

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 28, 2022

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

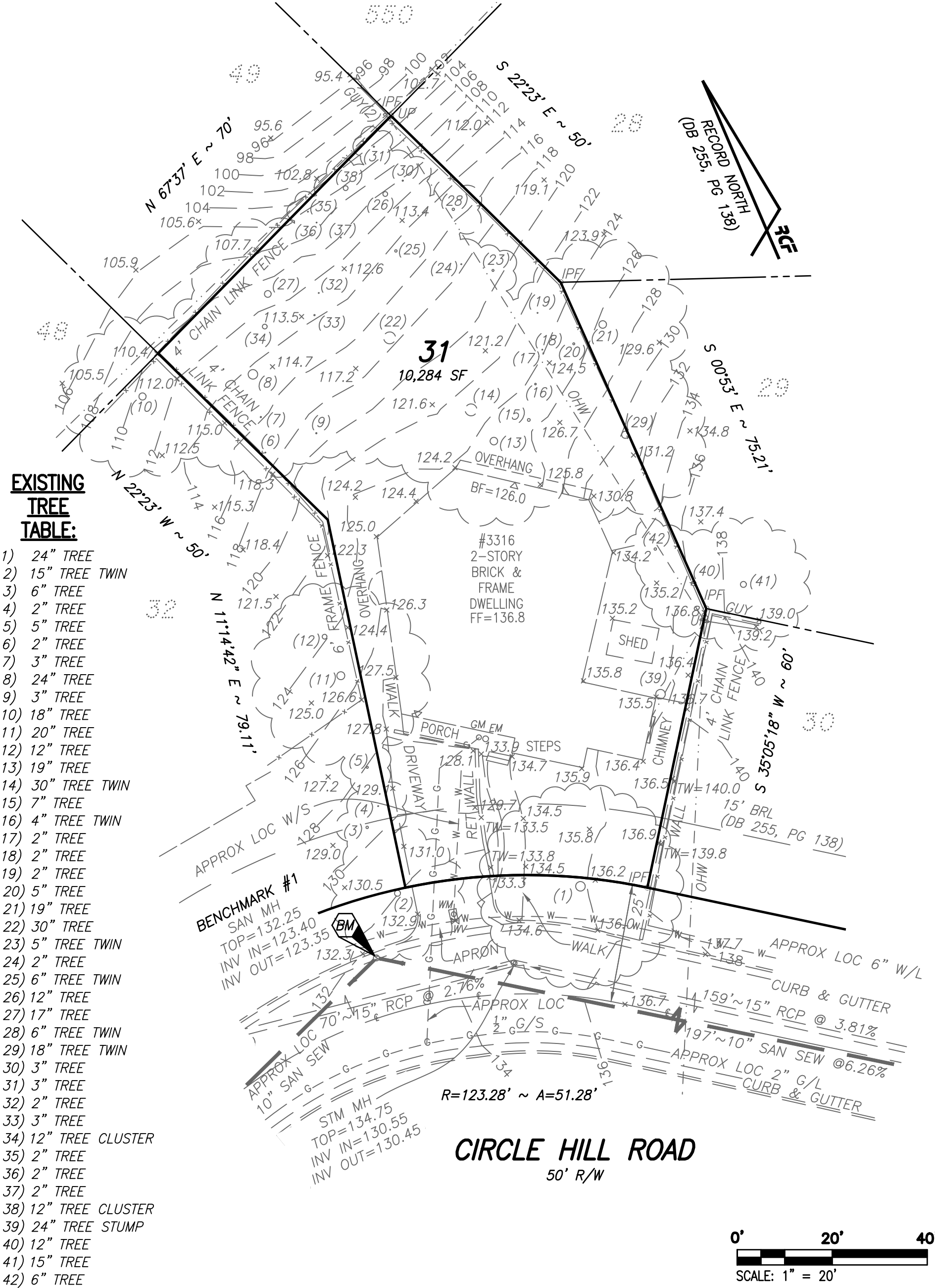
SUBJECT: DOCKET ITEM #4 – SPECIAL USE PERMIT #2021-00118 – 3316 CIRCLE HILL ROAD

With this, memorandum staff proposes amendments to Condition #4, deletion of Condition #5, which is replaced with recommended Condition #8 of Special Use Permit #2021-00118 to ensure protection and preservation of a southern magnolia tree located along the subject property's front lot line and within the City public right-of-way. Staff proposes the following amendments:

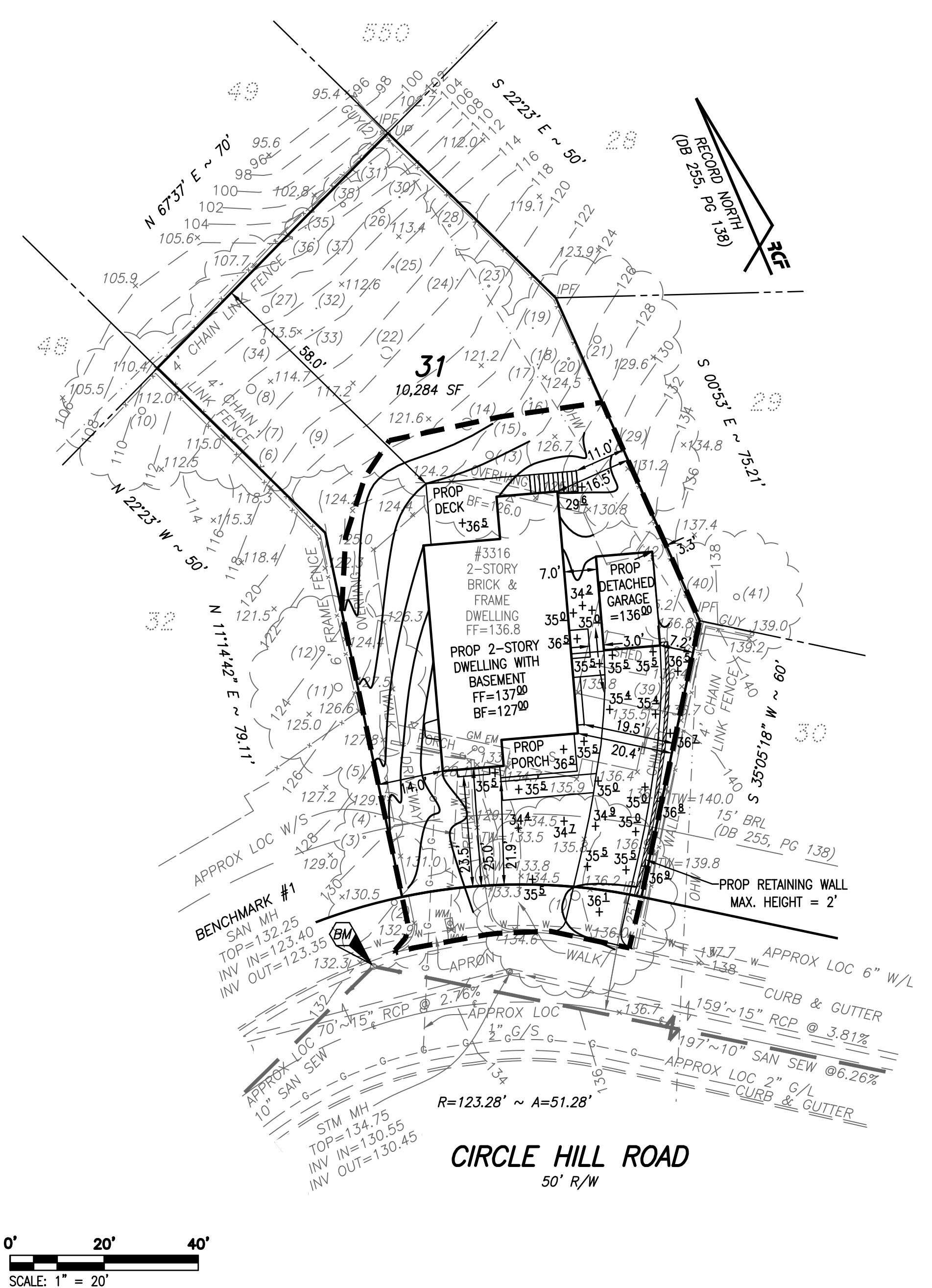
4. **CONDITION AMENDED BY PLANNING COMMISSION:** Trees within the public right-of-way shall not be removed without approval from the City Arborist. The applicant shall provide an assessment of tree #259 to the satisfaction of the City Arborist. (P&Z) (PC)
5. **CONDITION DELETED BY PLANNING COMMISSION AND REPLACED WITH CONDITION #8:** ~~The applicant shall relocate the proposed driveway as close as feasible to the east side lot line and shall reduce its width to nine feet within the critical root zone of tree 259. The applicant shall provide the revised driveway location and layout with the grading plan submission to the satisfaction of the Director of Planning and Zoning. (P&Z)~~
8. **CONDITION ADDED BY PLANNING COMMISSION:** If the City Arborist does not approve the removal of tree #259, the applicant shall submit a tree protection plan and, if necessary to protect the tree, shall reconfigure the position of the dwelling on the site with Administrative SUP Minor Amendment approval if the revisions remain consistent with City Council SUP approval for bulk, height and design under SUP #2021- 00118 and complies with all R-8 zone lot requirements. Should the revised plan differ from the City Council approval of substandard lot criteria or is noncomplying with R-8 zone lot requirements, the applicant will require a new SUP application review before the Planning Commission and City Council. (PC)

