22.1 – 31.6 Ft.	31.6 Ft.	24.3 Ft.
Side Yard (East)	12.6 Ft. (dwelling, from midpoint) 9.5 Ft. (dwelling, from eave) 9 Ft. (garage)	12.5 Ft.	15.9 Ft. (dwelling, from midpoint) 11.7 Ft. (dwelling, from eave) 10.5 Ft. (garage)
Side Yard (West)	12.6 Ft. (dwelling, from midpoint) 9.5 Ft. (dwelling, from eave) 9 Ft. (garage)	6.5 Ft.	13.5 Ft. (dwelling, from midpoint) 11.2 Ft. (dwelling, from eave) 52.13 (garage)
Rear Yard	28.7 Ft. (dwelling) 22 Ft. (garage)	101 Ft.	69.5 Ft. (dwelling) 46.8 Ft. (garage)
Floor Area	4,929.75 Sq. Ft. 0.35 Floor Area Ratio (FAR)	~1,731 Sq. Ft. 0.12 FAR	4,698 Sq. Ft. 0.33 FAR
Height	30 Ft.	23.4 Ft.	28.7 Ft.
Threshold Height	34.4 Ft.	3.5 Ft.	2.42 Ft.

MASTER PLAN DESIGNATION

The proposed single-unit residential use is consistent with the Northridge/Rosemont Small Area Plan which designates this area for low-density residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this substandard lot with a new two-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 finds the proposed dwelling to be compatible with neighborhood character in terms of height. Dwelling heights are shown in Table 2, below.

Table 2 – Dwelling Heights

3110 Circle Hill Road	19.1 Ft.
3106 Circle Hill Road	19.7 Ft.
3108 Circle Hill Road	21.1 Ft.
Average	23.4 Ft.
3109 Circle Hill Road	26.8 Ft.
Average + 20%	28.1 Ft.
Proposed Dwelling	28.7 Ft.
3113 Circle Hill Road	30.1 Ft.

The surrounding dwellings have a range of heights with an average of 23.4 feet. The proposed dwelling would be about 22 percent taller than the average dwelling height of the block face. The dwelling would be about 1.4 feet shorter than the dwelling's immediate neighbor to the east at 3113 Circle Hill Road. Although it would be 1.9 feet taller than the dwelling's immediate neighbor to the west at 3109 Circle Hill Road, this property is slightly uphill from the subject property so any height difference would not be visually apparent.

Staff finds the proposed height to be compatible given that it represents a modest increase from the established height. The applicant's proposed design would also serve to lessen or eliminate the visual impact of the additional height. Staff provides more explanation of this point in the design section of this report.

BULK

Staff finds that the proposed dwelling would be similar in size to its surrounding dwellings. Nearly all the surrounding dwellings have had major additions and the subject property's most immediate neighbors have been redeveloped with new builds. As a result, the proposed dwelling's floor area and FAR is within the range of those of the surrounding dwellings. Although the proposed dwelling is the second largest within the block, the applicant's design choices also reduce the impact of the proposed bulk.

Table 3 – 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.
<i>Proposed Dwelling</i>	<i>0.33</i>	<i>4,066 Sq. Ft.</i>	<i>14,085 Sq. Ft.</i>
3113 Circle Hill Road	0.30	4,197 Sq. Ft.	14,058 Sq. Ft.

DESIGN

Staff finds that the proposed design would be compatible with this section of Circle Hill Road. The dwellings within the block across the street from the subject property (3106, 3108, and 3110 Circle Hill Road) are all fairly typical dwellings for Beverley Hills. They all feature asymmetrical facades, traditional windows, and varied façade materials. The subject property's immediate neighbors at 3109 and 3113 Circle Hill Road both have dwellings that were constructed within the last five years. The dwelling at 3109 Circle Hill has a Colonial Revival architectural style with a prominent front gable and expansive front porch. The dwelling at 3113 Circle Hill has a modern architectural style with mixed façade materials and predominately rectangular building form.

Overall, the block displays a wide range of styles and there is not necessarily a set of cohesive design elements that are common to all the neighboring dwellings. The proposed dwelling would, however, borrow some of the more common features of neighboring dwellings such as articulated massing, varied roof forms, a front-facing gable, an asymmetrical façade, and a front porch.

The applicant's proposed side-facing gable rooflines also help the proposed dwelling to "read" as a shorter dwelling. The roof form at the front and rear corners of the dwelling are not a full two-stories in height. This design choice would reduce the visual impact of the bulk of the proposed dwelling. Given all of these factors, staff finds that the proposed design would be compatible with the neighborhood.

ADDITIONAL CONSIDERATIONS

Staff notified the North Ridge Citizens' Association (NRCA) of the request on March 18, 2025, and followed up on April 11, 2025. NRCA has not provided a statement to staff.

The applicant also worked collaboratively with staff and the City Architect to refine the proposal since the original submission. After meeting with staff, the applicant opted to increase the number and shifted the arrangement of windows, added architectural details, and amended roof pitches to make the proposed dwelling more compatible with the surrounding neighborhood.

Regarding tree preservation, in addition to complying with the City's Landscape Guidelines at the future administrative review of the grading plan, staff recommends Condition #2 to ensure an existing mature tree be preserved.

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, including materials, shall be substantially consistent with the application materials submitted April 3 and 9, 2025 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. A tree protection plan to the satisfaction of the director shall be submitted with the grading plan to ensure the preservation and protection of tree #11. (P&Z)

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments received.

Code Enforcement:

C-1 A building permit and plan review are required prior to the start of construction.

Recreation, Parks and Cultural Activities:

No comments.

Fire Department:

No comments or concerns.

Historic Alexandria (Archaeology):



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

3111 Circle Hill Road, Alexandria, Virginia

PROPERTY LOCATION: _____

23.02 06 05

R8

TAX MAP REFERENCE: _____

ZONE: _____

APPLICANT: Character Holdings 7, LLC, a Virginia limited liability company

Name: _____

Address: _____

Section 12-901 (C) Special Use Permit to construct a new single

PROPOSED USE: _____

unit dwelling on a developed substandard lot.

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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent

Mailing/Street Address
Alexandria, Virginia 22314

City and State

Zip Code

Signature

N/A

Date

Telephone #

Fax #

Email address

2 17 2025



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets



Department of Planning & Zoning

Supplemental Special Use Permit Application Checklist

New Development or Redevelopment of Substandard Lots

Floor Area Ratio Worksheet:

- Existing Building
- Proposed Building

Contextual Blockface Study:

- Threshold heights for each property
- Front setbacks for each property
- Building heights for each property

**Contact staff to confirm contextual blockface*

- Photos of comparison buildings on both sides of the block
- Site plan of immediate area showing comparison buildings and adjacent streets
- Plat submitted to scale showing existing building(s)
- Existing trees and trees proposed for removal – include caliper and tree species

Elevation drawings to scale with dimensions for:

- Height of existing building
- Proposed building design including dimensions for setbacks and heights

Scaled plans with dimensions for:

- Floor plans for each floor of proposed building, including basement and attic
- Roof truss section

PROPERTY OWNER'S AUTHORIZATION

3111 Circle Hill Drive, Alexandria, VA.

As the property owner of _____, I hereby
(Property Address) Section 12-901 (c) Special Use Permit

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Character Holdings 7, LLC, a Va. limited

Name: liability company

Phone: _____

Please Print

Address: _____

Email: _____

Signature: BY: Duncan W. Blair, Attorney

Date: 2 18 25

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 three percent.

Character Holdings 7, LLC is a Virginia limited liability company. The sole member of

the limited liability company is Jacob Hamilton _____

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. S Character Holdings 7, LLC	[REDACTED]	100%
2. See Attached		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3111 Circle Hill Road, 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. Character Holdings 7, LLC	[REDACTED]	100%
2. See attached		
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. Character Holdings 7, LLC	NONE	
2. Character Companies , Inc.		
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.

2 18 25

Duncan W. Blair, Attorney Agent



Date

Printed Name

Signature

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL INFORMATION

The owner and applicant is Character Holdings 7, LLC
Virginia limited liability company.

Character Companies, Inc., a Virginia Corporation
Is the sole owner and member of Character Holdings 7, LLC

Jacob Hamilton is the sole owner and member of Character Companies Inc.

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.)

The Applicant is requesting a Section 12-901 (c) special Use Permit to construct a single

unit dwelling on an developed substandard lot. The proposed new dwelling is compatible with character of the neighborhood in terms of its size, build, height and design.

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: SUP to construct a new single unit dwelling on a developed substandard lot.

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 -Single unit dwelling.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Not Applicable -Single unit dwelling.

6. Please describe the proposed hours and days of operation of the proposed use: Not Applicable -Single unit dwelling.

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 -Single unit dwelling.

B. How will the noise be controlled? Not Applicable -Single unit dwelling.

8. Describe any potential odors emanating from the proposed use and plans to control them:
Not Applicable -Single unit 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)
Not Applicable -Single unit dwelling.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Not Applicable -Single unit dwelling.

C. How often will trash be collected?

Not Applicable -Single unit dwelling.

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

Not Applicable -Single unit 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:

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:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable -Single unit 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?

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 -Single unit dwelling.

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

Not Applicable -Single unit dwelling.

B. Where are off-street loading facilities located? _____

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

Not Applicable -Single unit dwelling.

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

Not Applicable -Single unit dwelling.

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 -Single unit dwelling.

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? _____ square feet.

18. What will the total area occupied by the proposed use be? 7,474.46 GFA

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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. 3111 Circle Hill Dr
Street Address

A2. 14,085.00
Total Lot Area

x 0.35
Floor Area Ratio Allowed by Zone

R-8
Zone

= 4,929.75
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	
First Floor	
Second Floor	
Third Floor	
Attic	
Porches	
Balcony/Deck	
Garage	
Other***	
B1. Total Gross	0.00

Allowable Exclusions**

Basement**	
Stairways**	
Mechanical**	
Attic less than 7***	
Porches**	
Balcony/Deck**	
Garage**	
Other***	
Other***	

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	1,883.73
First Floor	1,883.73
Second Floor	2,121.50
Third Floor	
Attic	
Porches	143.50
Balcony/Deck	506.00
Garage	936.00
Other***	
C1. Total Gross	7,474.46

Allowable Exclusions**

Basement**	1,883.73
Stairways**	196.92
Mechanical**	
Attic less than 7***	312.39
Porches**	143.50
Balcony/Deck**	506.00
Garage**	
Other***	
Other***	

C1. 7,474.46 Sq. Ft.
Proposed Gross Floor Area*

C2. 3,042.54 Sq. Ft.
Allowable Floor Exclusions**

C3. 4,431.92 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 4,431.92 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4,929.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. _____ Sq. Ft.
Existing Open Space

E2. _____ Sq. Ft.
Required Open Space

E3. _____ Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

Signature:

TAX ASSESSMENT MAP NUMBER: 023.02-06-05

PLAT SUBJECT TO RESTRICTIONS OF RECORD

INST. #250000702

TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

CITY OF ALEXANDRIA

PO BOX 178
ALEXANDRIA, VA 22313-1500
TAX MAP: 014.04-13-36
ZONE: POS
USE: CITY
PARKS/PLAYGROUNDS
DB. 618, PG. 341

MONTICELLO PARK

N/F CITY OF ALEXANDRIA

PO BOX 178

ALEXANDRIA, VA 22313-1500

TAX MAP: 023.02-06-08

ZONE: POS

USE: CITY PARKS/PLAYGROUNDS

3CF
RECORD NORTH
(DB. 255, PG. 138)

LIMITS OF DISTURBANCE

52

N/F 3113 CIRCLE HILL, LLC
3113 CIRCLE HILL ROAD
ALEXANDRIA, VA 22305-1607
TAX MAP: 023.02-06-06
ZONE: R-8
USE: RESIDENTIAL
INSTR #220000050

#3113
2-STORY
BRICK AND FRAME
DWELLING

FF=153.3

FF=15

TAX ASSESSMENT MAP NUMBER: 023.02-06-05

PLAT SUBJECT TO RESTRICTIONS OF RECORD

INST. #250000702

TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

CITY OF ALEXANDRIA

PO BOX 178
ALEXANDRIA, VA 22313-1500
TAX MAP: 014.04-13-36
ZONE: POS
USE: CITY
PARKS/PLAYGROUNDS
DB. 618, PG. 341

MONTICELLO PARK

N/F CITY OF ALEXANDRIA

PO BOX 178

ALEXANDRIA, VA 22313-1500

TAX MAP: 023.02-06-08

ZONE: POS

USE: CITY PARKS/PLAYGROUNDS

LIMITS OF DISTURBANCE

5/2

N/F 3113 CIRCLE HILL, LLC
3113 CIRCLE HILL ROAD
ALEXANDRIA, VA 22305-1607
TAX MAP: 023.02-06-06
ZONE: R-8
USE: RESIDENTIAL
INSTR #220000050

PROP LANDING
WITH STEPS#3113
2-STORY
BRICK AND FRAME
DWELLINGPROP
2-STORY
GARAGE
= 144.50UNCOVERED
DECK#3111
PROP 2-STORY
DWELLING
FF=159.00
BF=149.002ND FLR
ABOVE
PROP PORCHPROP RETAINING WALL
MAX HT=7.5'PROP PORCH WITH
2ND FLOOR ABOVE

