

Docket Item # 2  
BZA #2018-0017  
Board of Zoning Appeals  
December 10, 2018

**ADDRESS:** 2804 RIDGE ROAD DRIVE  
**ZONE:** R8, RESIDENTIAL SINGLE-FAMILY ZONE  
**APPLICANT:** BRUCE W. AND SUSAN L. CARSON, OWNERS

**ISSUE:** Special Exception to construct a two-story addition in the required side yard.

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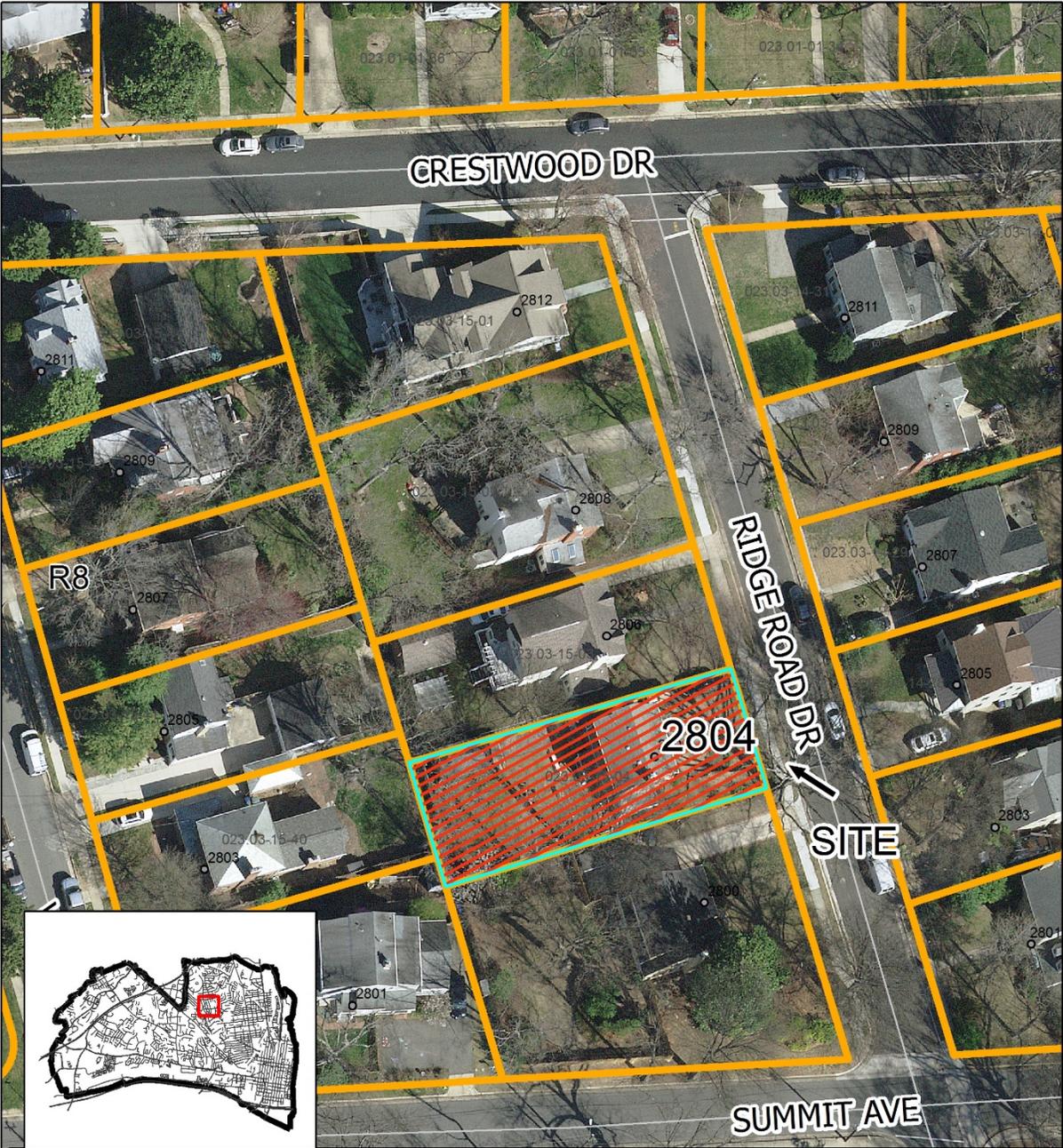
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-106(A)(2)	Side Yard (south)	8.00 feet	3.50 feet	4.50 feet

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The staff **recommends approval** of the request because it meets the criteria for a special exception subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.

BZA #2018-0017  
2804 Ridge Road Drive



**BZA #2018-0017**  
**2804 Ridge Road Drive**



0 25 50 100 Feet

**I. Issue**

The applicants request a variance to fully enclose an existing screened porch, expand the first floor of the porch and construct a second story addition above the porch in the required side yard at 2804 Ridge Road Drive.