Staff continues to recommend approval of SUP #2021-0118 with the condition amendment, deletion and addition.

TAX ASSESSMENT MAP NUMBER: 014.02-08-48
PLAT SUBJECT TO RESTRICTIONS OF RECORD
TOTAL SITE AREA = 10,284 S.F. OR 0.2361 AC.



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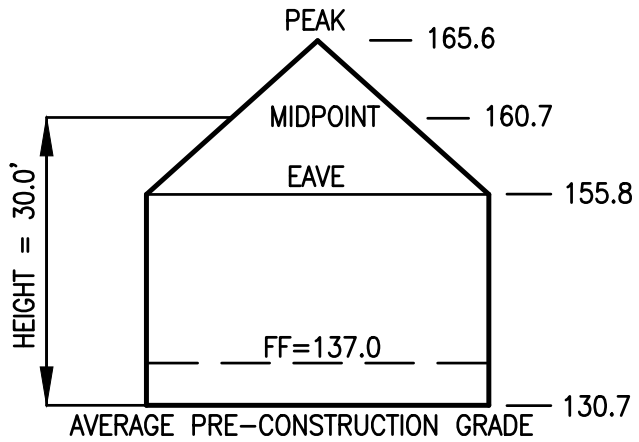
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Alexandria, Virginia 22314
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(703) 549-6422

SPECIAL USE PERMIT PLAT
LOT 31, BLOCK 4, SECTION 1
BEVERLY HILLS
(3316 CIRCLE HILL ROAD)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RTB
DRAWN: RTB
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **20-224**
SHEET **2** OF **9**

TAX ASSESSMENT MAP NUMBER: 014.02-08-48
PLAT SUBJECT TO RESTRICTIONS OF RECORD
TOTAL SITE AREA = 10,284 S.F. OR 0.2361 AC.

DWELLING HEIGHT DETAIL



MAX. BUILDING HEIGHT FOR R-8 ZONE IS 30.0' PER ART. III, DIV. A, SEC. 3-306(C) OF THE ZONING ORDINANCE

SPOTS	EXISTING - ELEVATION
1	134.2
2	135.2
3	136.1
4	136.4
5	136.0
6	135.4
7	134.6
8	132.2
9	128.2
10	125.7
11	124.4
12	124.6
13	126.7
14	127.7
15	127.8
16	128.0
17	128.2
SUM:	2221.4
AVERAGE:	130.7

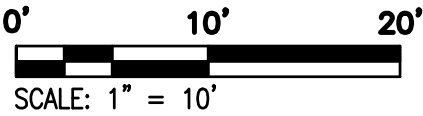
AVERAGE EX. GRADE & DWELLING DETAIL
(SCALE: 1" = 10')

DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
130.7	154.8	166.6	160.7	30.0

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
*FRONT-(CIRCLE HILL ROAD)	135.2'	25.5'	N/A	*24.8'-30.1'	25.0'
SIDE-(WEST)	127.2'	27.6'	1:2, MIN 8'	13.8'	14.0'
SIDE-(EAST)	133.8'	21.0'	1:2, MIN 8'	10.5'	16.5'
REAR-(NORTH)	125.1'	35.6'	1:1, MIN. 8'	35.6'	58.0'

*FRONT SETBACK IS ESTABLISHED BY THE CONTEXTUAL BLOCK FACE STUDY, SEE SHEET 5.



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ZONING DATA

LOT 31, BLOCK 4, SECTION 1

BEVERLY HILLS

(3316 CIRCLE HILL ROAD)

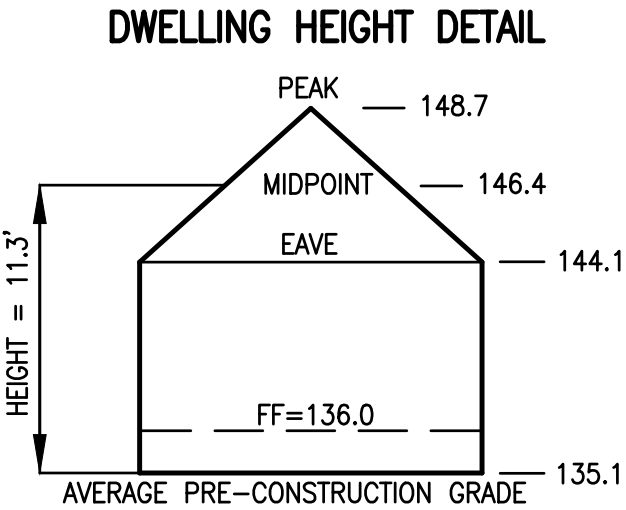
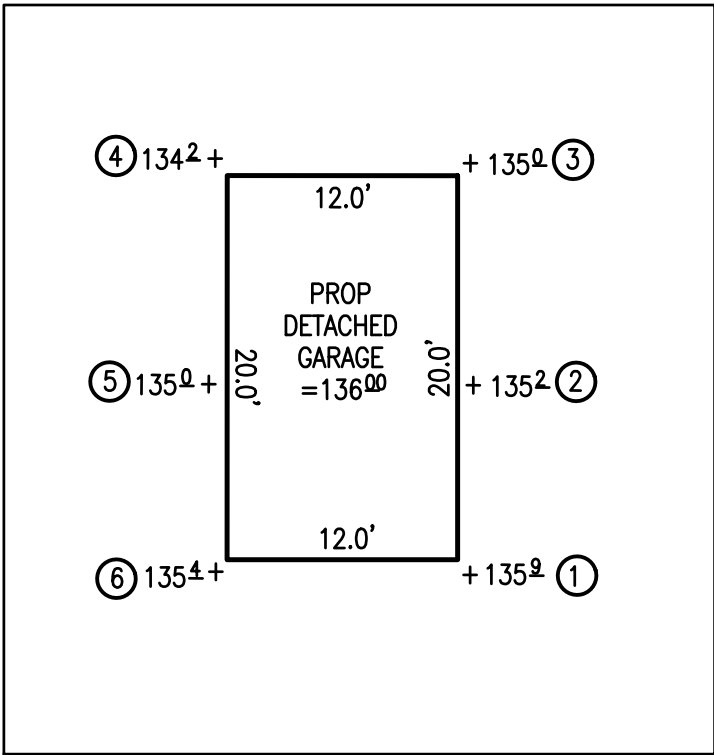
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RTB
DRAWN: RTB
SCALE: 1" = 10'
DATE: NOV. 2021