N/F NICOLE E. MAYER &
JEFFREY P. SEIBEL
3109 CIRCLE HILL ROAD
ALEXANDRIA, VA 22305-1607
TAX MAP: 023.02-06-04
ZONE: R-8
USE: RESIDENTIAL
INSTR #040032451

#3109
2-STORY
BRICK AND FRAME
DWELLING15' BRL
(DB. 255, PG. 138;
ARLINGTON COUNTY)BENCHMARK #1
SAN MH
TOP=155.23
INV IN=147.88
INV OUT=147.76

CIRCLE HILL ROAD

GRAPHIC SCALE

0' 20' 40'

1" = 20'

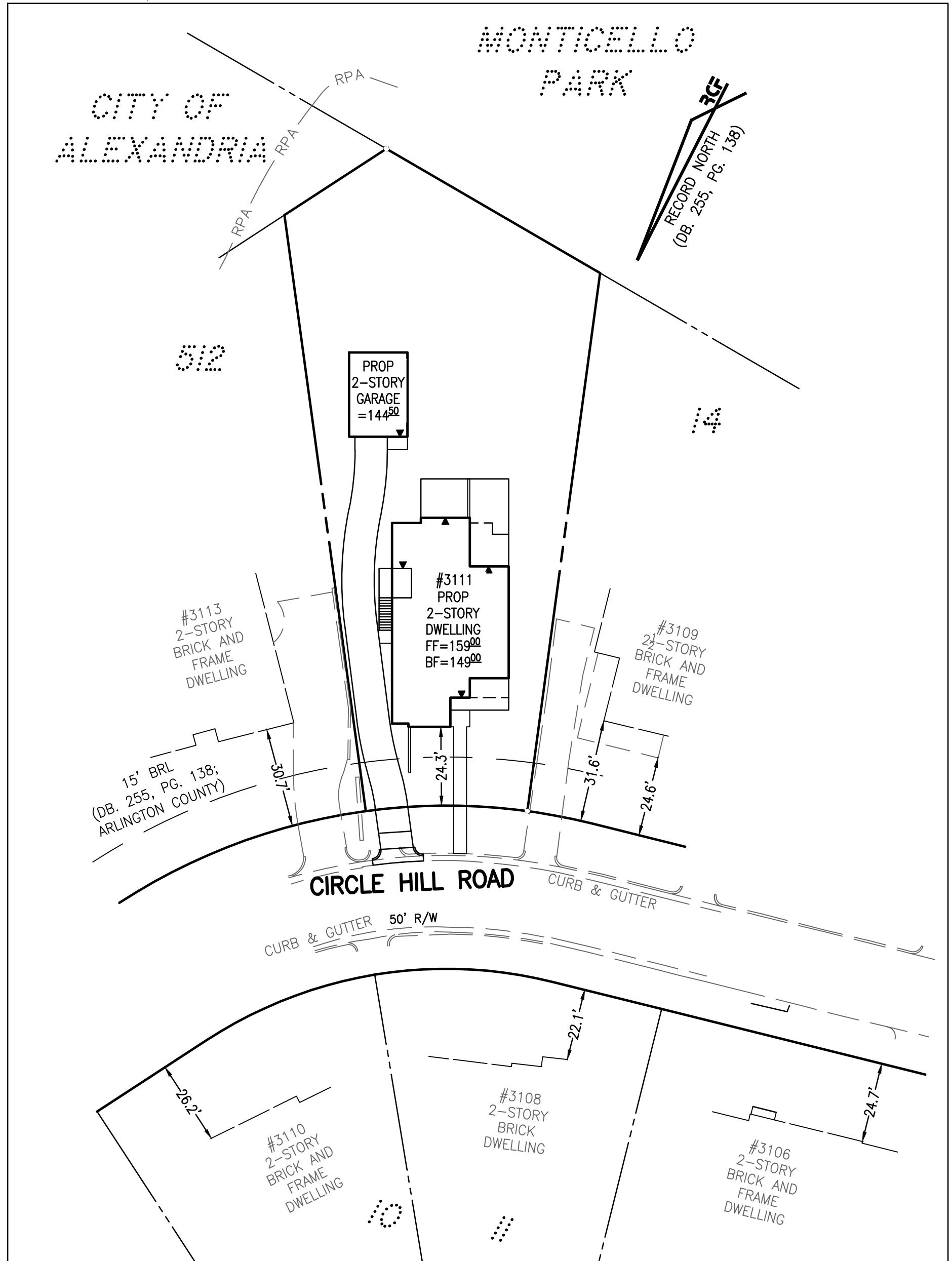
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DRAWN: TJD		
SCALE: 1"=20'		
DATE: FEB 2025		
SHEET 2 OF 8		
FILE: 24-227		

SPECIAL USE PERMIT PLAT
PROPERTY LOCATED AT
3111 CIRCLE HILL RD
(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA

RCF

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

TAX ASSESSMENT MAP NUMBER: 023.02-06-05
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #250000702
TOTAL SITE AREA = 14,085 SF OR 0.3233 AC



BUILDING COMPARISON EXHIBIT

SCALE: 1"=30'

GRAPHIC SCALE

0' 30' 60'

1" = 30'

DESIGN: TJD	DATE	REVISION
DRAWN: TJD		
SCALE: 1"=30'		
DATE: FEB 2025		
SHEET 3 OF 8		
FILE: 24-227		

ZONING DATA
PROPERTY LOCATED AT
3111 CIRCLE HILL RD
(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

TAX ASSESSMENT MAP NUMBER: 023.02-06-05
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #250000702
TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

BLOCK FACE STUDY

Front Setback and Threshold Data

#3111 CIRCLE HILL ROAD (RCF #24-227)

#3111 Circle Hill Road (Existing setback from property line = 31.5', Existing Threshold Height = 3.5')

Setback Data

Setback From Property Line

3113 CIRCLE HILL ROAD	30.7'
3109 CIRCLE HILL ROAD	31.6'
3106 CIRCLE HILL ROAD	24.7'
3108 CIRCLE HILL ROAD	22.1'
3110 CIRCLE HILL ROAD	26.2'

FRONT SETBACK IS BETWEEN 22.1' & 31.6'

Threshold Data

Distance Ground to 1st Floor

Address #	Distance Ground to 1st Floor
3113 CIRCLE HILL ROAD	4.4'
3109 CIRCLE HILL ROAD	3.0'
3106 CIRCLE HILL ROAD	1.3'
3108 CIRCLE HILL ROAD	1.4'
3110 CIRCLE HILL ROAD	1.0'

MAXIMUM THRESHOLD HEIGHT 4.4'

DESIGN: TJD
DRAWN: TJD
SCALE: NO SCALE
DATE: FEB 2025
SHEET 4 OF 8
FILE: 24-227

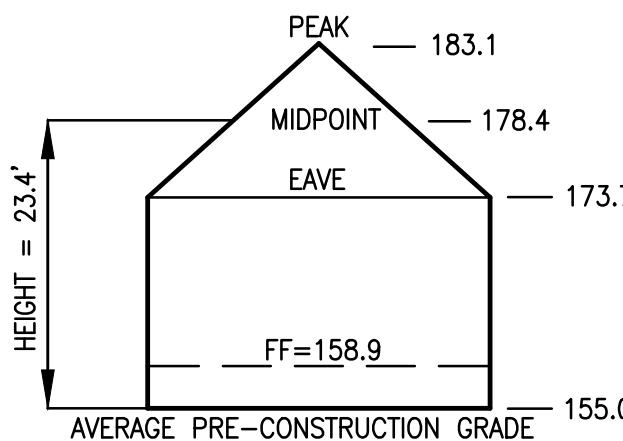
DATE
REVISION

ZONING DATA
PROPERTY LOCATED AT
3111 CIRCLE HILL RD
(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA

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TAX ASSESSMENT MAP NUMBER: 023.02-06-05
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #250000702
 TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

EXISTING DWELLING HEIGHT CALCULATION



EXISTING DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	EXISTING DWELLING HEIGHT
155.0	173.7	183.1	178.4	23.4

BLOCK FACE STUDY

BUILDING HEIGHT ELEVATION
#3111 CIRCLE HILL ROAD (RCF #24-227)
 (EXISTING BUILDING HEIGHT = 24.0')

Building Height Data

A

B

C

D

Address #	MIDPOINT	AEG	BUILDING HEIGHT
3113 CIRCLE HILL ROAD	175.8	145.7	30.1
3109 CIRCLE HILL ROAD	186.8	160.0	26.8
3106 CIRCLE HILL ROAD	177.2	157.5	19.7
3108 CIRCLE HILL ROAD	177.7	156.6	21.1
3110 CIRCLE HILL ROAD	173.8	154.7	19.1

DESIGN: TJD
 DRAWN: TJD
 SCALE: NO SCALE
 DATE: FEB 2025
 SHEET 5 OF 8
 FILE: 24-227

ZONING DATA
 PROPERTY LOCATED AT
3111 CIRCLE HILL RD
 (DEED BOOK 255, PAGE 138)
 CITY OF ALEXANDRIA, VIRGINIA

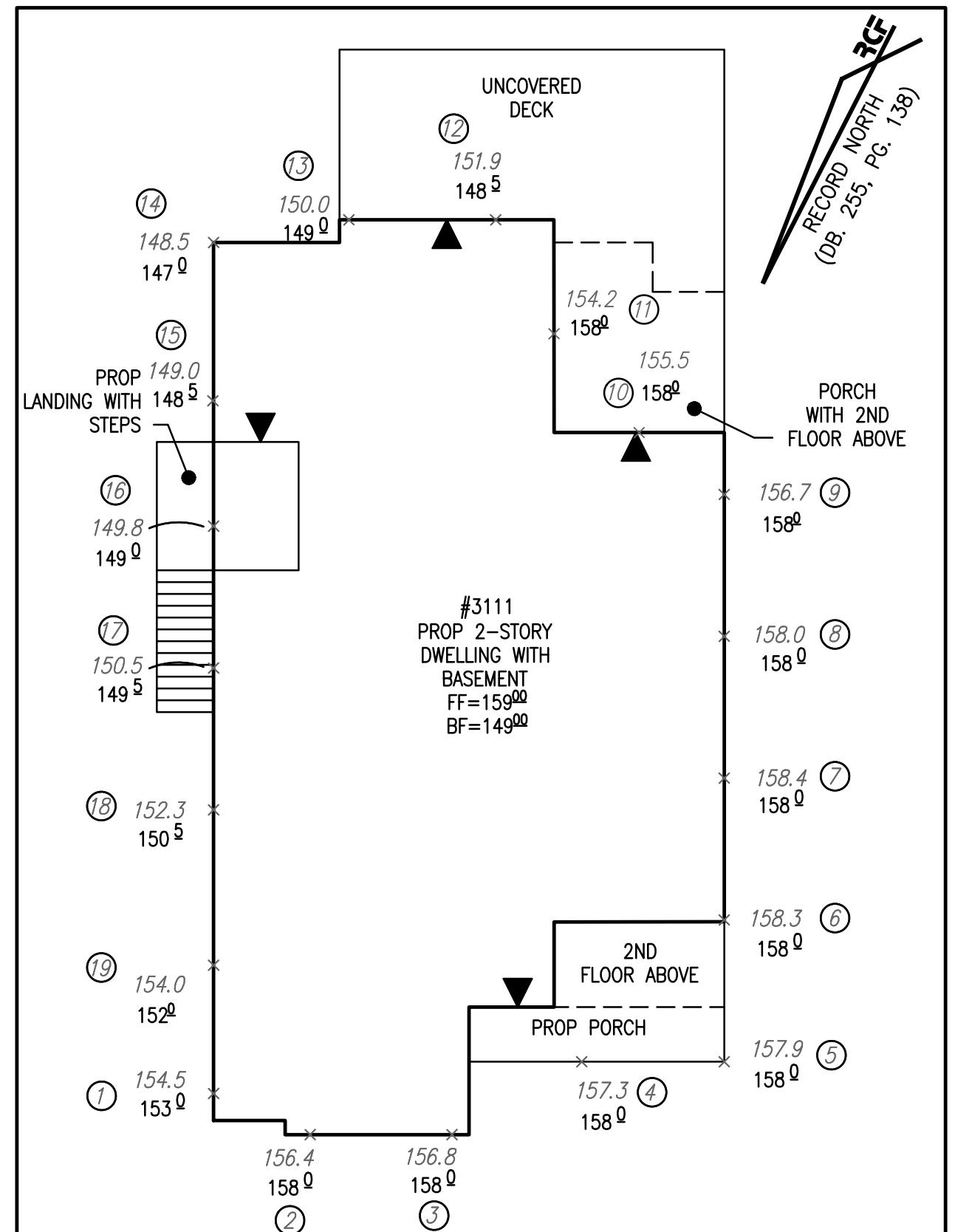
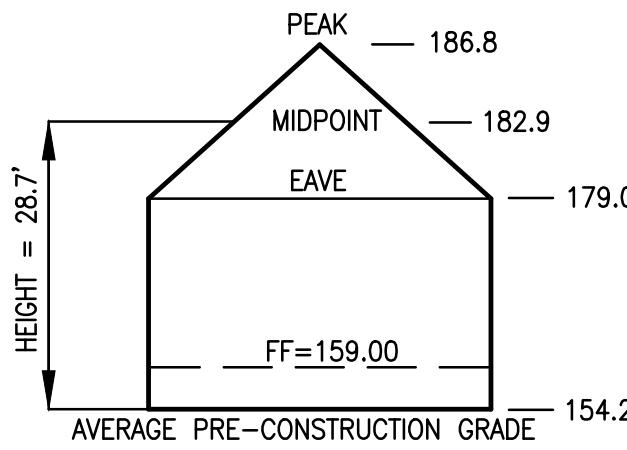
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TAX ASSESSMENT MAP NUMBER: 023.02-06-05
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #250000702
TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