**II. Background**

The subject property is one lot of record with 50.00 feet of frontage facing Ridge Road Drive. The property has a lot depth of 128.67 feet along the south side property line and a depth of 128.18 feet along the north side property line. The property contains 6,420 square feet of lot area and is non-complying as to the required lot area and width in the R-8 zone. Real Estate Assessment Records indicate that the dwelling was constructed in 1940.

The subject property, an interior lot, is one lot of record and is currently developed with a two-story single-family home located 40.90 feet from the front property line facing Ridge Road Drive, 3.50 feet from the south side property, 10.70 feet from the north side property line and 57.30 feet from the rear property line. The subject property is also developed with a detached single car garage located behind the main building 2.40 feet from the north side property line, 36.50 feet from the south side property line and 4.30 feet from the rear property line.



The table below summarizes all applicable zoning requirements:

**Table 1. Zoning Table- Single Family**

<b>R8 Zone</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	8,000 sq. ft.	6,420 sq. ft.	6,420sq. ft.
<b>Lot Width</b>	65.00 ft.	50.00 ft.	50.00 ft.
<b>Lot Frontage</b>	40.00 ft.	50.00 ft.	50.00 ft.
<b>Dwelling Front Yard Setback</b>	*41.00 ft.	40.90 ft.	40.90 ft.
<b>Side Addition Front Yard Setback</b>	*41.00 ft.	48.00 ft.	42.90 ft.
<b>Side Yard (south side)</b>	8.00 ft.	3.50 ft.	3.50 ft.
<b>Dwelling Side Yard (north side)</b>	8.00 ft.	10.70 ft.	10.70 ft.
<b>Garage Side Yard (north side)</b>	1.00 ft.	2.40 ft.	2.40 ft.
<b>Dwelling Rear Yard (west side)</b>	8.00 ft.	57.30 ft.	57.30 ft.
<b>Garage Rear Yard (west side)</b>	1.00 ft.	4.30 ft.	4.30 ft.
<b>Building Height</b>	25.00 ft.	25.00 ft.	25.00 ft.
<b>Net FAR</b>	Max: 2,247.00 sq. ft. (.35)	1,261 sq. ft. (.20)	1,595 sq. ft. (.25)

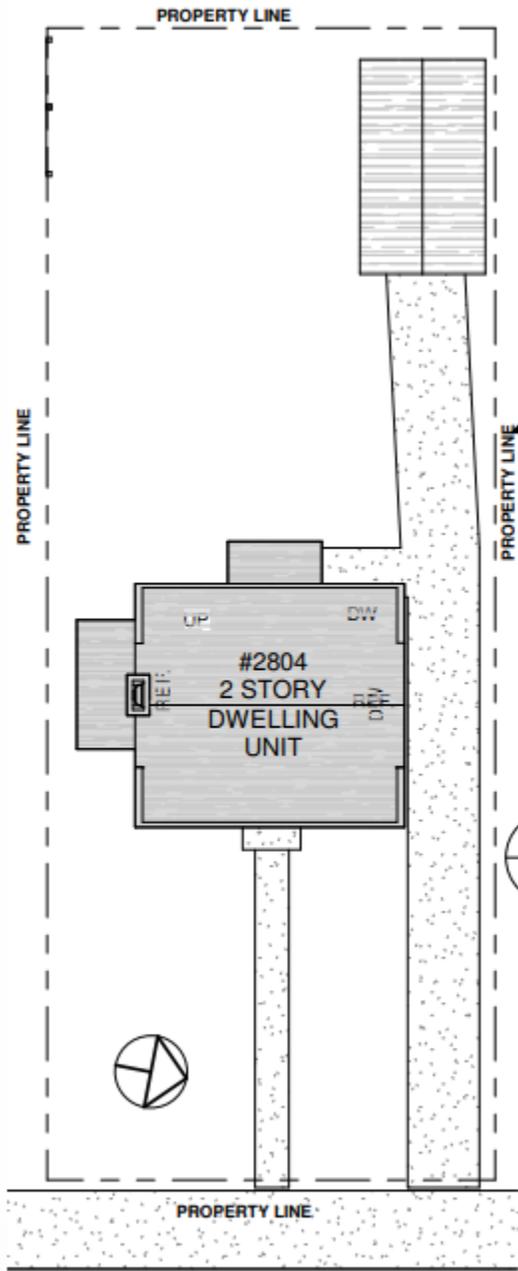
*\*41.00 feet is the majority front yard setback along Ridge Road Drive*