FILE: **20-224**

SHEET **3** OF **9**

TAX ASSESSMENT MAP NUMBER: 014.02-08-48
PLAT SUBJECT TO RESTRICTIONS OF RECORD
TOTAL SITE AREA = 10,284 S.F. OR 0.2361 AC.

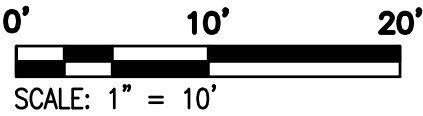


MAX. BUILDING HEIGHT FOR R-8 ZONE IS 13.5' PER ART. VII, SEC. 7-2501(B) OF THE ZONING ORDINANCE

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

GARAGE HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
135.1	144.1	148.7	146.4	11.3

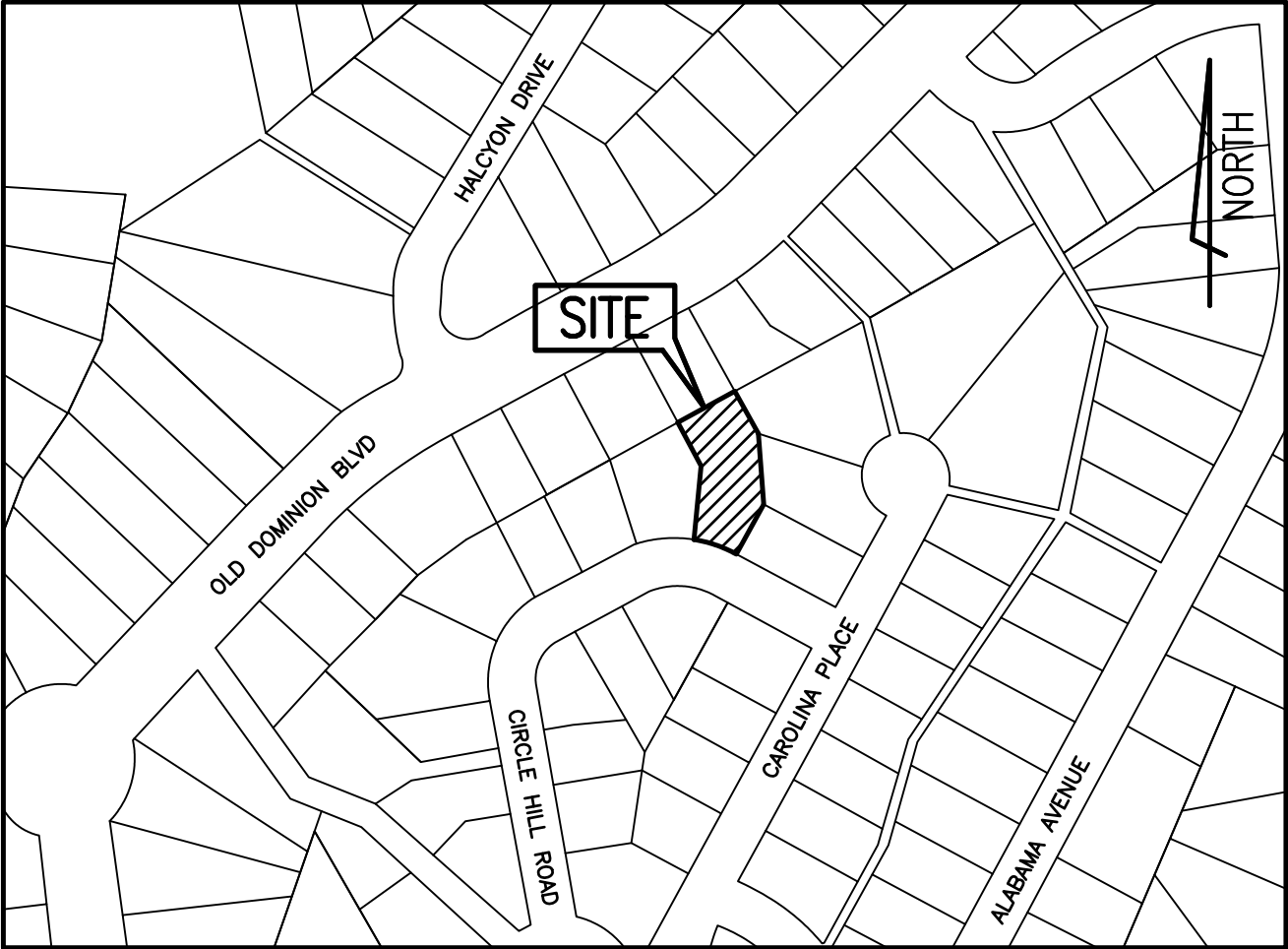
SPOTS	EXISTING-ELEVATION
1	135.4
2	135.9
3	135.2
4	135
5	134.2
6	135.0
SUM:	810.7
AVERAGE	135.1



TAX ASSESSMENT MAP NUMBER: 014.02-08-48
PLAT SUBJECT TO RESTRICTIONS OF RECORD
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Front Setback and Threshold Data									
#3316 Circle Hill Road (RCF #20-224)									
(Existing setback from property line = 23.1' , Existing Threshold Height = 4.8')									
Setback Data									