PROPOSED DWELLING HEIGHT CALCULATION

SPOTS	EXISTING - ELEVATION	PROPOSED-ELEVATION
1	154.5	153.0
2	156.4	158.0
3	156.8	158.0
4	157.3	158.0
5	157.9	158.0
6	158.3	158.0
7	158.4	158.0
8	158.0	158.0
9	156.7	158.0
10	155.5	158.0
11	154.2	158.0
12	151.9	148.5
13	150.0	149.0
14	148.5	147.0
15	149.0	148.5
16	149.8	149.0
17	150.5	149.5
18	152.3	150.5
19	154.0	152.0
SUM:	2930.0	2927.0
AVERAGE:	154.2	154.1



AVERAGE GRADE & DWELLING DETAIL
(SCALE: 1" = 10')

GRAPHIC SCALE

0' 10' 20'

1" = 10'

DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
154.2	179.0	186.8	182.9	28.7

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRAGE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	154.2	28.7'	22.1'-31.6'	22.1'-31.6'	24.3'
REAR	154.2	28.7'	1:1, MIN. 8'	28.7'	85.5'
WEST	154.2	24.2'	1:2, MIN. 8'	12.1	13.5'
EAST	154.2	24.2'	1:2 MIN. 8'	12.1	15.9'

Threshold	
AEG along front	156.58
FF Elev	159.00
Threshold (prov.)	2.42
Threshold (max)	4.4

BASEMENT EXCLUSION COMPUTATION

FIRST FLOOR ELEVATION = 159.0

BOTTOM OF FIRST FLOOR CONSTRUCTION=158.0
- AVERAGE FINISHED GRADE=154.1
DIFFERENCE = 3.9'

*PER SECTION 2-120 OF THE CITY OF ALEXANDRIA
ZONING ORDINANCE, THE BASEMENT SHALL NOT BE
COUNTED AS FLOOR AREA WHERE THE AVERAGE FINISHED
GRADE IS FEWER THAN 4.0' BELOW THE BOTTOM OF FIRST
FLOOR CONSTRUCTION

DESIGN: TJD
DRAWN: TJD
SCALE: 1"=10'
DATE: FEB 2025

SHEET 6 OF 8

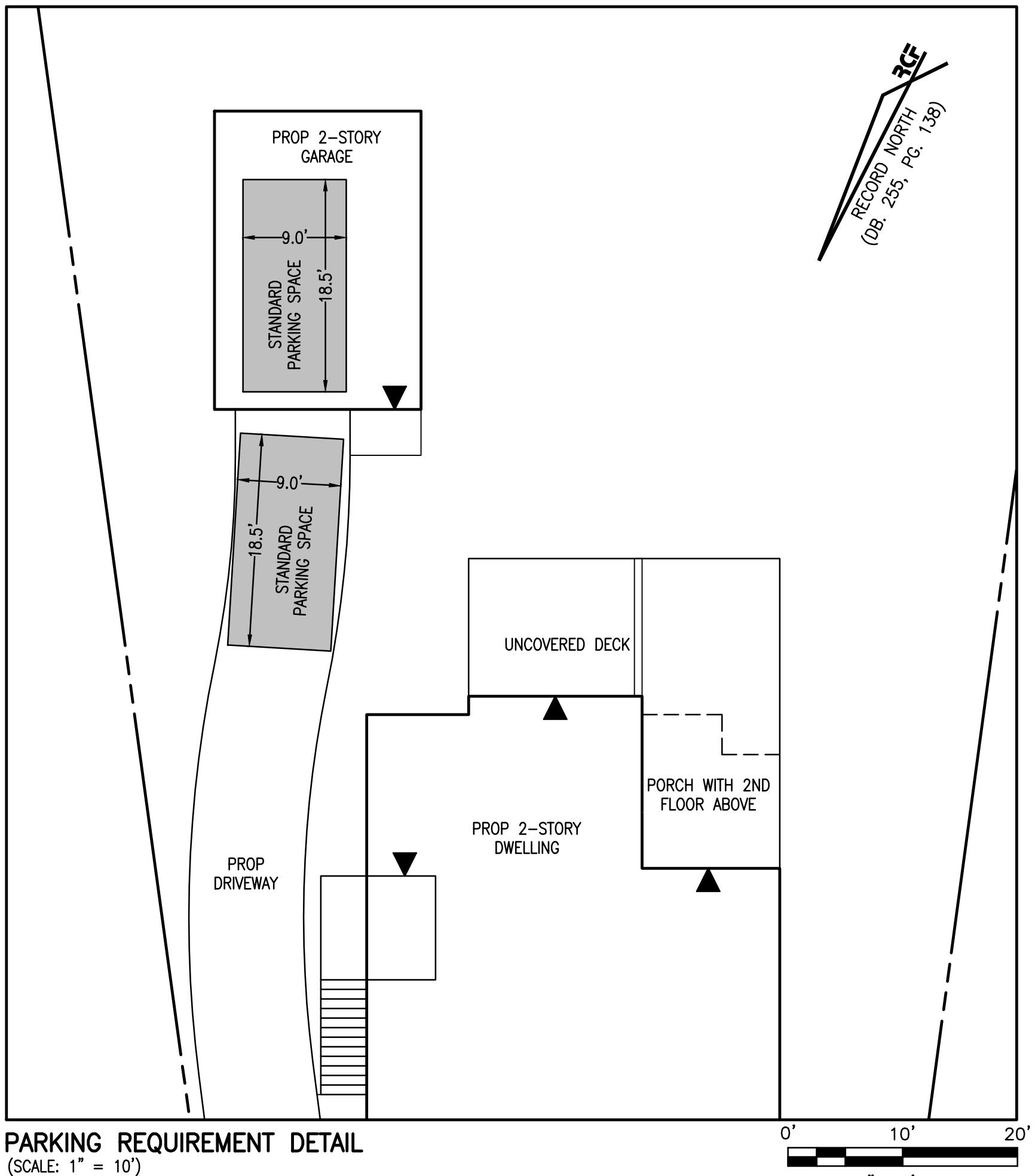
FILE: 24-227

**ZONING DATA
PROPERTY LOCATED AT
3111 CIRCLE HILL RD
(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA**



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.reference.com

TAX ASSESSMENT MAP NUMBER: 023.02-06-05
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #250000702
TOTAL SITE AREA = 14,085 SF OR 0.3233 AC



DESIGN: TJD
DRAWN: TJD
SCALE: 1"=10'
DATE: FEB 2025
SHEET 7 OF 8
FILE: 24-227

DATE REVISION

ZONING DATA
PROPERTY LOCATED AT
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(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA

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TAX ASSESSMENT MAP NUMBER: 023.02-06-05
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #250000702
TOTAL SITE AREA = 14,085 SF OR 0.3233 AC

MONTICELLO PARK

N/F CITY OF ALEXANDRIA

PO BOX 178

ALEXANDRIA, VA 22313-1500

TAX MAP: 023.02-06-08

ZONE: POS

USE: CITY PARKS/PLAYGROUNDS

CITY OF
ALEXANDRIA
PO BOX 178
ALEXANDRIA, VA 22313-1500
TAX MAP: 014.04-13-36
ZONE: POS
USE: CITY
PARKS/PLAYGROUNDS
DB. 618, PG. 341

52
N/F 3113 CIRCLE HILL, LLC
3113 CIRCLE HILL ROAD
ALEXANDRIA, VA 22305-1607
TAX MAP: 023.02-06-06
ZONE: R-8
USE: RESIDENTIAL
INSTR #220000050

#3113
2-STORY
BRICK AND FRAME
DWELLING

UNCOVERED
DECK
485+

#3111
PROP 2-STORY
DWELLING
FF=15900
BF=14900

2ND FLR
ABOVE
PROP PORCH

PROP RETAINING WALL
MAX HT=7.5'PROP PORCH WITH
2ND FLOOR ABOVE

N/F NICOLE E. MAYER &
JEFFREY P. SEIBEL
3109 CIRCLE HILL ROAD
ALEXANDRIA, VA 22305-1607
TAX MAP: 023.02-06-04
ZONE: R-8
USE: RESIDENTIAL
INSTR #040032451

#3109
2-STORY
BRICK AND FRAME
DWELLING

CIRCLE HILL ROAD

50' R/W

APPROX LOC 6" W/L

CURB & GUTTER 156

APPROX LOC 2" G/L

CURB & GUTTER 156

APPROX LOC 1/2" G/S

LOC W/S

R=185.00'
A=50.00'

156.0 156.7

156.2

IPF

295.00' TO PI
OLD DOMINION
BOULEVARD

296' ~ 8" SAN SEW @ 1.86%

0' 20' 40'

SCALE: 1"=20'

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	14,085
25% CROWN COVER REQUIRED (SF)	3,521
EXISTING CROWN COVER (SF)	6,561
REMOVED CROWN COVER (SF)	4,513
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	2,048
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.2%
TOTAL CROWN COVER PROVIDED (SF)	3,548

PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)		LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL
							STANDARD	STANDARD			
STANDARD TREES	MV	2	Magnolia	Virginiana	Sweetbay magnolia	2"-3" cal./12-14 ft. ht.	250	500	2	2	2
	CC	2	Crataegus	Calpodendron	Pear hawthorn	2"-3" cal./12-14 ft. ht.	250	500	2	2	2
	CF	2	Cornus	Florida	Flowering dogwood	2"-3" cal./12-14 ft. ht.	250	500	2	2	2
TOTAL		6					STANDARD TREE CCA:	1,500	6	6	6
									100.0%	100.0%	100.0%

DESIGN: TJD
DRAWN: TJD
SCALE: 1"=20'
DATE: FEB 2025
SHEET 8 OF 8
FILE: 24-227

DATE
REVISION

LANDSCAPE PLAN
PROPERTY LOCATED AT
3111 CIRCLE HILL RD
(DEED BOOK 255, PAGE 138)
CITY OF ALEXANDRIA, VIRGINIA

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Alexandria, VA
22305

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3111 CIRCLE
HILL DR

ALEXANDRIA, VA
22305

Consultants:

Issued For:

No.: Description: Date:

1 SUP SUBMISSION 02/25/2025

Key Plan:

Seal & Signature:

Sheet Name:

COVER SHEET

Project No.:

19001

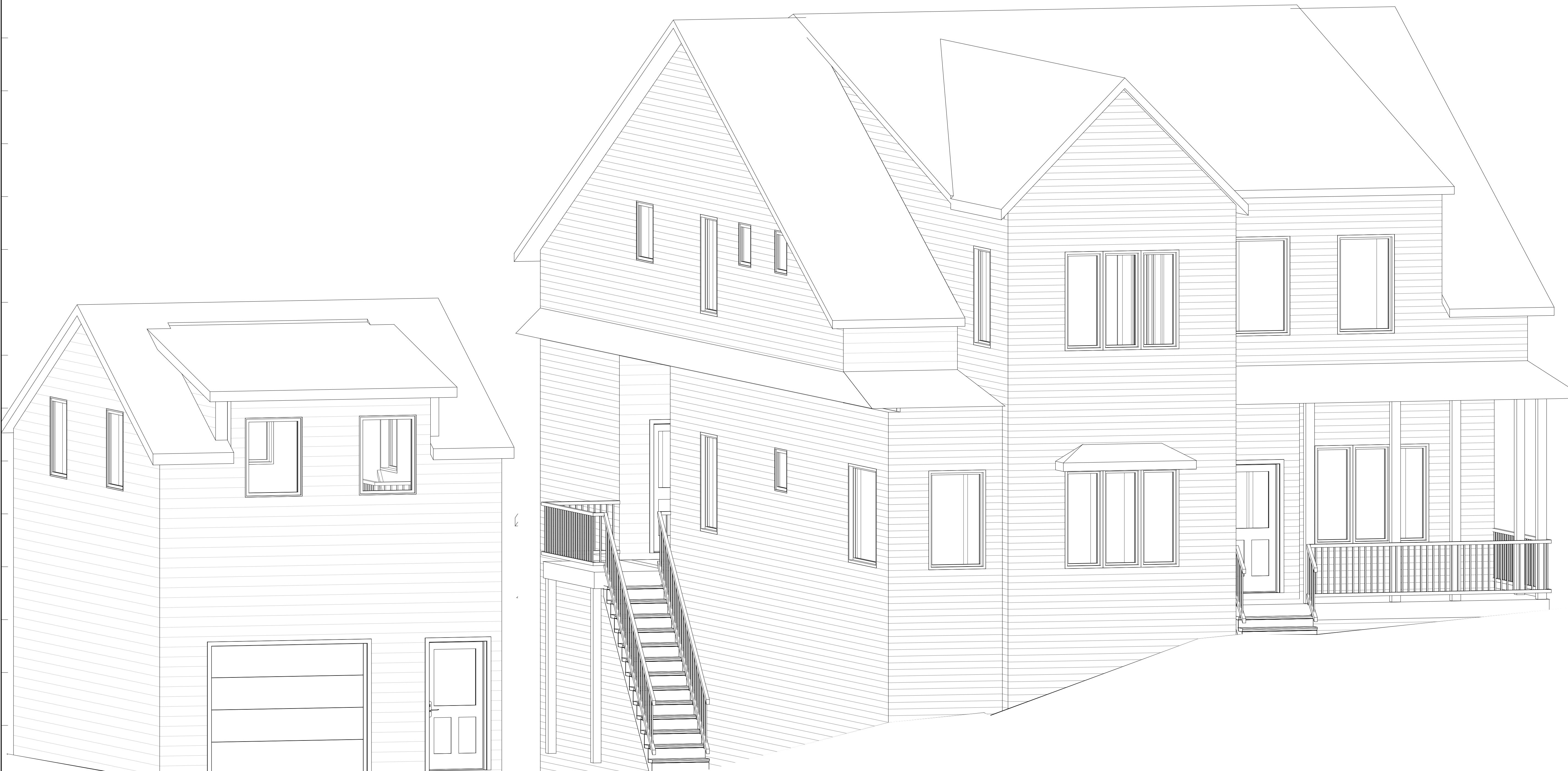
Sheet No.:

G-000

Scale:

1/2"

= 1'-0"



SHEET INDEX

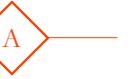
GENERAL SHEET INDEX		
NUMBER	NAME	ISSUANCE
G-000	COVER SHEET	SUP SUBMISSION
G-001	PROJECT INFORMATION	SUP SUBMISSION
G-100	SITE PLAN	SUP SUBMISSION
G-101	BUILDING AREAS	SUP SUBMISSION

ARCHITECTURAL SHEET INDEX		
NUMBER	NAME	ISSUANCE
A-502	BUILDING SECTION	
A-100	BASEMENT	SUP SUBMISSION
A-101	FIRST FLOOR	SUP SUBMISSION
A-102	SECOND FLOOR	SUP SUBMISSION
A-103	ROOF	SUP SUBMISSION
A-110	GARAGE	SUP SUBMISSION
A-500	BUILDING SECTION	
A-503	BUILDING SECTION	
A-400	BUILDING ELEVATIONS	SUP SUBMISSION
A-401	BUILDING ELEVATIONS	SUP SUBMISSION
A-410	GARAGE ELEVATIONS	SUP SUBMISSION

GENERAL NOTES

- General Conditions of the Contract (AIA Document A-201) apply to this project.
- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot be guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UNO.

LEGEND

 A	Wall Type (see wall type schedule)
 101B	Door Type (see door schedule)
 W1	Window Type (see window schedule)
 1 A101	Building Section
 1 A101	Wall Section
 1 A101	Detail Number
 1 A101	Building Elevation
 1 A101	Interior Elevation
 + 2'-0"	Elevation Mark
 ROOM 101	Room Name / Number
 A	Column Line
 C	Centerline
 3	Revision Tag

BUILDING CODE

BUILDING CODE REFERENCES
2021 VIRGINIA RESIDENTIAL CODE
(BASED ON THE 2021 INTERNATIONAL RESIDENTIAL
CODE)
1. BUILDING/DWELLING CODE: VIRGINIA RESIDENTIAL CODE
(VRC) 2021
2. STRUCTURAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021
3. PLUMBING & GAS CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021
4. MECHANICAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021
5. ELECTRICAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021
6. ENERGIZING: VIRGINIA RESIDENTIAL CODE (VRC) 2021
STRUCTURAL

LIVE LOADS DEAD LOADS
ROOF TRUSSES: 30PSF 10PSF
RAFTERS: 30PSF 12PSF
ATTIC FLOORS: 30PSF 12PSF
FLOORS: 40PSF 12PSF
GARAGE FLOORS: 50PSF 50PSF
DECKS: 40PSF 10PSF
BALCONIES: 60PSF 10PSF
STAIRS: 40PSF 20PSF
GROUND SNOW LOAD: 30LBS
DESIGN WIND SPEED: 115MPH (ULTIMATE)
SEISMIC DESIGN CATEGORY: B
FROST LINE: 24"
SOIL BEARING PRESSURE: 1500PSF

ENVIRONMENTAL
DECAY PROT REQUIRED: SLIGHT TO MODERATE
TERMITIC PROT REQUIRED: MODERATE TO HEAVY
CLIMATE ZONE: 4-NON MARINE
ENERGY CODE: 2018 IECC CODE REQUIRED MINIMUMS
WINDOWS: U-VALUE: 0.32
SKYLIGHTS: U-VALUE: 0.55
CEILING: R49
WALLS: R15 (CAVITY)
FLOOR: R19
CRAWLSPACE: R10 (CONTINUOUS)
SLAB: R10 (CONTINUOUS)

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Alexandria, VA 22314

3111 CIRCLE
HILL DR

ALEXANDRIA, VA
22305

Consultants :

ZONING INFORMATION

LEGAL DESCRIPTION	LOT 13 BLK 6 SEC 1 BEVERLY HILLS		
ZONING	R-8		
YEAR BUILT	NEW		
HISTORIC DESIGNATION	NO		
LOT AREA	EXISTING	PROPOSED	ALLOWED
NUMBER OF STORIES	N/A	2.0	2.0
BUILDING HEIGHT	N/A	27'9"	30'0"
BUILT AREA	N/A	4419.96SF	4929.75SF
EAR	N/A	0.31	0.35

Key Plan:

Seal & Signature:

Sheet Name:

PROJECT INFORMATION

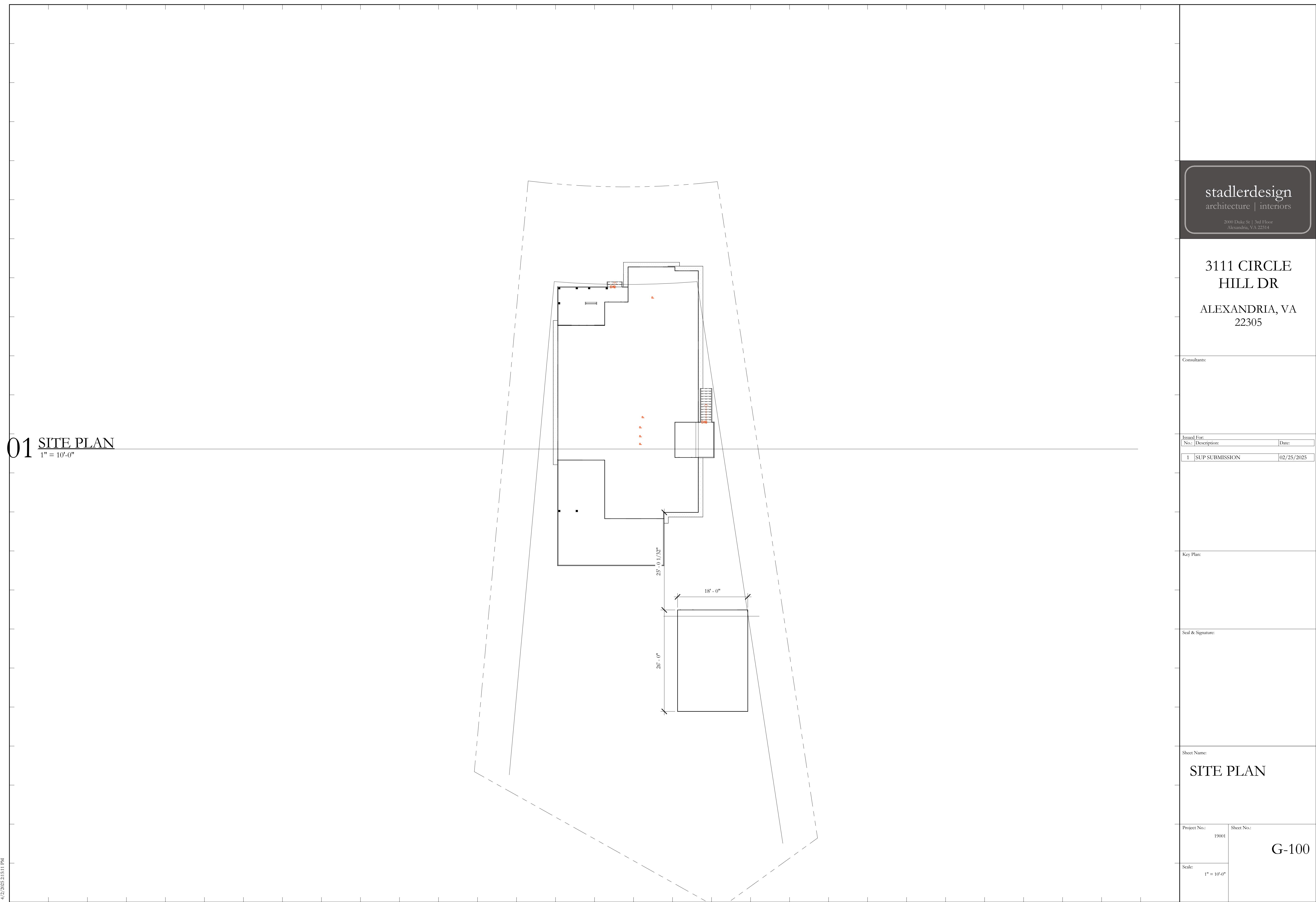
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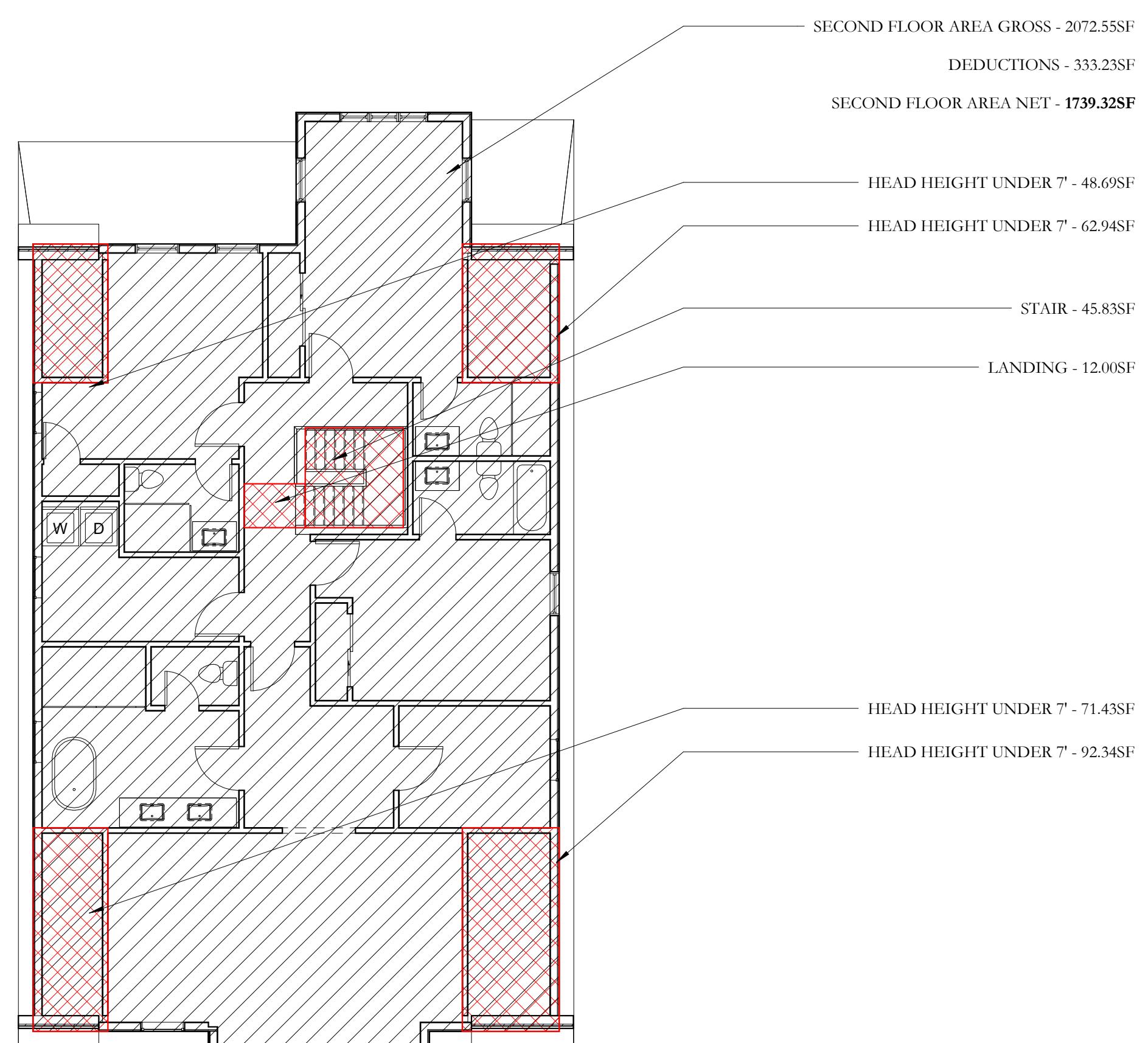
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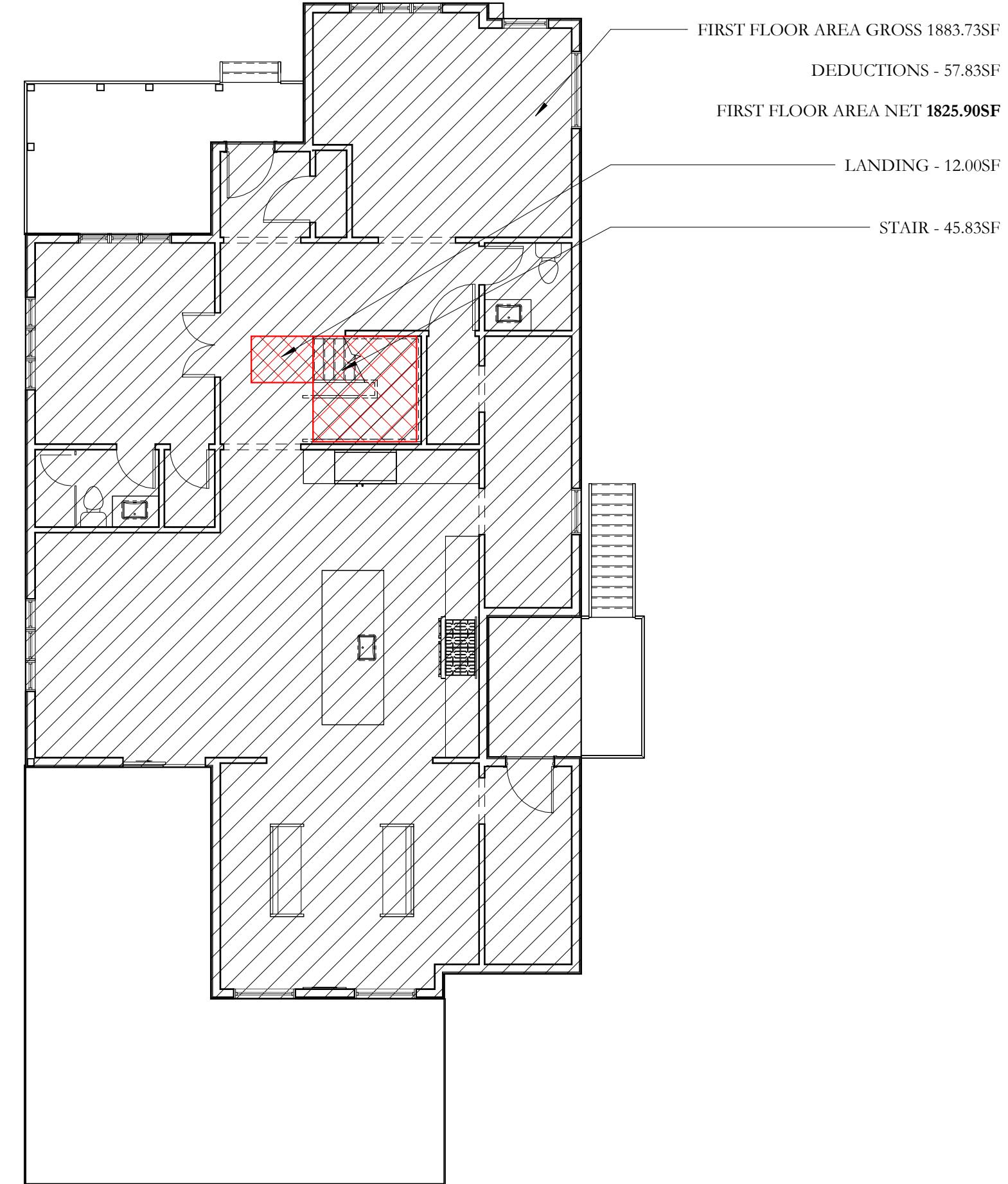
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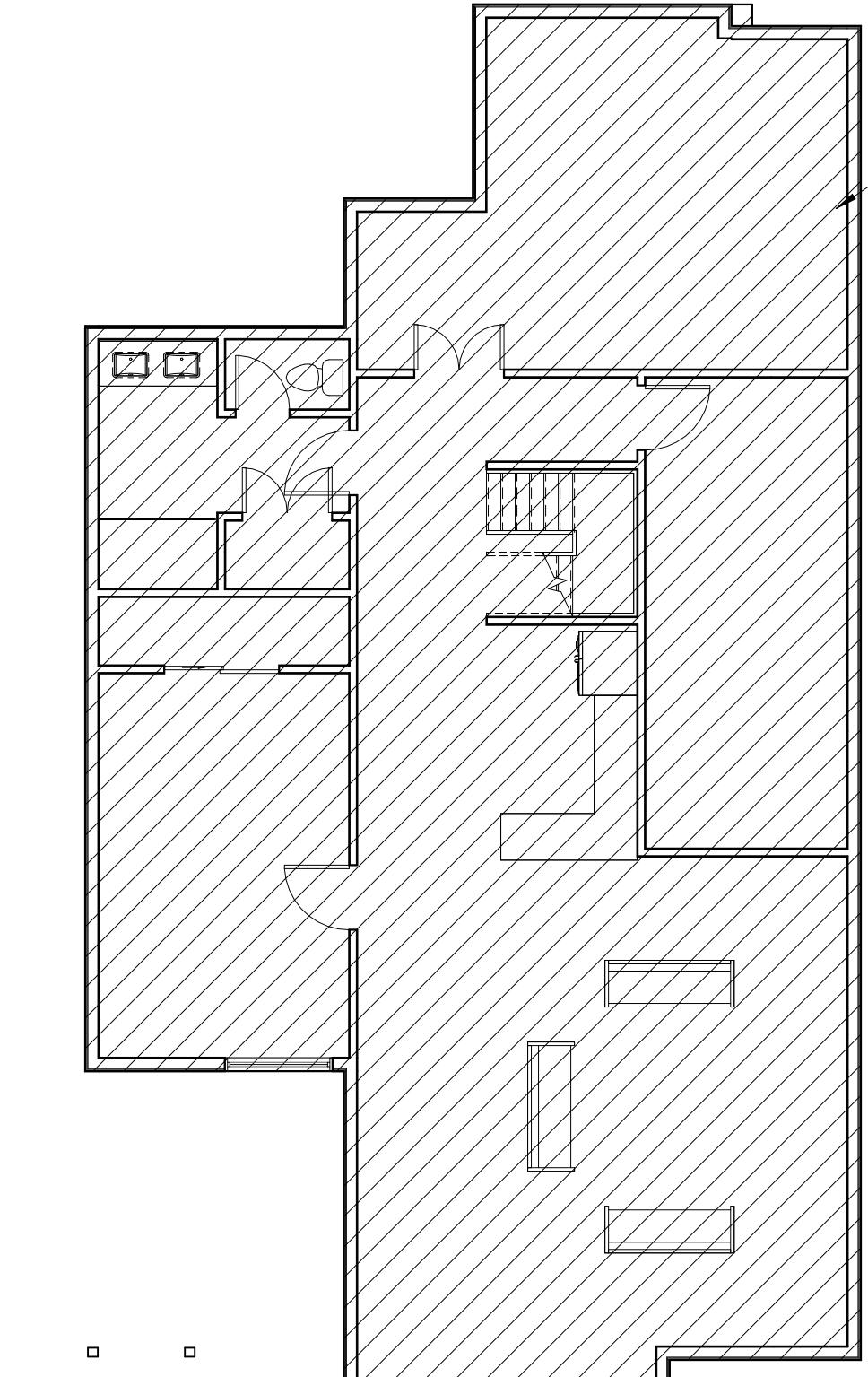




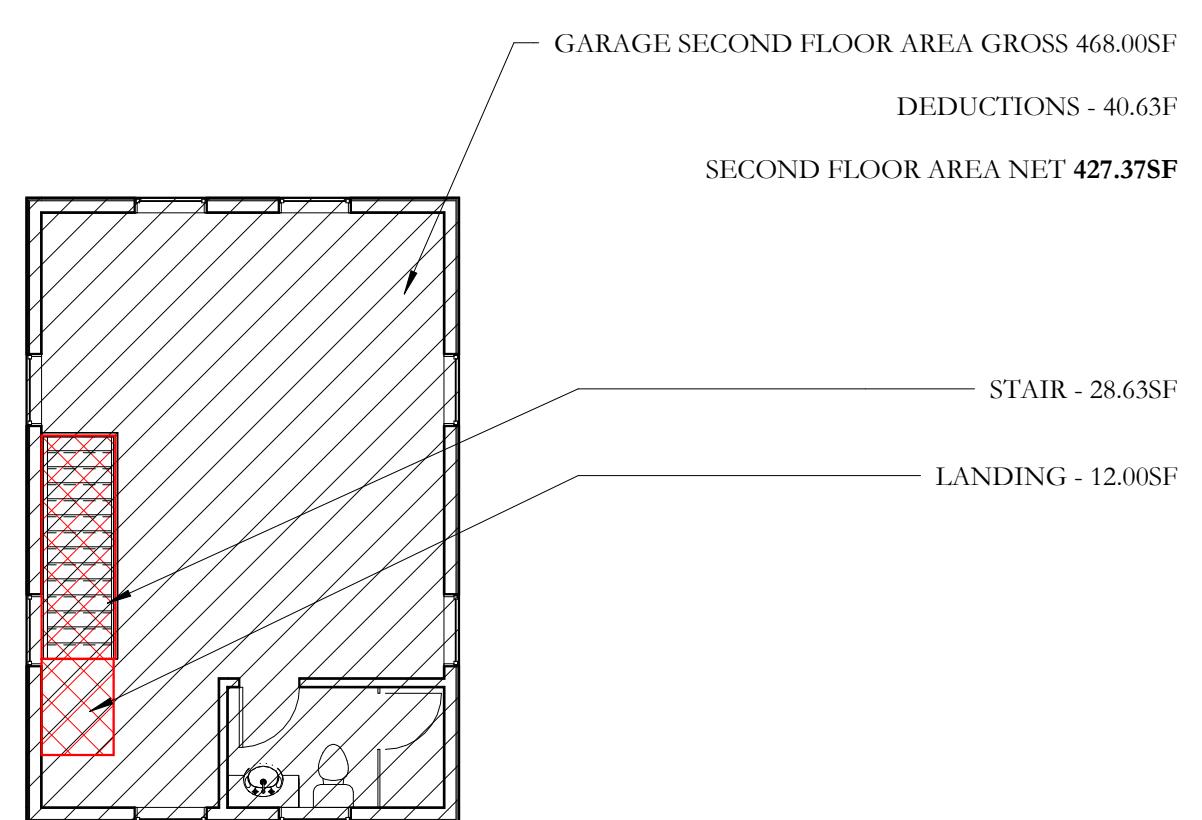
05 SECOND FLOOR AREAS
1/8" = 1'-0"