**III. Description**

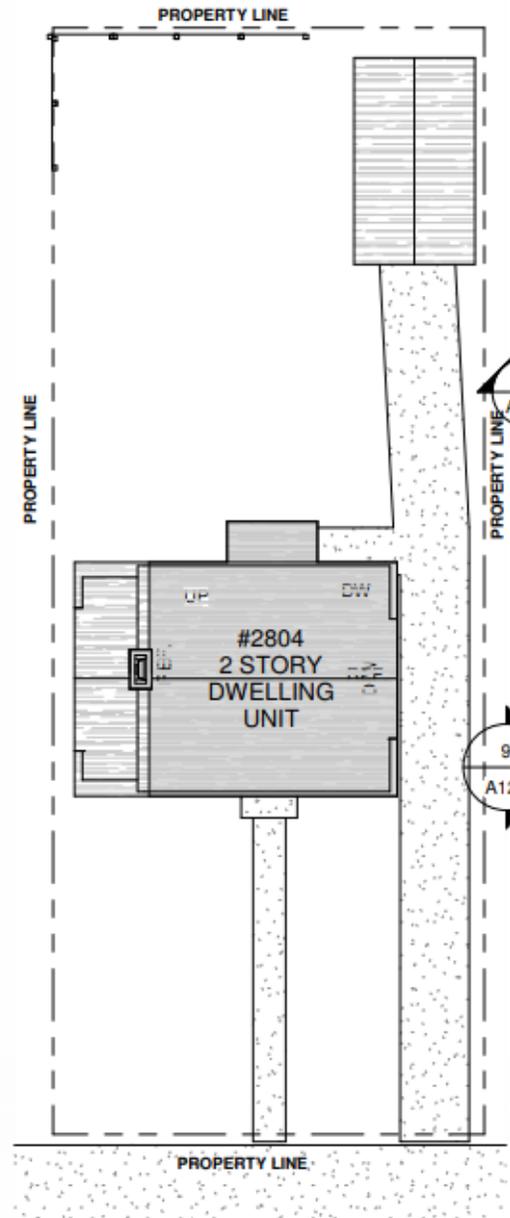
The applicants propose to expand and fully enclose the existing one-story screened porch in line with the existing south side wall of the porch by adding an additional 7.50 feet by 7.00 feet on the first floor and adding a second story above the new footprint measuring 7.00 feet by 21.50 feet. A special exception is necessary because the expanded first floor addition and new second story addition will be a continuation of a noncomplying wall within the existing noncomplying plane. The noncomplying plane is established by the existing screened porch wall which is more than 50% of the length of the south dwelling wall. The existing screened porch is located 3.50 feet from the south side property line with in the required side yard. The location of the existing chimney projection makes it impractical to reduce the width of the room to comply with the 8.00 foot required side setback. The footprint of the expanded first story and the second story addition will measure 7.00 feet by 21.50 feet. The addition will measure 22.50 feet in height measured from grade to the midpoint of the upper slope of the gambrel roof facing the south property line.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.



③ SITE PLAN EXISTING CONDITIONS  
1/16" = 1'-0"



② Existing Site Plan PROPOSED  
1/16" = 1'-0"

#### IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. It is identified in the Northridge/Rosemont Small Area Plan for residential land use.

**V. Requested Special Exception**

**3-306(A)(2) Side Yard Setback (South Side Yard)**

The applicants request a special exception of 4.50 feet from the required 8.00-foot side yard setback to expand the existing first floor and construct a second-story addition 3.50 feet from the south side property line in line with the existing noncomplying south side wall of the screened porch.

**VI. Noncomplying Structure/ Substandard Lot**

The existing lot is substandard and contains a noncomplying structure with respect to the following:

<b><u>Requirement</u></b>	<b><u>Required/Allowed</u></b>	<b><u>Provided</u></b>	<b><u>Noncompliance</u></b>
Lot Area	8,000 sq. ft.	6,420 sq. ft.	1,580 sq. ft.
Lot Width	65.00 feet	50.00 feet	10.00 feet
Side Yard (south)	8.00 ft/ 1:2 ratio	3.50 feet	4.50 feet

**VII. Special Exception Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the Zoning Ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the Zoning Ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The addition would not be detrimental to the public welfare, the neighborhood or adjacent properties. The proposed addition would be located no closer to the property line than the existing side screened porch. The proposed addition is also comparable to other side additions in the neighborhood.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

**The proposed two-story addition is located no closer to the shared property line than the existing one-story addition. As such, the proposed addition would have**

**minimal impacts to light and air supply to the adjacent property at 2800 Ridge Road Drive. The dwelling located at 2800 Ridge Road Drive is located approximately 20 feet from the shared property line and is separated from the addition by a driveway. There would be no anticipated impacts to traffic, fire risk, or public safety.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The requested special exception would not alter the essential character of the existing house or zone. The proposed addition is compatible to the development pattern of the neighborhood.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposed addition is compatible to the development pattern of the neighborhood with respect to form, mass, and height. The neighborhood contains a variety of single-family homes with various side and rear additions.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**While the substandard size of the lot, the narrowness of the lot and the location of the dwelling on the lot reduce the buildable area in the side yard, building the proposed addition in the proposed location is not the only means to construct an addition. A two-story addition could be constructed on the rear of the house and accommodate additional square footage on the lot in compliance of both the rear and side yard setback requirements.**

## **VIII. Staff Conclusions**

### **Neighborhood Impact**

Staff believes that the proposed addition is in proportion and architecturally compatible with the existing structure and compatible with the mass and scale of homes along Ridge Road Drive. It is unlikely the proposed addition will have negative impacts on the neighborhood.