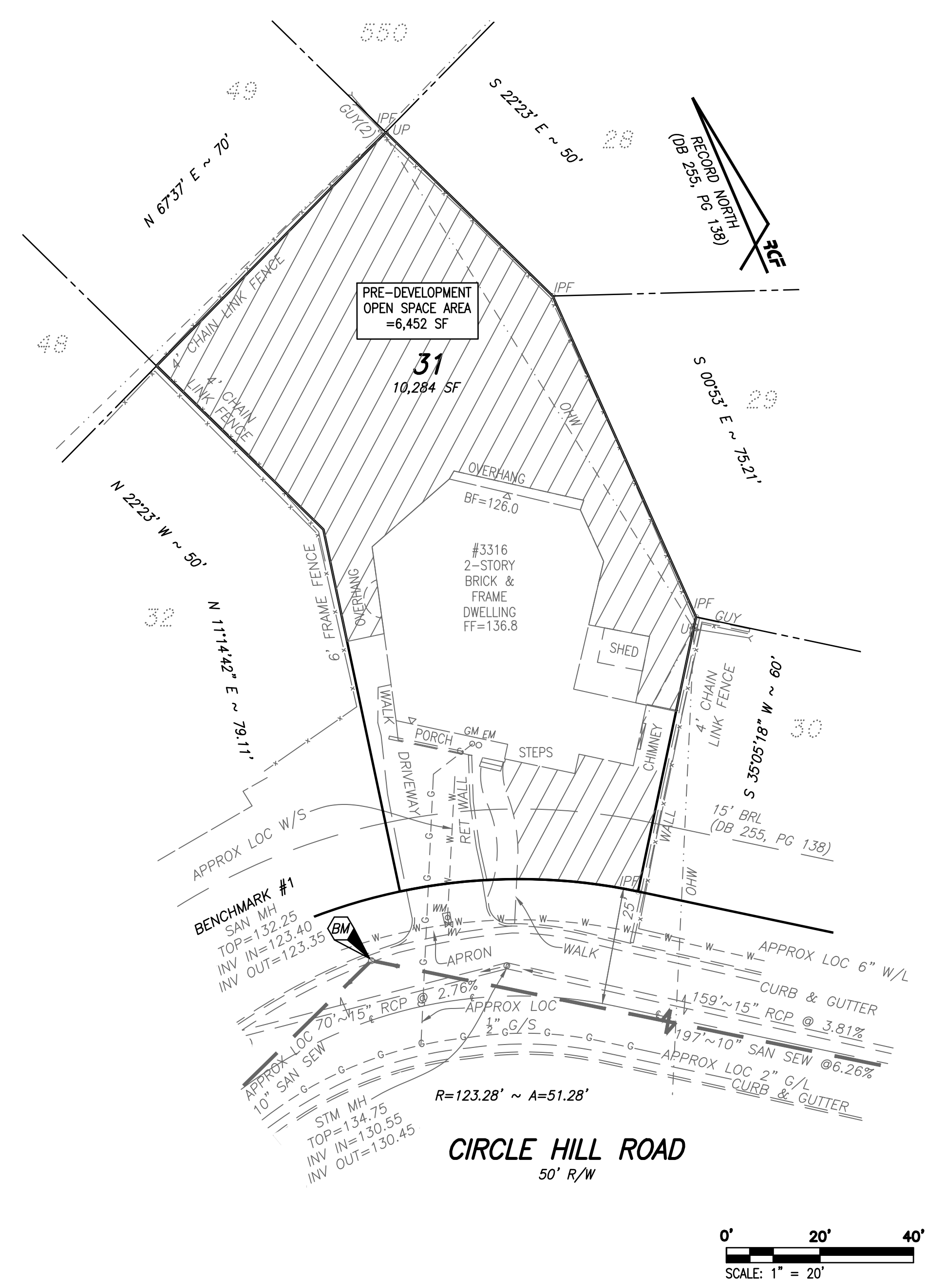
THRESHOLD PROVIDED = 1.8'



VICINITY MAP
SCALE 1" = 200'

Building Height Data			
#3316 Circle Hill Road (RCF #20-224)			
(Existing Building Height = 24.3')			
Building Height Data			
Circle Hill Road		Distance Ground to Midpoint	
3308 Circle Hill Road		22.1'	
3310 Circle Hill Road		22.3'	
3312 Circle Hill Road		24.8'	
3314 Circle Hill Road		22.4'	
3320 Circle Hill Road		26.8'	

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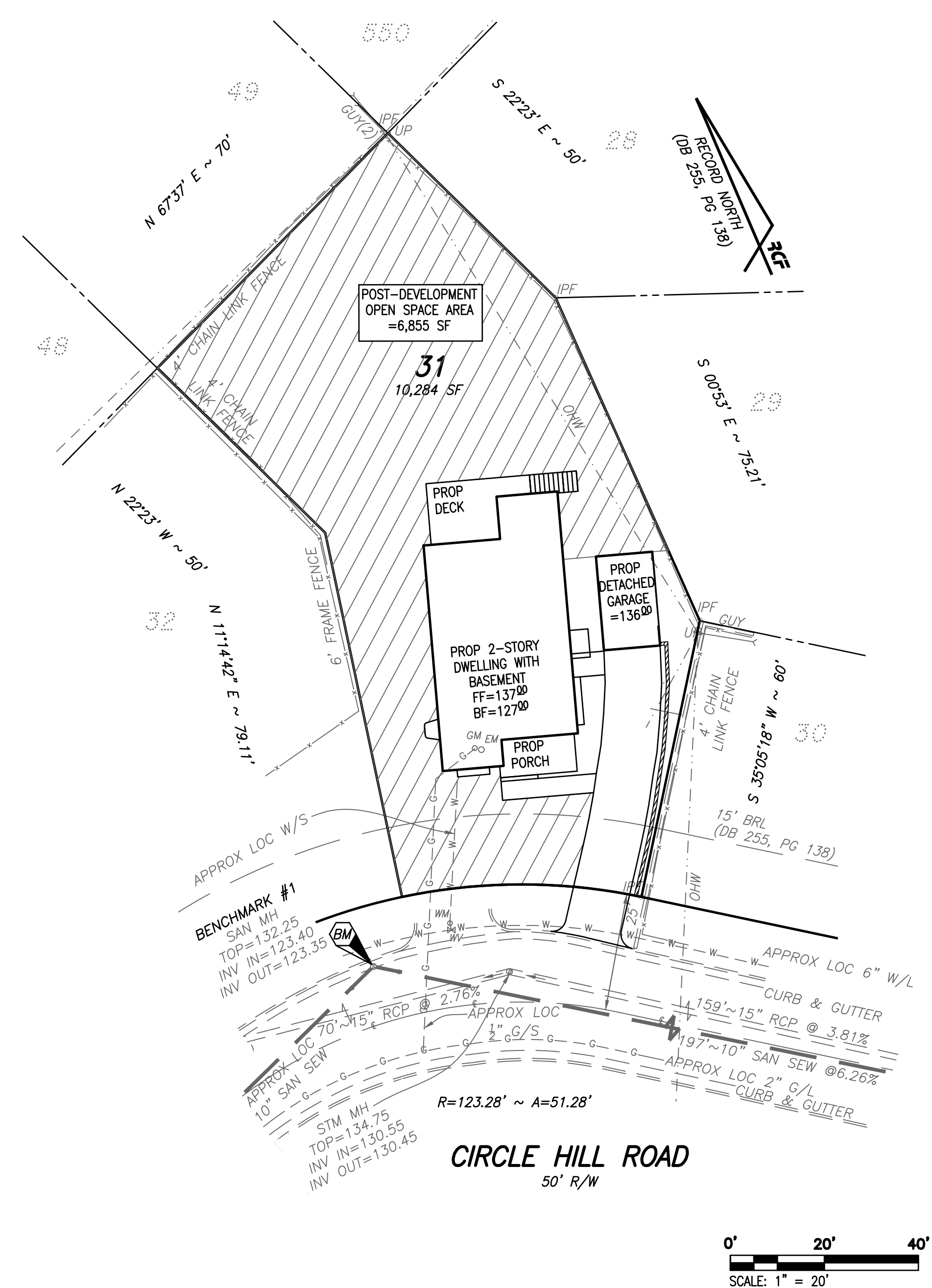


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OPEN SPACE EXHIBIT (PRE)
LOT 31, BLOCK 4, SECTION 1
BEVERLY HILLS
(3316 CIRCLE HILL ROAD)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RTB
DRAWN: RTB
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **20-224**
SHEET **6** OF **9**