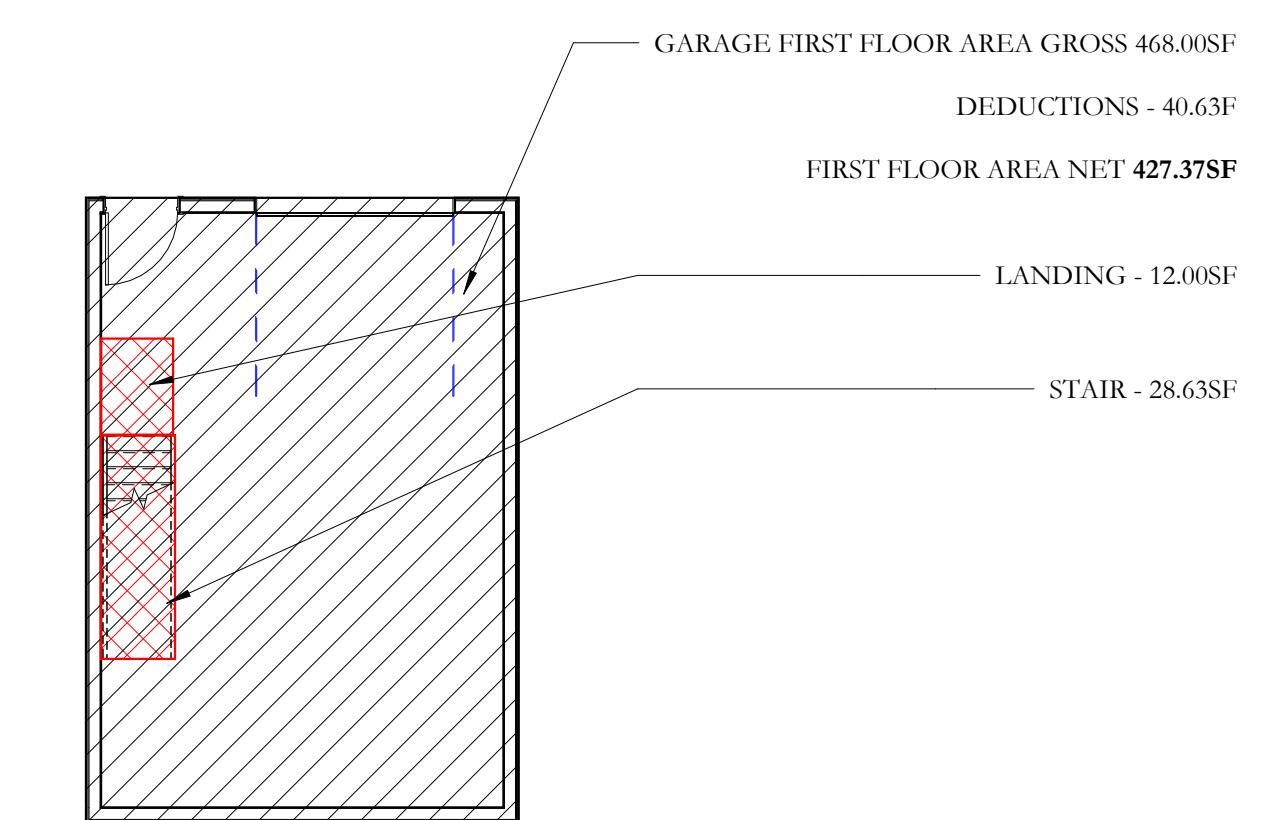
04 FIRST FLOOR AREAS
1/8" = 1'-0"



03 BASEMENT AREAS
1/8" = 1'-0"



02 GARAGE SECOND FLOOR AREAS
1/8" = 1'-0"



01 GARAGE FIRST FLOOR AREAS
1/8" = 1'-0"

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HILL DR

ALEXANDRIA, VA
22305

Consultants:

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No.: Description: Date:
1 SUP SUBMISSION 02/25/2025

Key Plan:

Seal & Signature:

Sheet Name:

**BUILDING
AREAS**

Project No.:

Sheet No.:

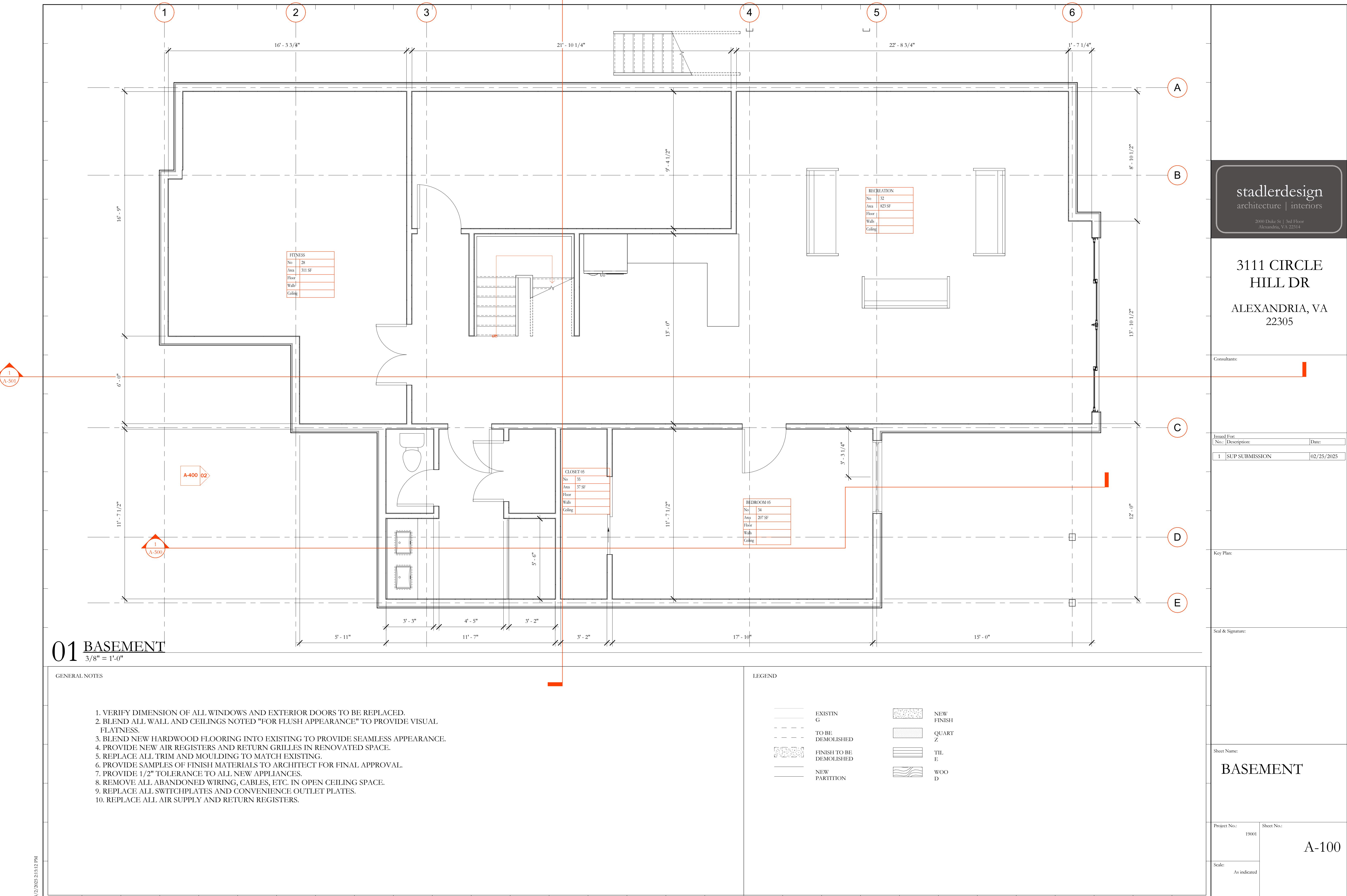
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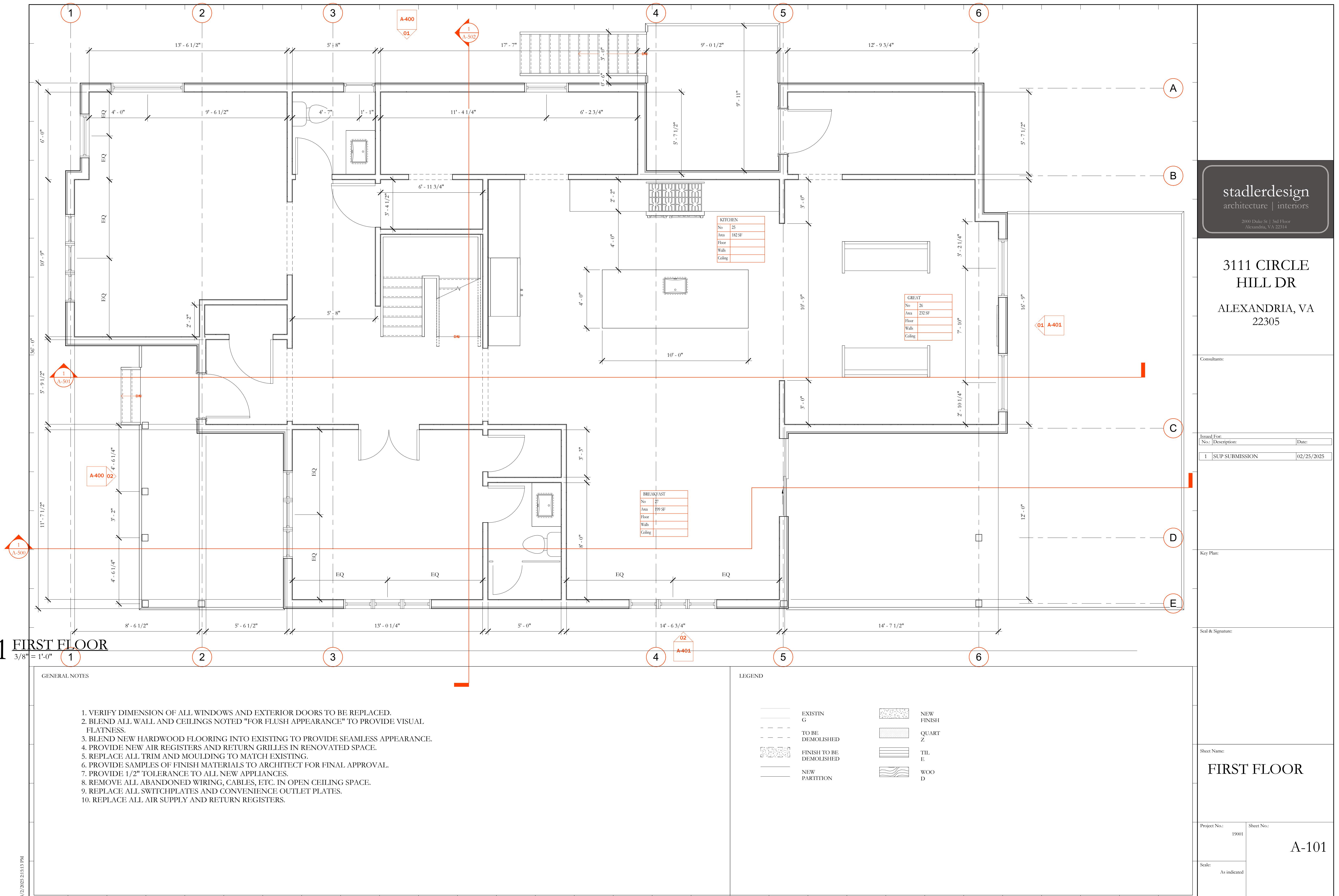
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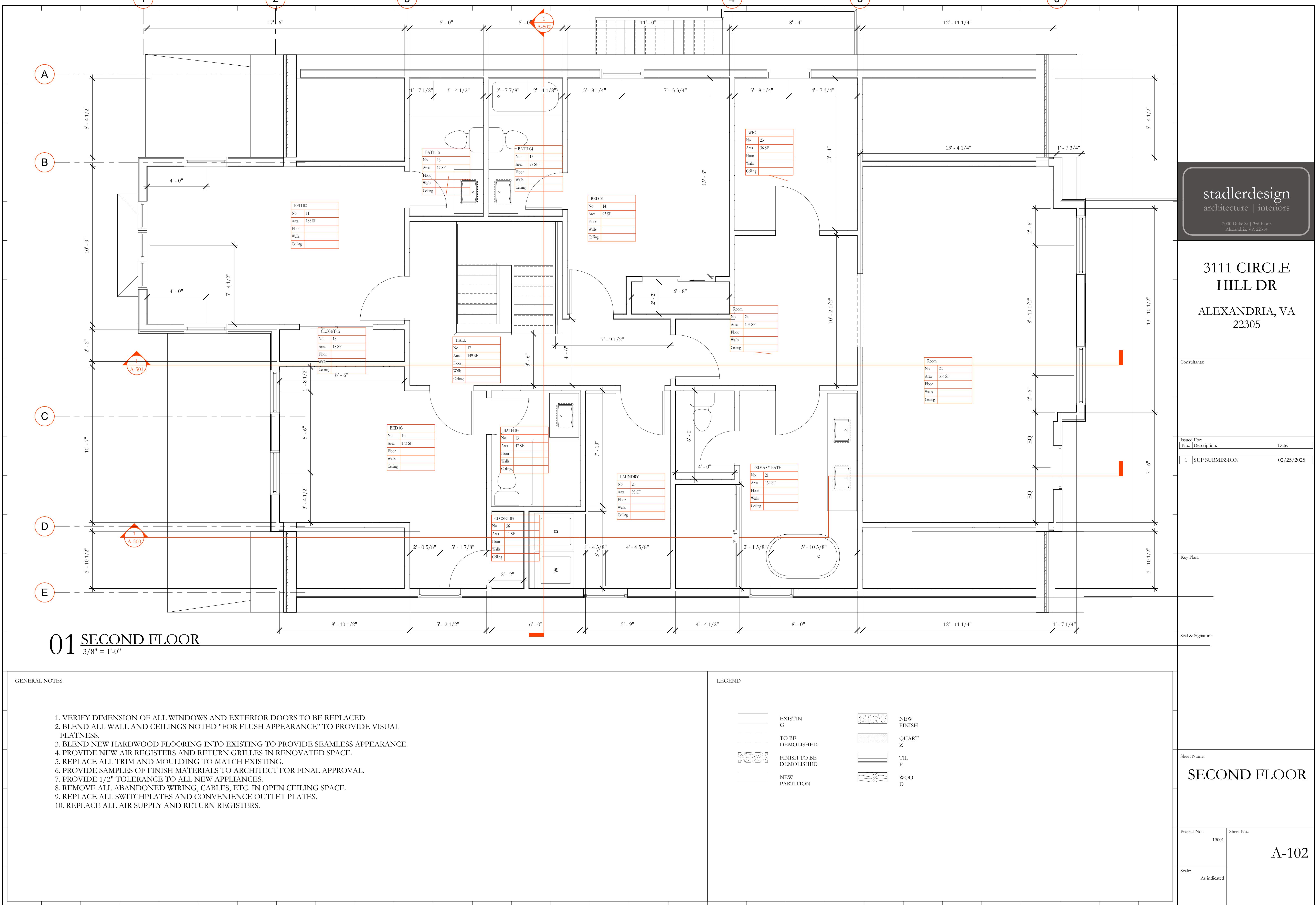
G-101