Light and Air

The proposed second-story addition would not negatively impact the light and air to 2800 Ridge Road Drive because the house is located approximately 20.00 feet from the shared property line with a drive way in-between the two dwellings.

Lot Constraints

The substandard size and the narrowness of the lot width along with the location of the dwelling reduce the buildable area in the side yards.

Staff Conclusion

As outlined above, staff **recommends approval** of the requested special exception, subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.

STAFF:

Ashley Smith, Urban Planner

[ashley.smith@alexandriava.gov](mailto:ashley.smith@alexandriava.gov)

Mary Christesen, Zoning Manager

[mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, Division Chief, Land Use Services

[tony.lacolla@alexandriava.gov](mailto:tony.lacolla@alexandriava.gov)

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the special exception is approved the following additional comments apply.

Transportation and Environmental Services:

- 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)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- 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)

Recreation (Arborist):

No comments provided.

Historic Alexandria (Archaeology):

R-1 There is a low potential for significant archeological resources to be disturbed by this project. No archeological action is required.

Code Administration:

C-1 A building permit, plan review and inspections are required for this application.

Other Requirements brought to the Applicant's Attention if the Board approves the requested special exception:

C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

C-3 The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:

3-306 Bulk and Open Space Regulations

(a) Yard Requirements.

(2) Side yards. . . minimum size of eight feet.

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Bruce W. and Susan L. Carlson

Address 2804 Ridge Road Dr

Alexandria, VA 22302

Daytime Phone 210-392-3036 / 210-325-8749

Email Address bcarlson78248@gmail.com / carlson.gnp@gmail.com

2. Property Location 2804 Ridge Rd Dr, Alexandria, VA 22302

3. Assessment Map # 023.03-15-04  
Block 519 Lot 108 Sec 2 Zone R-8

4. Legal Property Owner Name Carlson, Bruce W or Susan L TR

Address 2804 Ridge Road Drive

Alexandria, VA 22302

## 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 ten 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. Bruce W. Carlson	2804 Ridge Road Dr Alexandria, VA 22302	50%
2. Susan L. Carlson	2804 Ridge Road Dr Alexandria, VA 22302	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 2804 Ridge Road Dr Alexandria, VA 22302, unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Bruce W. Carlson	2804 Ridge Road Dr Alexandria, VA 22302	50%
2. Susan L. Carlson	2804 Ridge Road Dr Alexandria, VA 22302	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.

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. None		
2.		
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.

11/25/2018  
Date

Bruce W. Carlson / Susan L. Carlson  
Printed Name

*Bruce W. Carlson Susan L. Carlson*  
Signature

5. Describe request briefly:  
Enclose existing side porch and use as basis for two story addition with bathroom. Special Exception for Additions is needed because the new structure would not meet 8 foot side yard setback requirement. New structure cannot be made narrower than existing porch because part of porch interior is already only 6 feet in width due to encroachment of brick chimney.

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.

Not Applicable

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:

Bruce W. Carlson / Susan L. Carlson   
Print Name Signature

210-393-3036 / 210-325-8749 11/25/2018  
Telephone Date

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.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

**1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

- Two story addition would allow a design that integrates with current Dutch colonial roofline and matches overall structure and style of the house.
- Ms. Carlson's brother is a paraplegic who cannot walk, and since there is no 1<sup>st</sup> floor bathroom he has no access to a bathroom when visiting. 1<sup>st</sup> floor bath would be designed to provide him wheelchair access to a bathroom
- Current 2<sup>nd</sup> floor bathroom is shared by 3 bedrooms and is only 44 sq ft, with no feasible way to expand its size without major renovation. Additional bathroom on 2<sup>nd</sup> floor would improve facilities for that floor.

**2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

There would be no harm to adjoining properties by this addition. Addition would not extend further toward adjacent property line than the current porch. Addition would be adjacent to a driveway next door, and would be built within the height and front/rear setbacks of existing house.

**3. Explain how the proposed addition will affect the light and air to any adjacent property.**

Addition would have no impact on light, air, visibility or any other factors for the adjacent property. Addition would be set back from front and rear lines of existing house and roofline would integrate with and match existing Dutch colonial roofline.