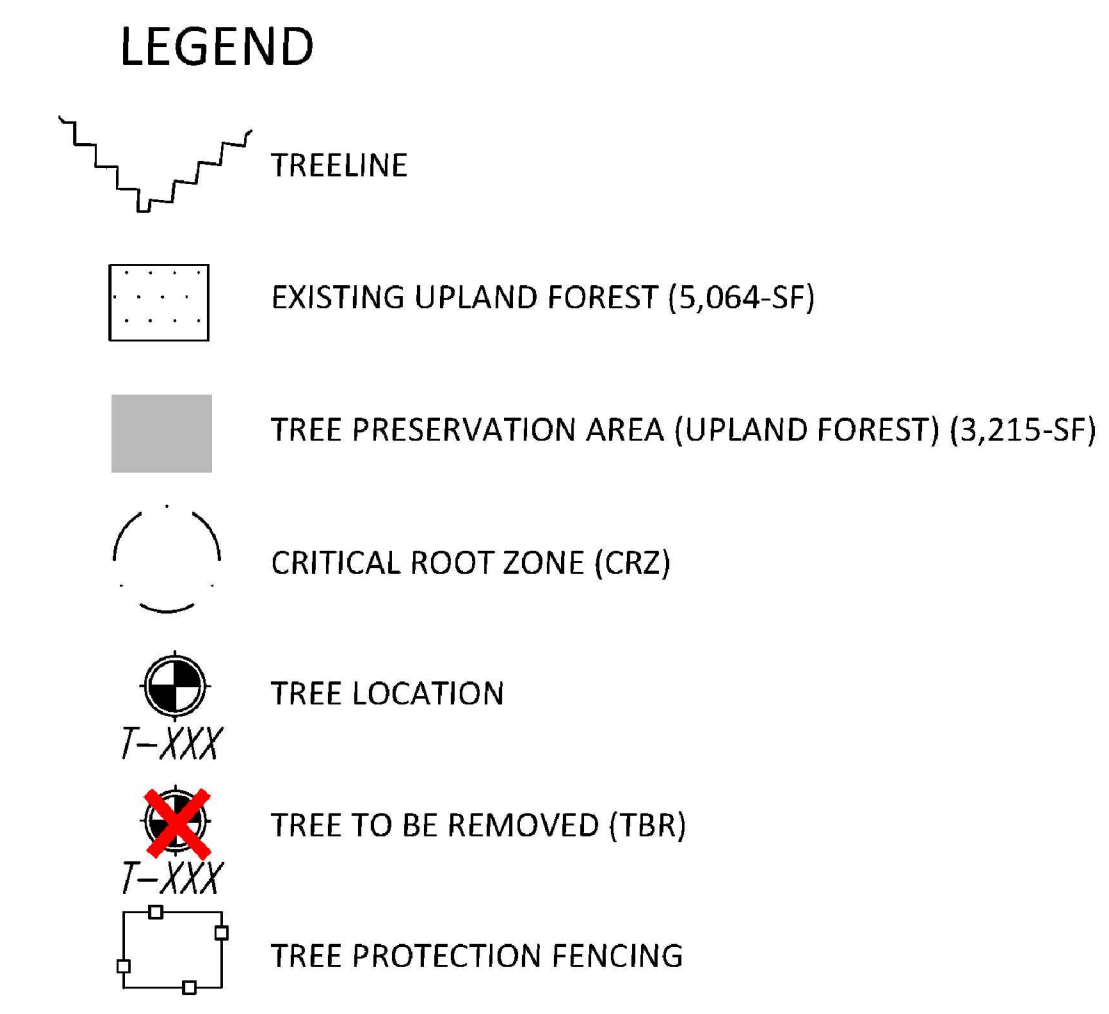
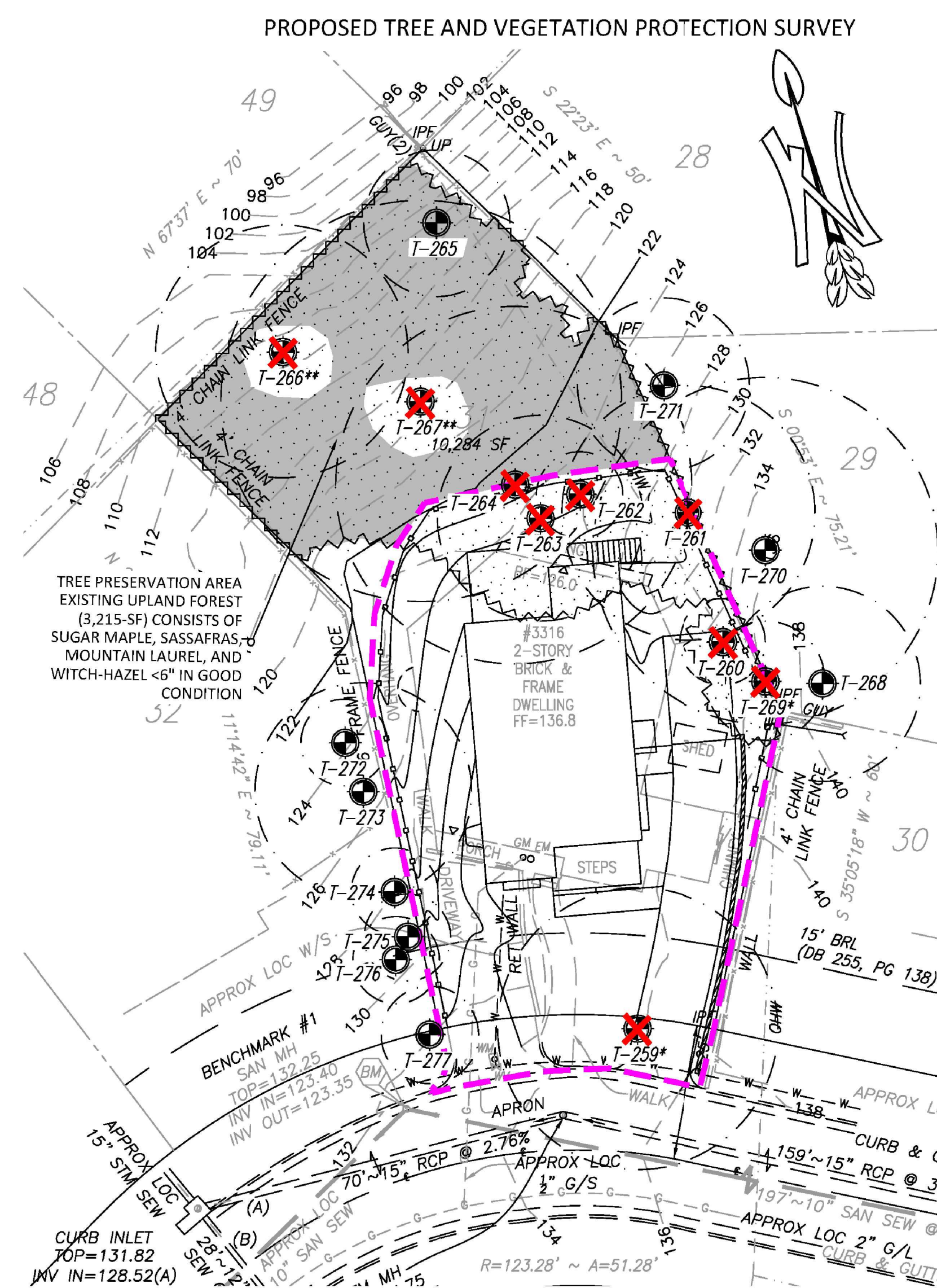
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OPEN SPACE EXHIBIT (POST)
LOT 31, BLOCK 4, SECTION 1
BEVERLY HILLS
(3316 CIRCLE HILL ROAD)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RTB
DRAWN: RTB
SCALE: 1" = 20'
DATE: NOV. 2021
FILE: **20-224**
SHEET **7** OF **9**