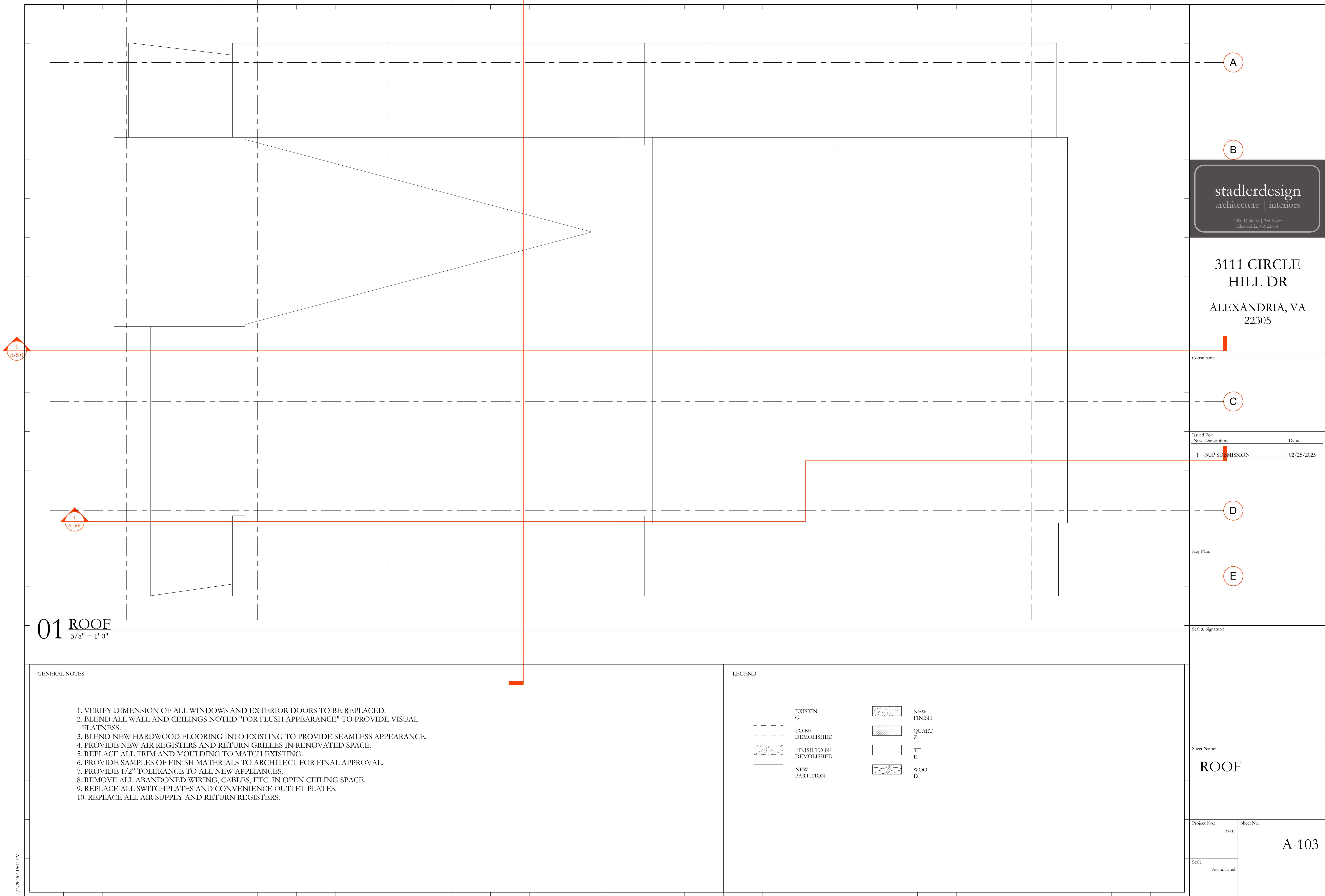
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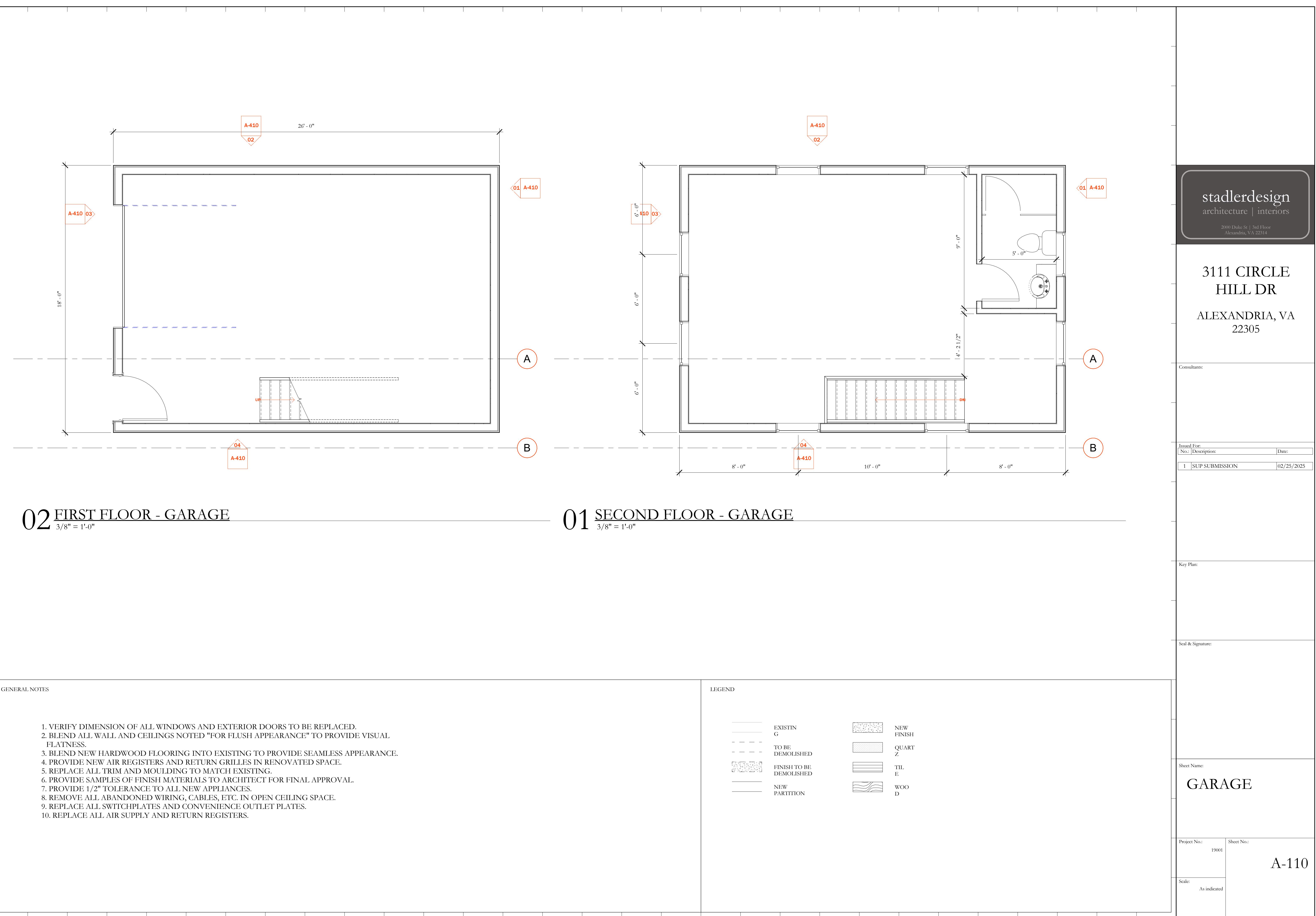
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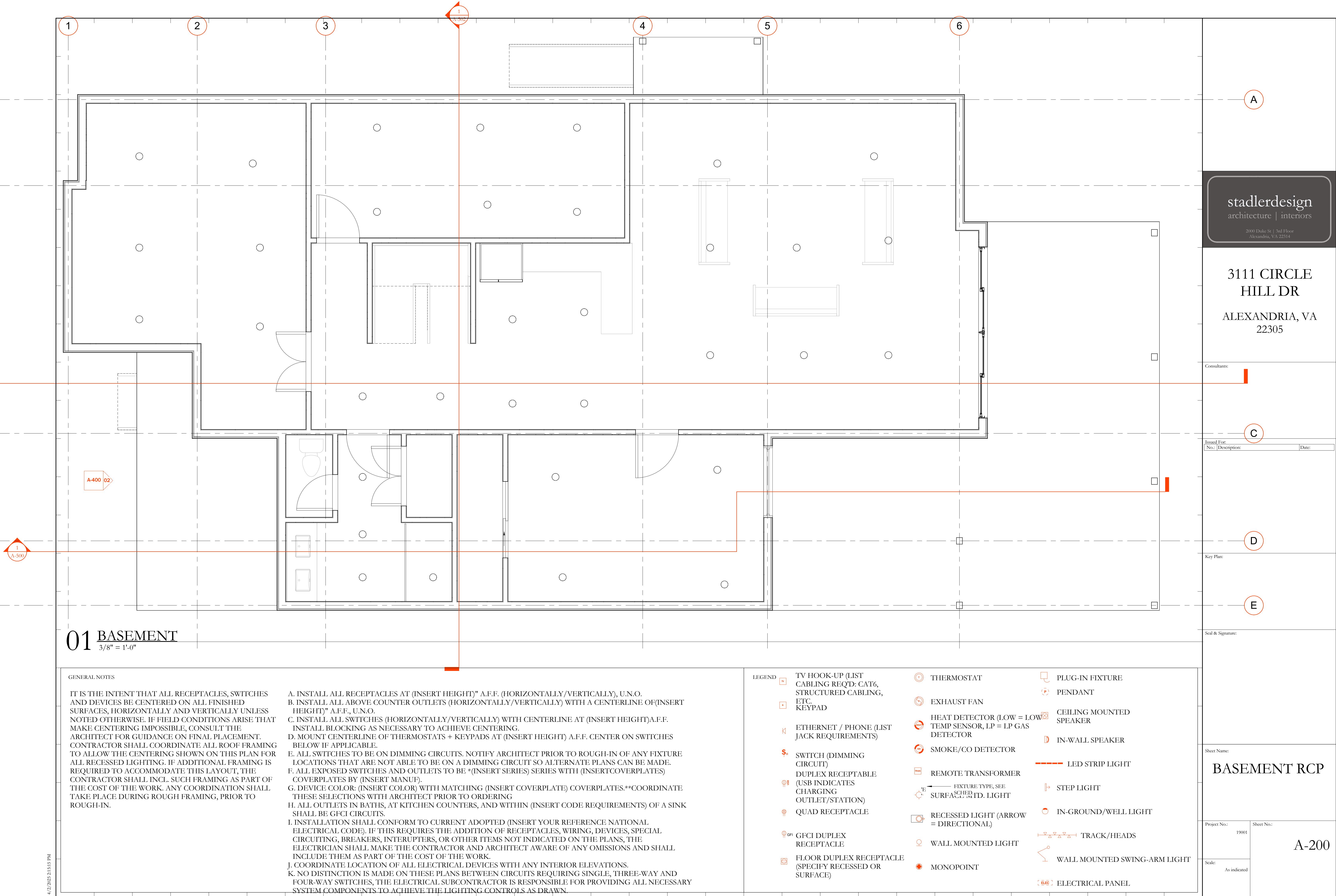