**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

The two story addition allows integration with current Dutch colonial roofline and matches overall structure and style of the house. Addition would be set back from front and rear lines of existing house so that roofline of the addition would integrate with existing Dutch colonial roofline.

**5. How is the proposed construction similar to other buildings in the immediate area?**

Dutch colonials are a common house design in this neighborhood, and most were built in the late 1930's and early 1940's. The design of this addition would blend with the existing Dutch colonial house structure, and therefore match other houses in the area.

**6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.**

Any other alternative for a 1<sup>st</sup> floor accessible bathroom would require an addition on the back of the house, which would be much more complex, and would have more impact on the floor area ratio (FAR). An addition on the rear of the house would also require a complete redesign of the house floorplan, due to the stairs and entryway located on the back of the house. Using the footprint of the existing side porch as a basis for the addition requires simpler construction, is much easier to integrate with the current floorplan, and has much lower impact on the FAR.

**7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

Plans have been shown to affected neighbors and they fully support the request.



A

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

### A. Property Information

A1. Street Address 2804 Ridge Road Drive, Alexandria, VA 22302 Zone R-8

A2. 6421 x .35 = 2247.35  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	680.02	Basement**	680.02
First Floor	680.02	Stairways**	72.8
Second Floor	680.02	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other (2 porches)	166.58 total	Attic less than 5'***	
<b>Total Gross*</b>	<b>2206.64</b>	<b>Total Exclusions</b>	<b>752.82</b>

B1. Existing Gross Floor Area \*  
2206.64 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
752.82 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1453.82 Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	156.95	Stairways**	
Second Floor	156.95	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other (converted)	-106.58	Attic less than 5'***	
<b>Total Gross*</b>	<b>207.32</b>	<b>Total Exclusions</b>	<b>0</b>

C1. Proposed Gross Floor Area \*  
207.32 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 207.32 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1661.14 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2247.35 Sq. Ft.

\*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.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

### E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: Bruce W. Carlson Date: 10/27/2018

**\*\*\*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.**

Draft language for Special Exception:

“Special exception to enclose existing side porch and construct a two-story addition in the required side yard at 2804 Ridge Road Drive, Alexandria, VA 22302.”

**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.**

Adjacent property owners to notify by mail.



Diana P. Dragon and Raymond F. Greenburg  
2800 Ridge Road Drive  
Alexandria, VA 22302

Jeremy M. and Alexandra Boussetot  
2806 Ridge Road Drive  
Alexandria, VA 22302

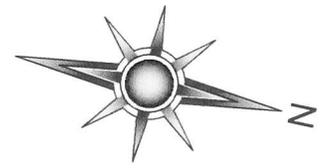
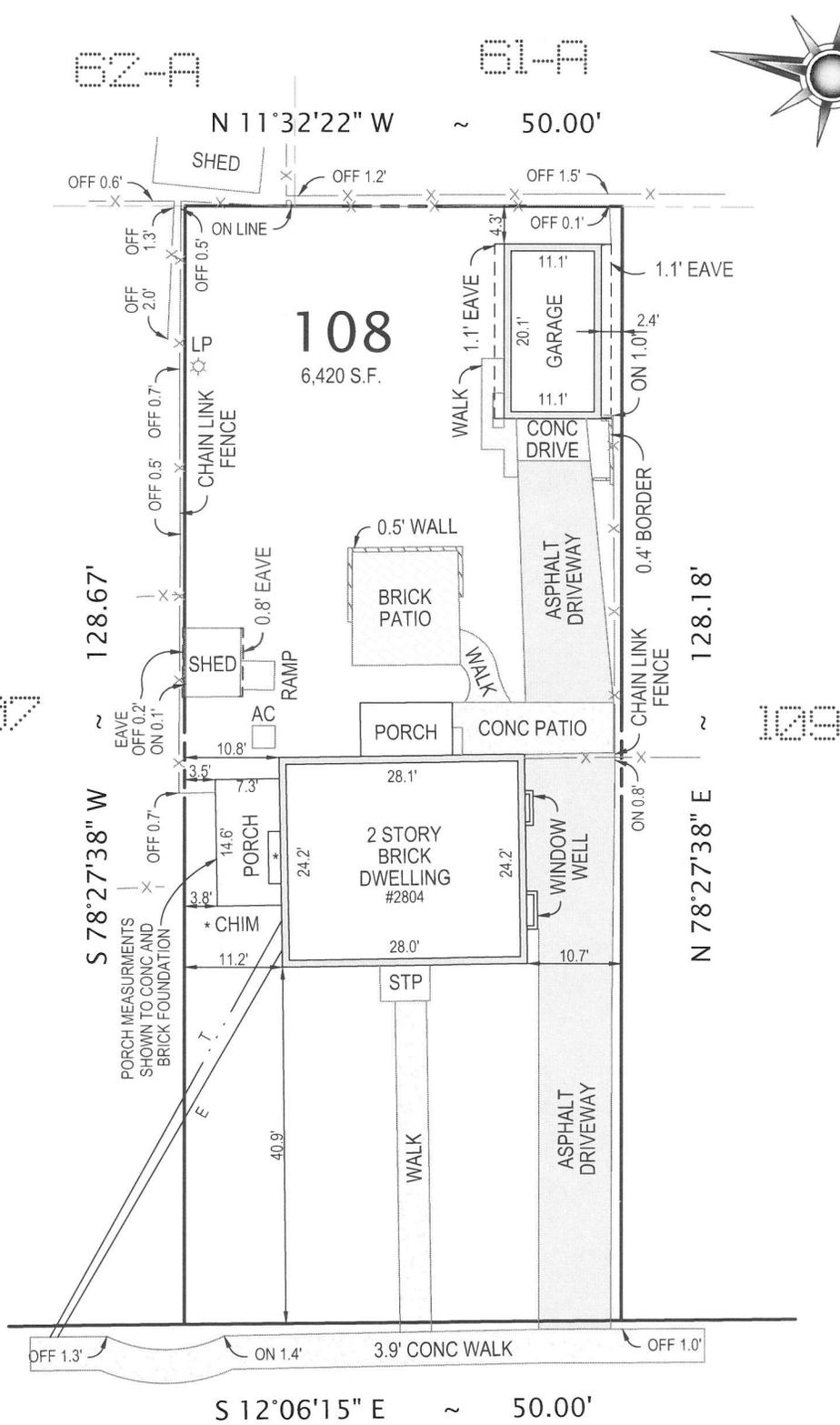
Prescilla H. Hall  
2807 Ridge Road Drive  
Alexandria, VA 22302