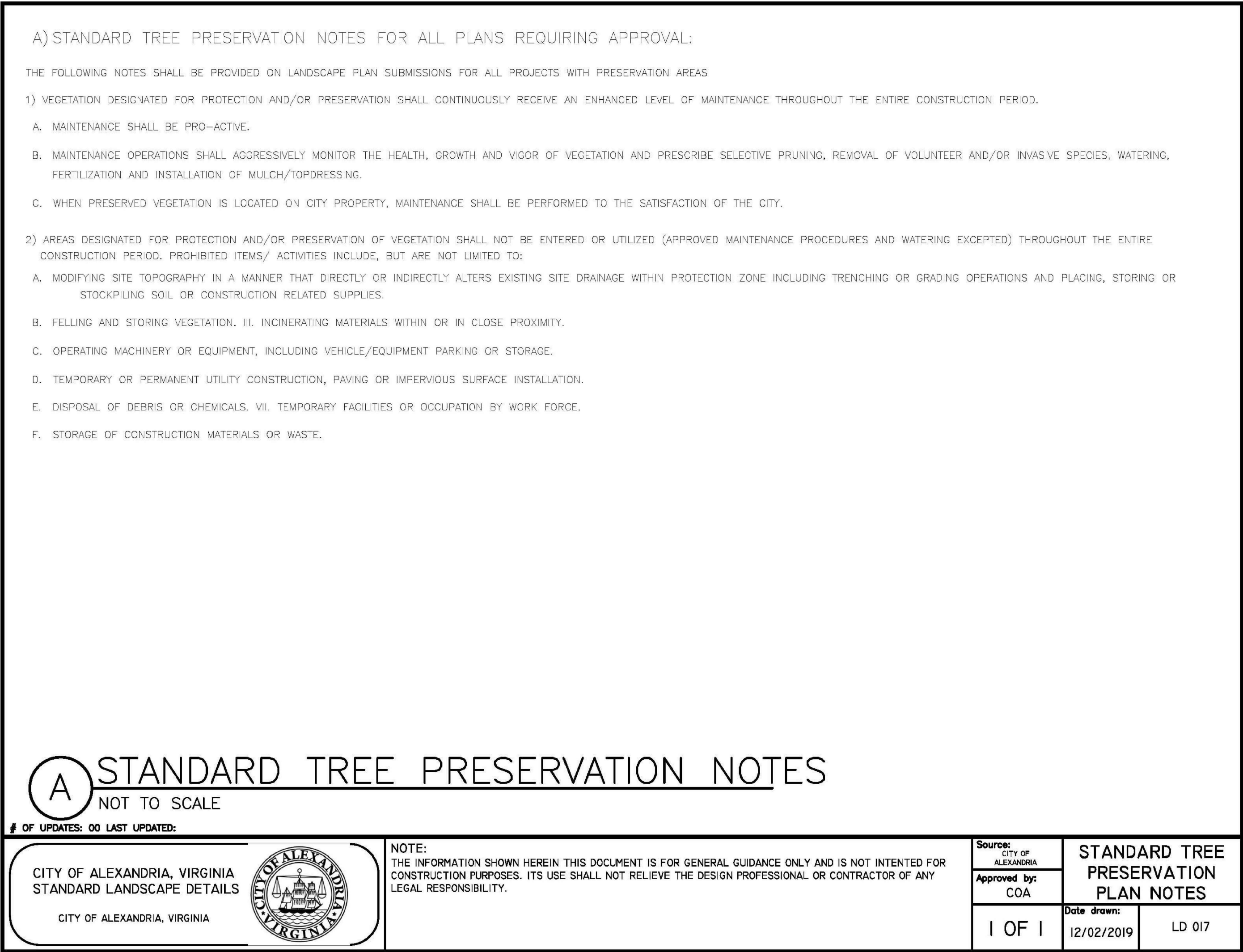
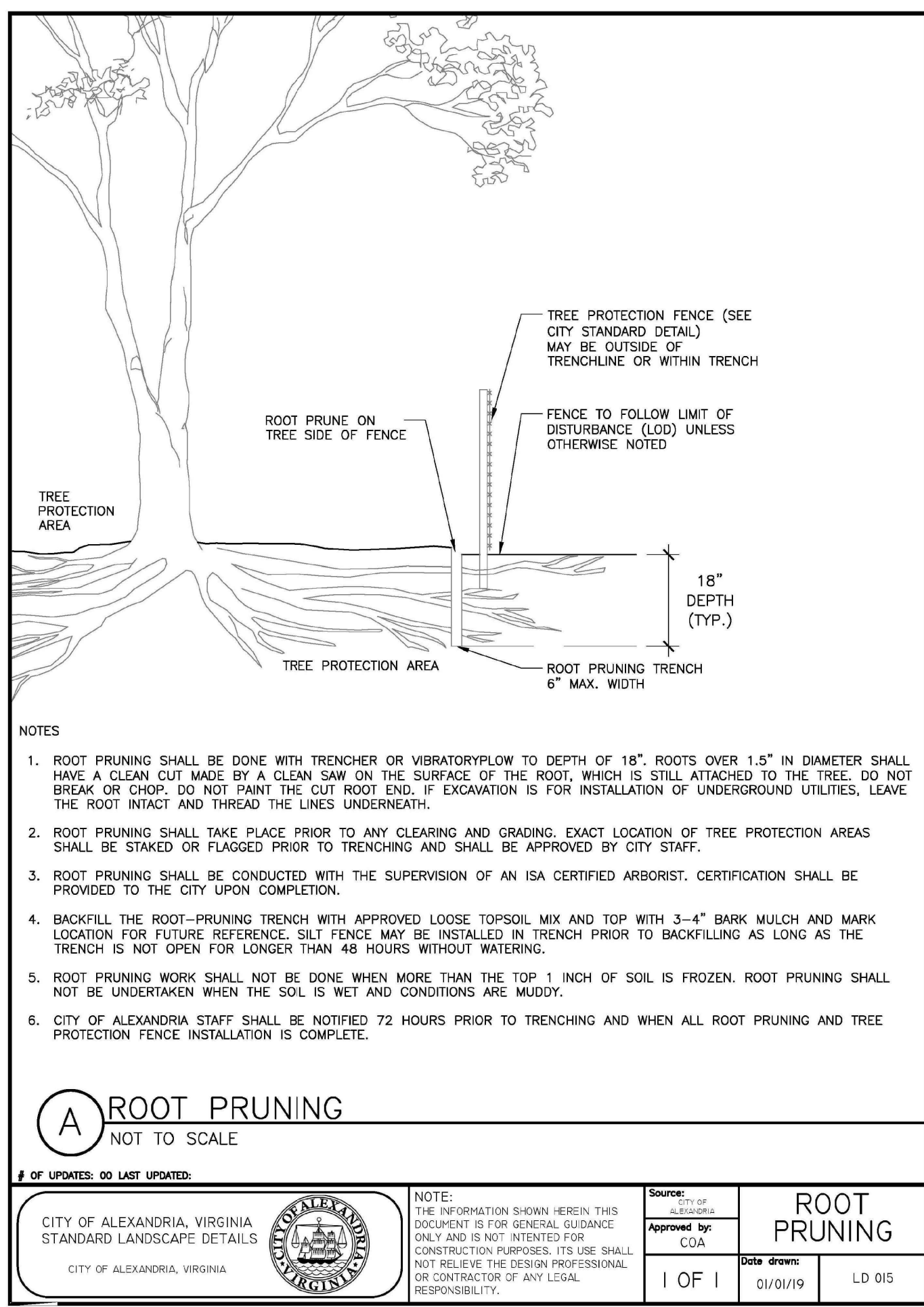
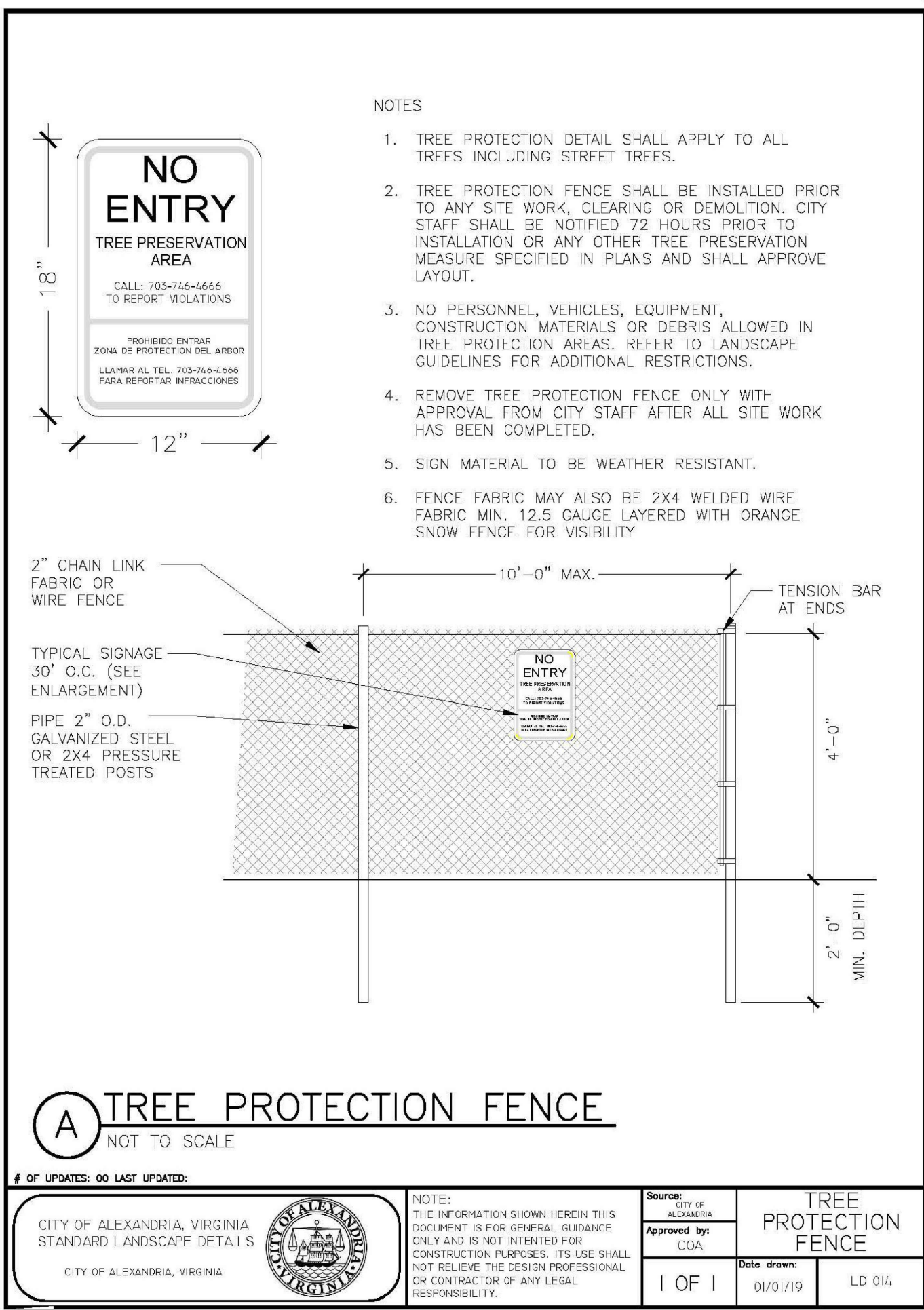