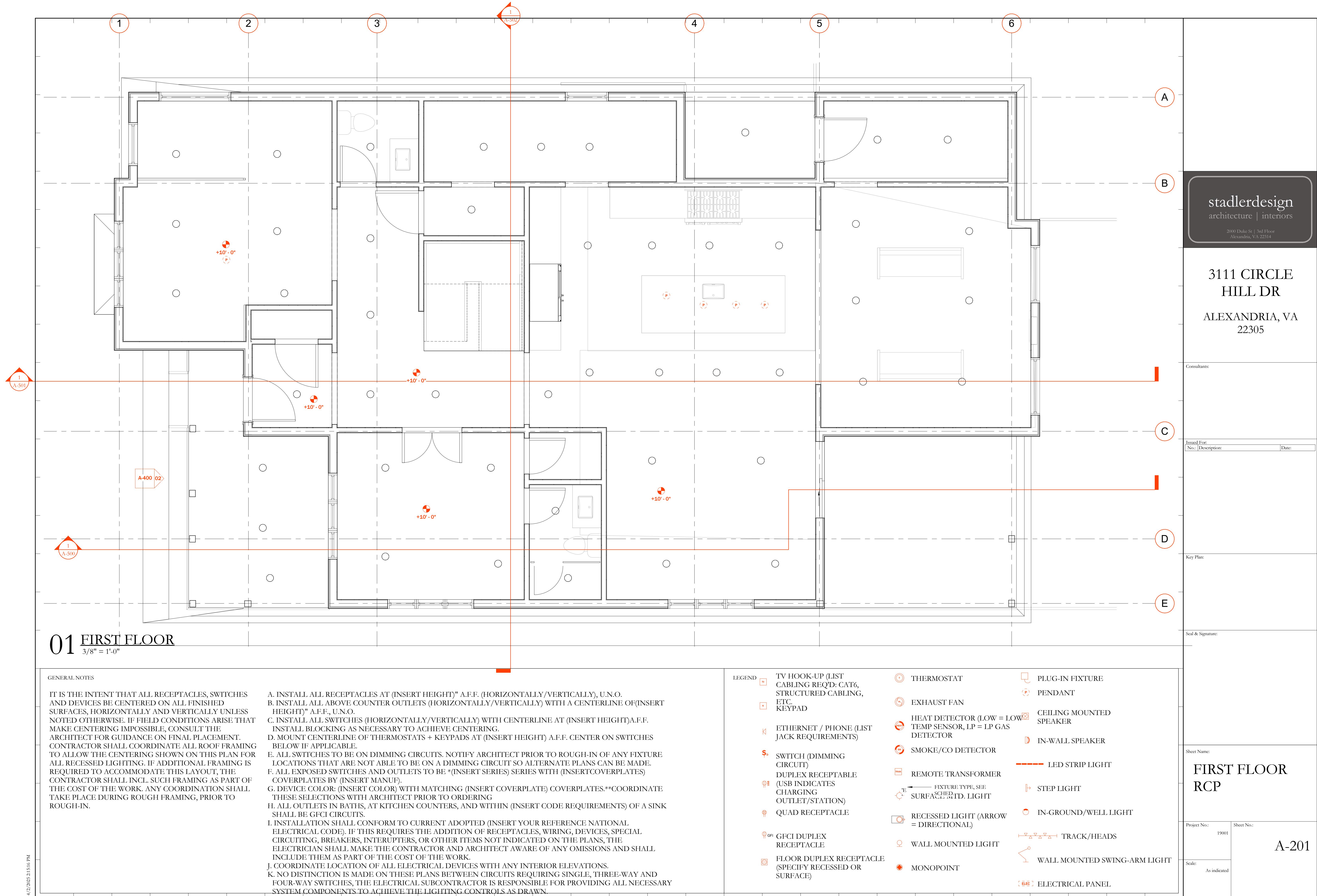


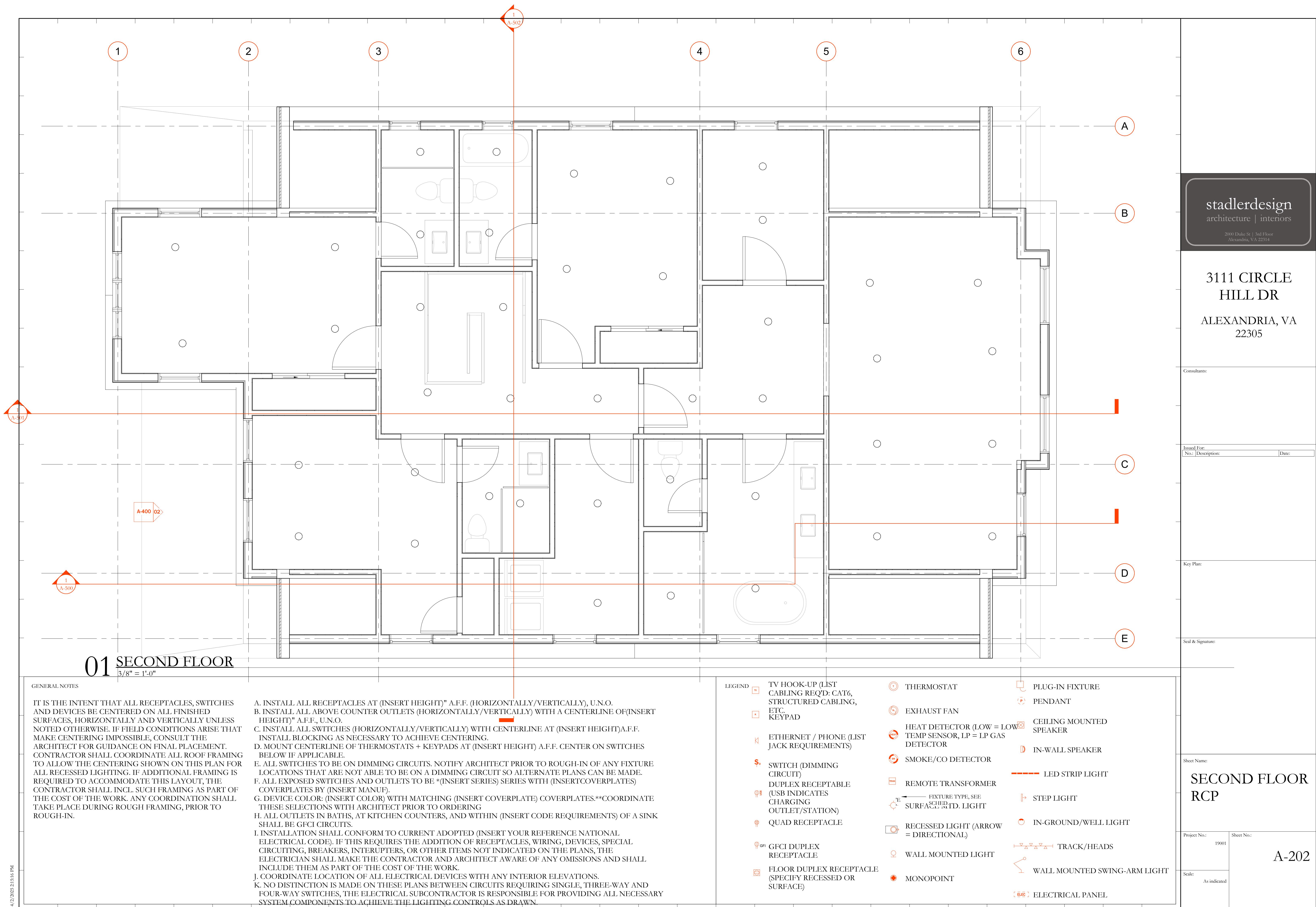


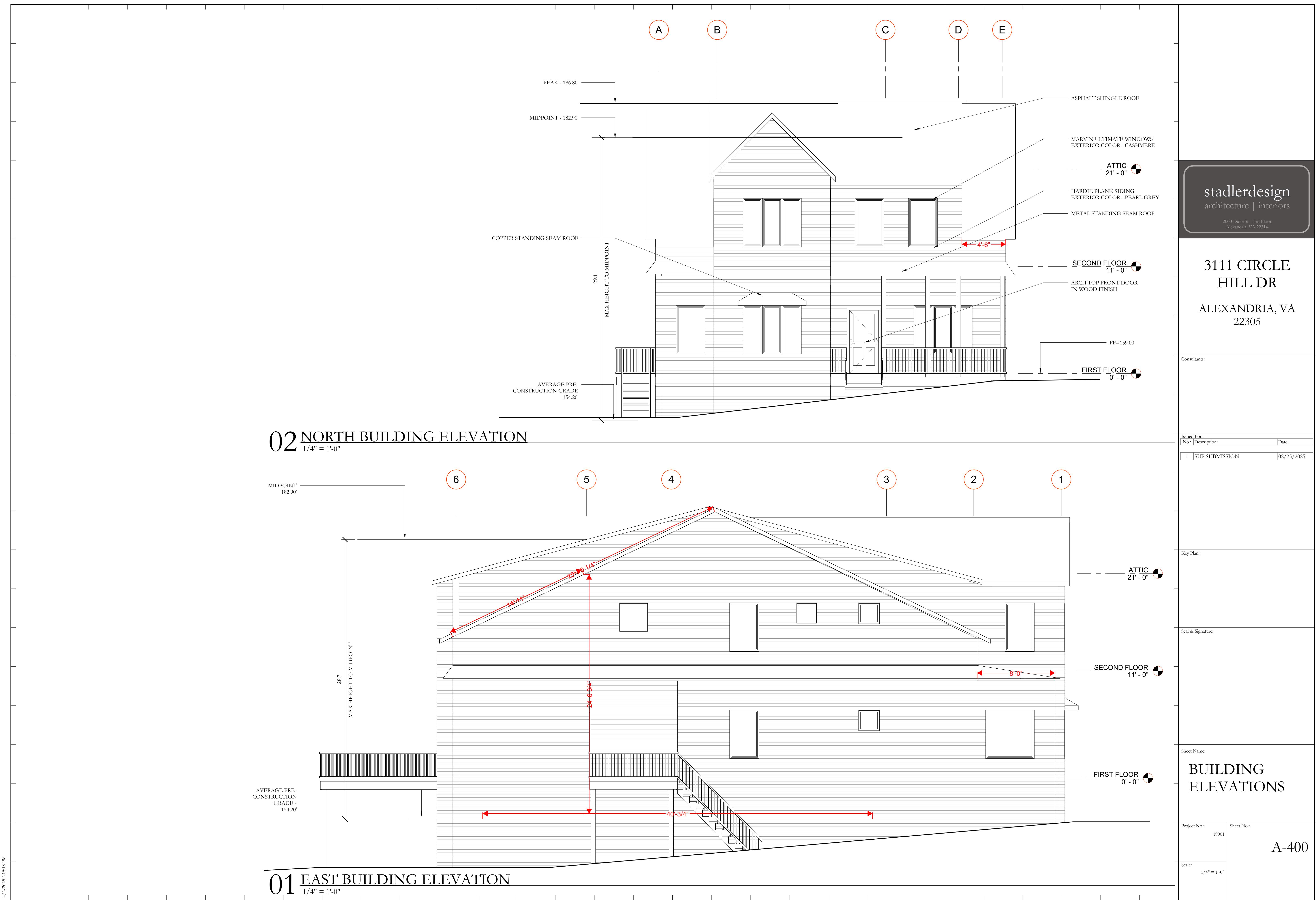


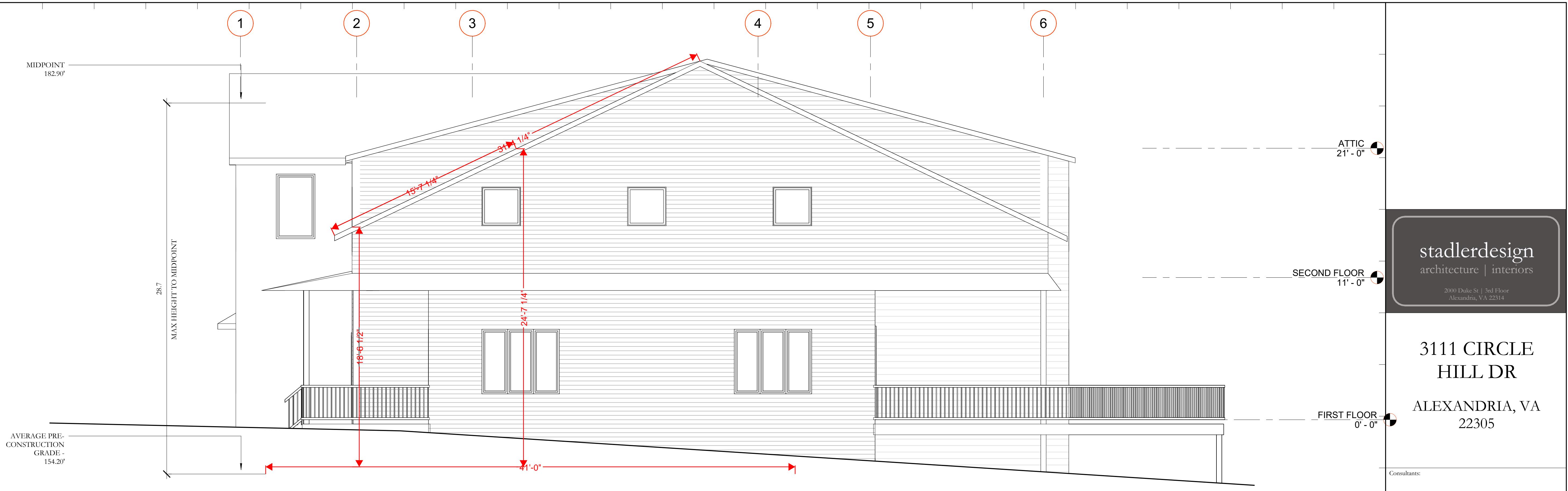












02 WEST BUILDING ELEVATION

1/4" = 1'-0"



01 SOUTH BUILDING ELEVATION



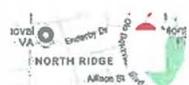




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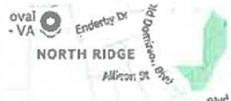




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