Randall E. or Margaret M. Bruch  
2805 Ridge Road Drive  
Alexandria, VA 22302

Tricia A. Maher Miller or Paul K. Miller  
2801 Valley Drive  
Alexandria, VA 22302

Andrew Cheslock  
2803 Valley Drive  
Alexandria, VA 22302

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



# RIDGE ROAD DRIVE

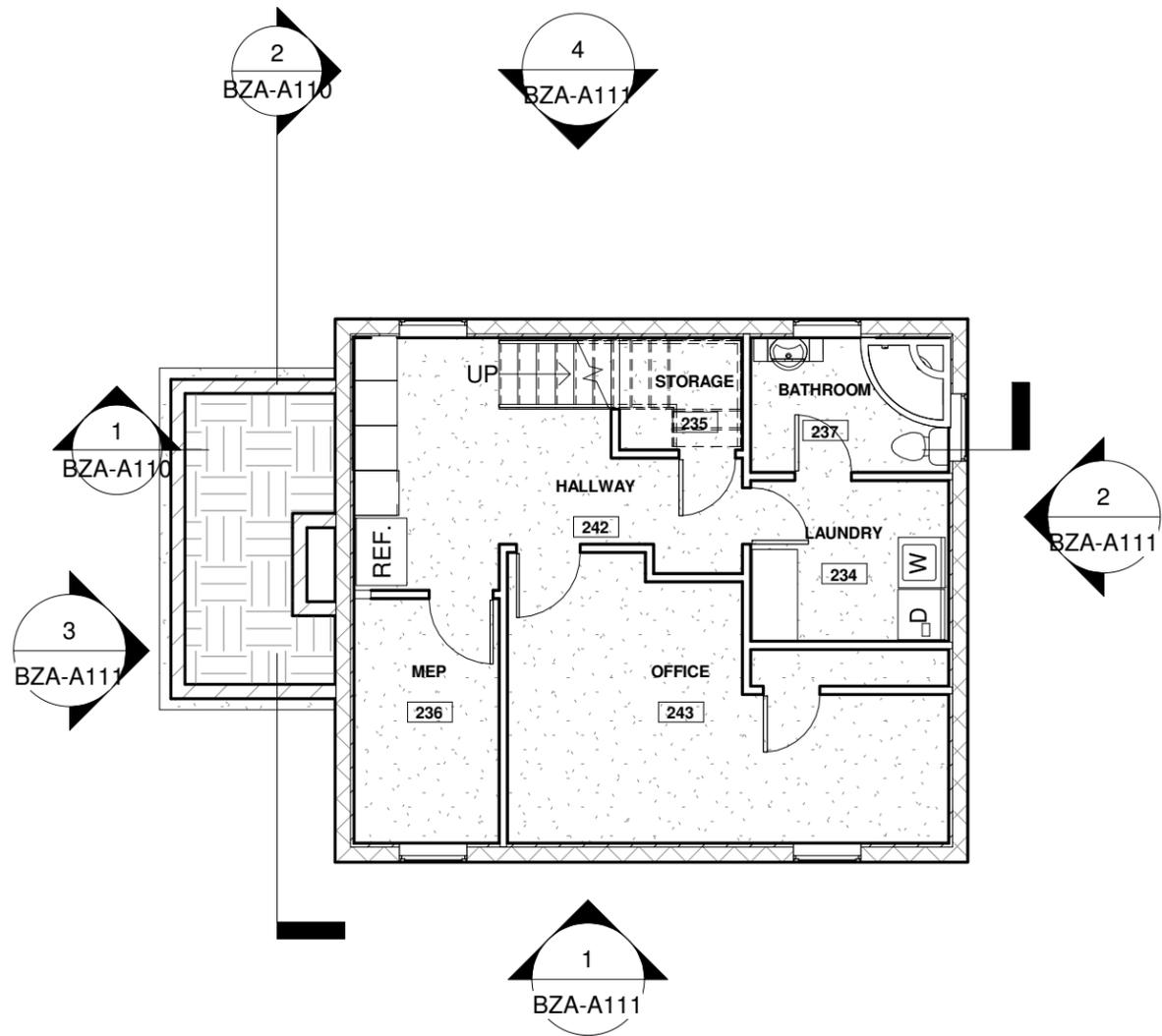
40' R/W

PLAT

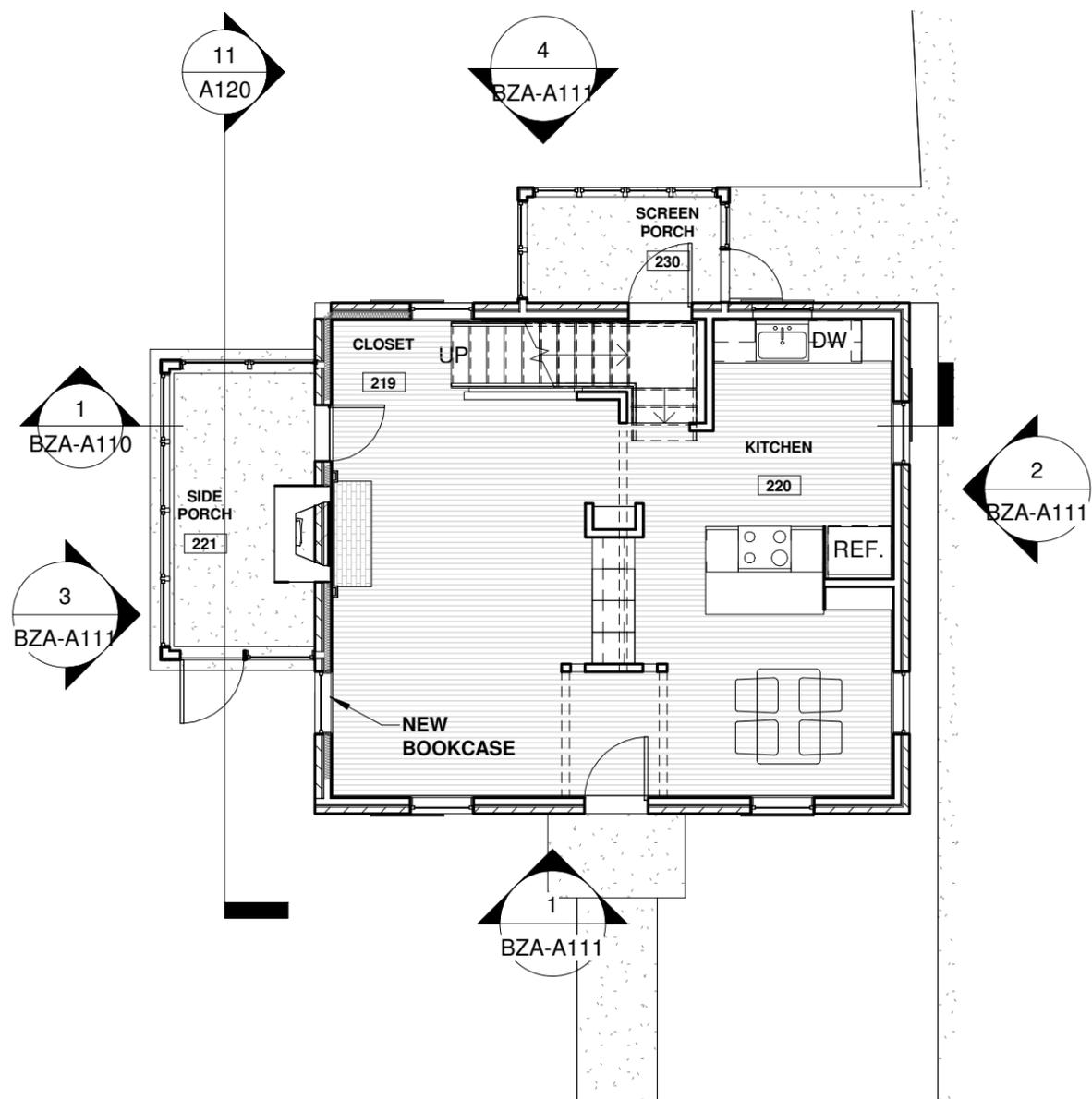
SHOWING HOUSE LOCATION ON  
LOT 108, SECTION 2