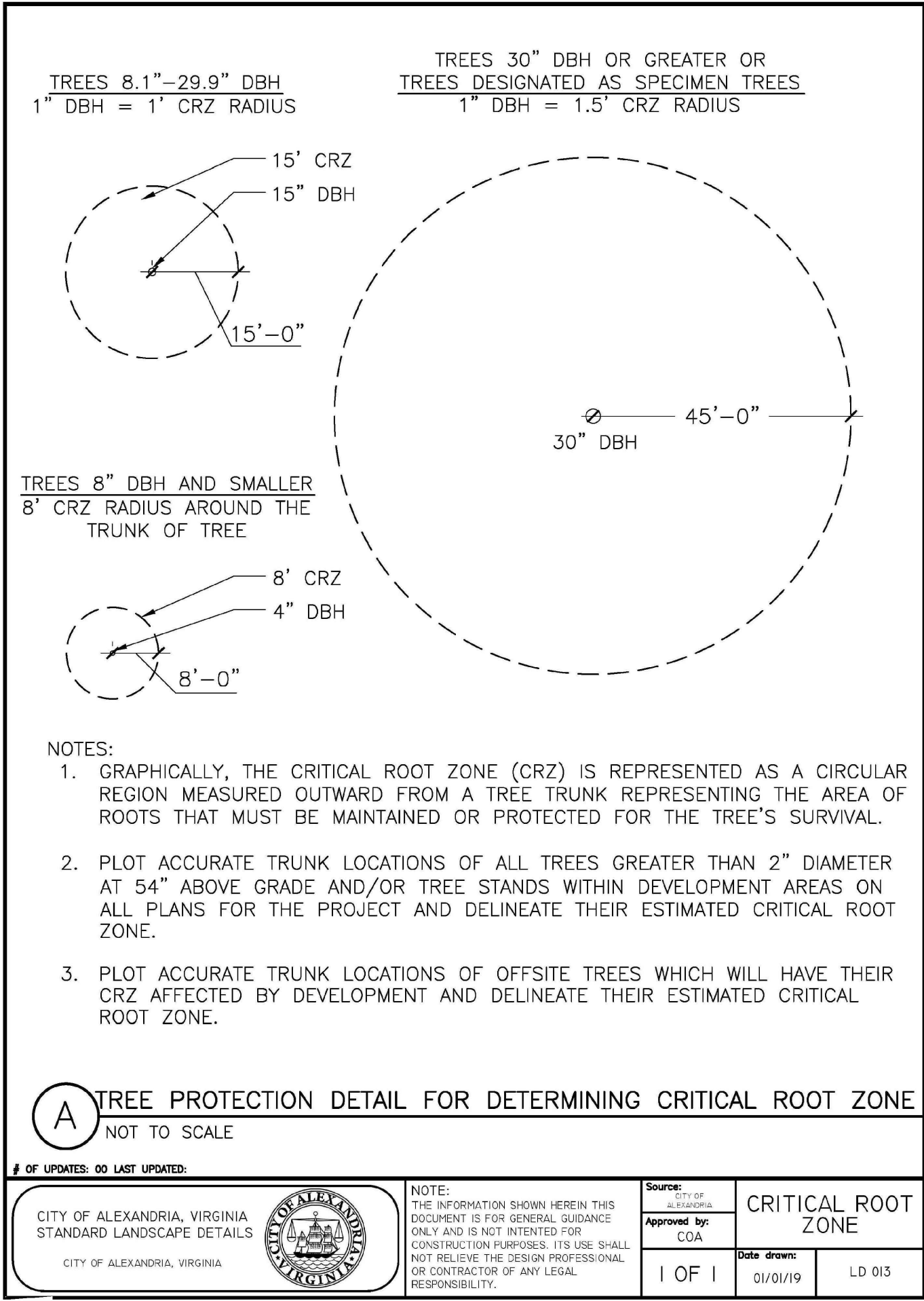
 **ENVIRONMENTAL**
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

3316 CIRCLE HILL
ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

SHEET 8 OF 9	
SCALE: 1" = 20'	
PROJECT DATE: 11/19/2021	
DRAFT: TZP	CHECK: AMS
FILE NUMBER: 2631	

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



INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. BAMBOO: BAMBOO SHOOTS SHOULD BE CUT CLOSE TO THE GROUND. ANY REGROWTH SHALL THEN BE REMOVED AS IT REACHES 20-24 INCHES IN HEIGHT. THIS PROCESS WILL NEED TO BE PERFORMED SEVERAL TIMES PER YEAR UNTIL REGROWTH CEASES. IF DESIRED, CACODYLIC ACID CAN BE APPLIED EACH TIME THE REGROWTH REACHES 20-24 INCHES IN HEIGHT. FURTHER, DALAPON, MSMA, DSMA OR 5% GLYPHOSATE WITH A NON-IONIC SURFACTANT MAY BE USED. THESE TREATMENTS SHOULD BE REPEATED AS NECESSARY. THE REMNANTS OF THE BAMBOO SHALL BE GROUND UP AND REMOVED FROM THE PROJECT SITE.

4. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

5. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

REVISIONS	
DATE	COMMENTS

SHEET 9 OF 9

SCALE: NTS

PROJECT DATE:
11/19/2021

DRAFT: 12P CHECK: AMS

FILE NUMBER:
2631



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

re: Planning Commission Meeting Feb. 1st

Joseph Radford <radford3308@msn.com>

Tue 1/25/2022 11:20 AM

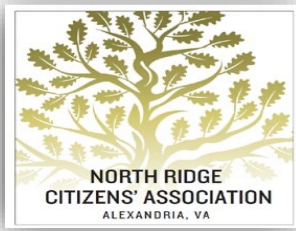
To: PlanComm <PlanComm@alexandriava.gov>

[You don't often get email from radford3308@msn.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Members,

I am the property owner of 3308 Carolina Place, Alexandria 22305, and I am writing in support of the approval of a request for a Special Use Permit #2021-00118 for redevelopment of the substandard lot at 3316 Circle Hill Road. My family has watched this subject property sit empty for years and decay before our eyes. To our consternation, and those of our neighbors, this derelict and dilapidated property has become home to vermin and mold. A public health danger. It is hard to understand why the property has been allowed to exist in this state for years and now that someone wants to build a new single-family dwelling why the special use permit would be withheld. I support the application of Dumor Properties, LLC and believe it in the best interest of the neighborhood.

Joseph F. Radford, Jr.
3308 Carolina Place
Alexandria, Va. 22305



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

January 28, 2022

Planning Commission
c/o Department of Planning & Zoning
P.O. Box 178
Alexandria, VA 22314
PlanComm@alexandriava.gov

Re: Special Use Permit #2021-00118, 3316 Circle Hill Road

Dear Chairman Macek and Planning Commission Members:

North Ridge Citizens' Association ("NRCA") welcomes the prospect of the replacement of the unoccupied residential structure at 3316 Circle Hill Road. The proposed new structure specified in the SUP application appears to be compatible with the neighborhood, and we rely on the Commission and City staff to assure that it will comply with zoning requirements.

We wish to make the Planning Commission aware of several neighborhood concerns about the redevelopment of this property. These concerns are the tree canopy, stormwater runoff, and the potential for airborne pollutants from the demolition of the existing house.

The tree canopy is essential to the North Ridge community's appearance, livability, and environmental health. The canopy is not only a matter of isolated trees in individual landscaped yards, but part of a larger ecosystem that includes Monticello Park. The mature trees that are the hallmark of the North Ridge ecosystem have suffered significantly from redevelopment and climate change as well as competition from non-native invasive species. To mitigate these negative impacts on the tree canopy of the proposed construction project, we request that the developer be required to:

- a) Preserve mature canopy trees and other native trees to the maximum extent possible.
- b) Plant at least 5 deciduous native canopy trees in the steep area at the rear of the property labeled "upland forest" in the tree survey. The new trees should be canopy-size tree species native to the area and should be between 10 to 15 feet in height at planting.
- c) Provide adequate water (weekly, absent rainfall) to the newly planted trees until the property is sold and occupied.
- d) Replace the Southern Magnolia in front of the house, if it is removed, with two native deciduous or evergreen canopy trees in the front yard.
- e) Remove dead trees on the property.

- f) Remove bamboo, ivy, and any other invasive plants listed in "Non-Native Invasive Plants of the City of Alexandria" (March, 2019) that have a significant presence on the property.
- g) Consult with the owners of bordering properties in developing the landscape plan, since evergreens that serve as screens along the property boundaries will be removed.

While two other areas of concern may not be part of the formal SUP review process, we want to highlight them here:

First, stormwater runoff is a major concern in North Ridge, and the subject property slopes steeply downhill to the north and east. In addition to the removal of trees, all new construction causes extreme soil disturbance which greatly decreases soil permeability and increases water runoff. We ask Commissioners and City staff to be especially cognizant that neighboring properties are greatly at risk from runoff from this property. Adding native canopy trees above and beyond landscape guidelines would mitigate flooding downslope. Also, given that 3116 Circle Hill is downslope from neighbors on the north side, it might be to the interest of the developers to add canopy trees to neighbors' properties if the neighbors agree.

Second, the demolition of the existing house—built in 1938 according to real estate assessment records—has the potential of releasing lead paint or dust into the ambient air, a particular health hazard for children. We request that City staff confirm that the contractor(s) for this project will follow all applicable regulations regarding testing for lead paint and preventing the contamination of the air and soil.

We appreciate the opportunity to comment and the responsiveness of the developer and City staff.

Sincerely,

A handwritten signature in black ink, appearing to read "John Fehrenbach", written in a cursive style.

John Fehrenbach, President

cc: Jon Lambert, Director, T&ES
John Marlin, City Arborist

[EXTERNAL]3316 Circle Hill

Shaun Wild <shaun.m.wild@gmail.com>

Tue 2/1/2022 2:38 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from shaun.m.wild@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

We live directly next to 3316 Circle Hill Rd at 3320 Circle Hill Rd. The condemned house on the property of 3316 Circle Hill is a safety hazard and disgusting mess. My yard is littered with literally thousands of small pieces of blue tarp that once covered the roof of 3316. Rodents and insects of all kinds live and breed there and make their way over the property line to my yard and house. The property is an eyesore and it smells like mold and rotting matter. It's been like this too long and it needs to be demolished. Please approve the necessary permits for its removal.

Shaun and Allison Wild

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