# BRADDOCK HEIGHTS

(DEED BOOK 217, PAGE 548)

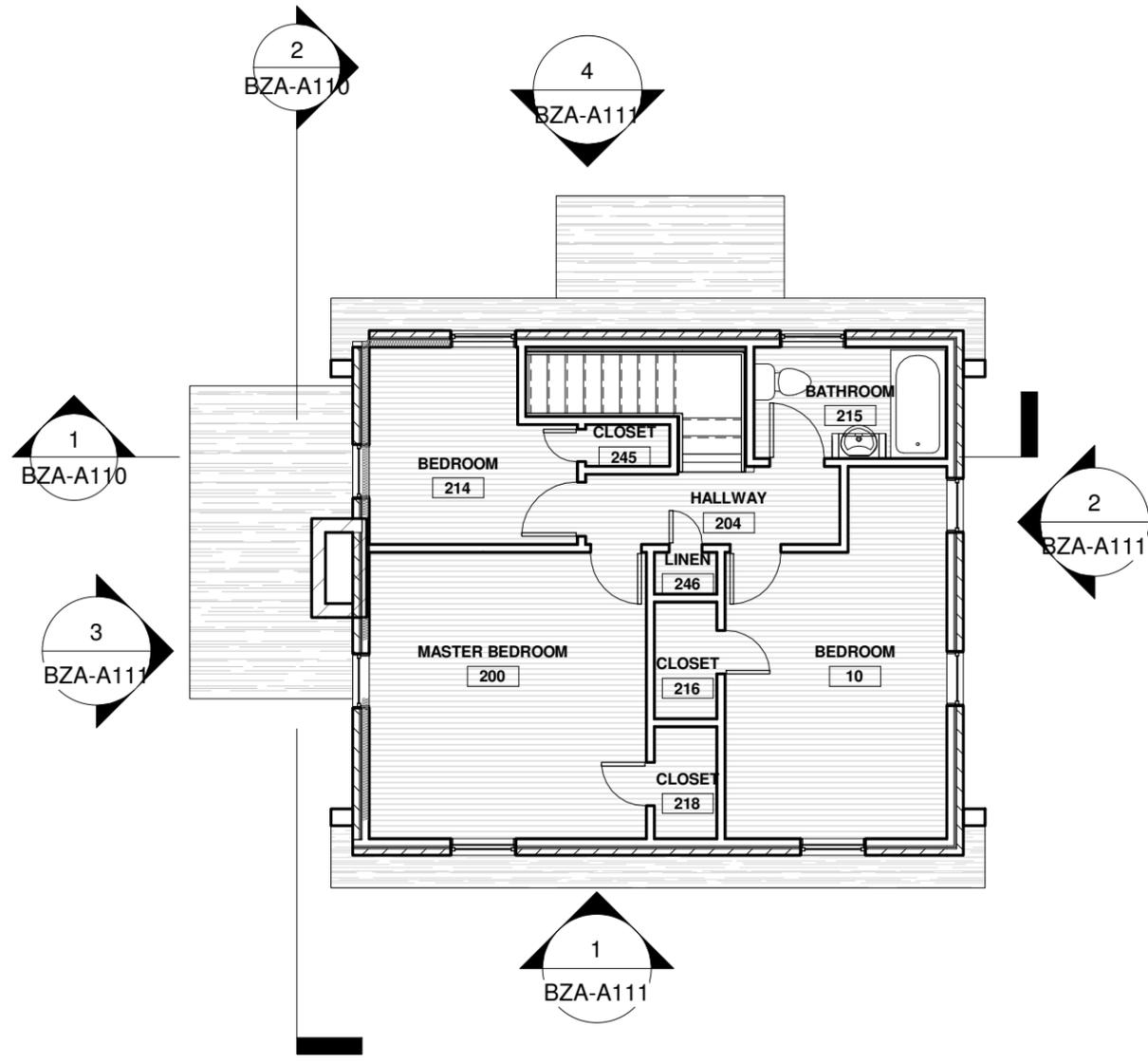


1 Basement Plan EXISTING 1  
1/8" = 1'-0"

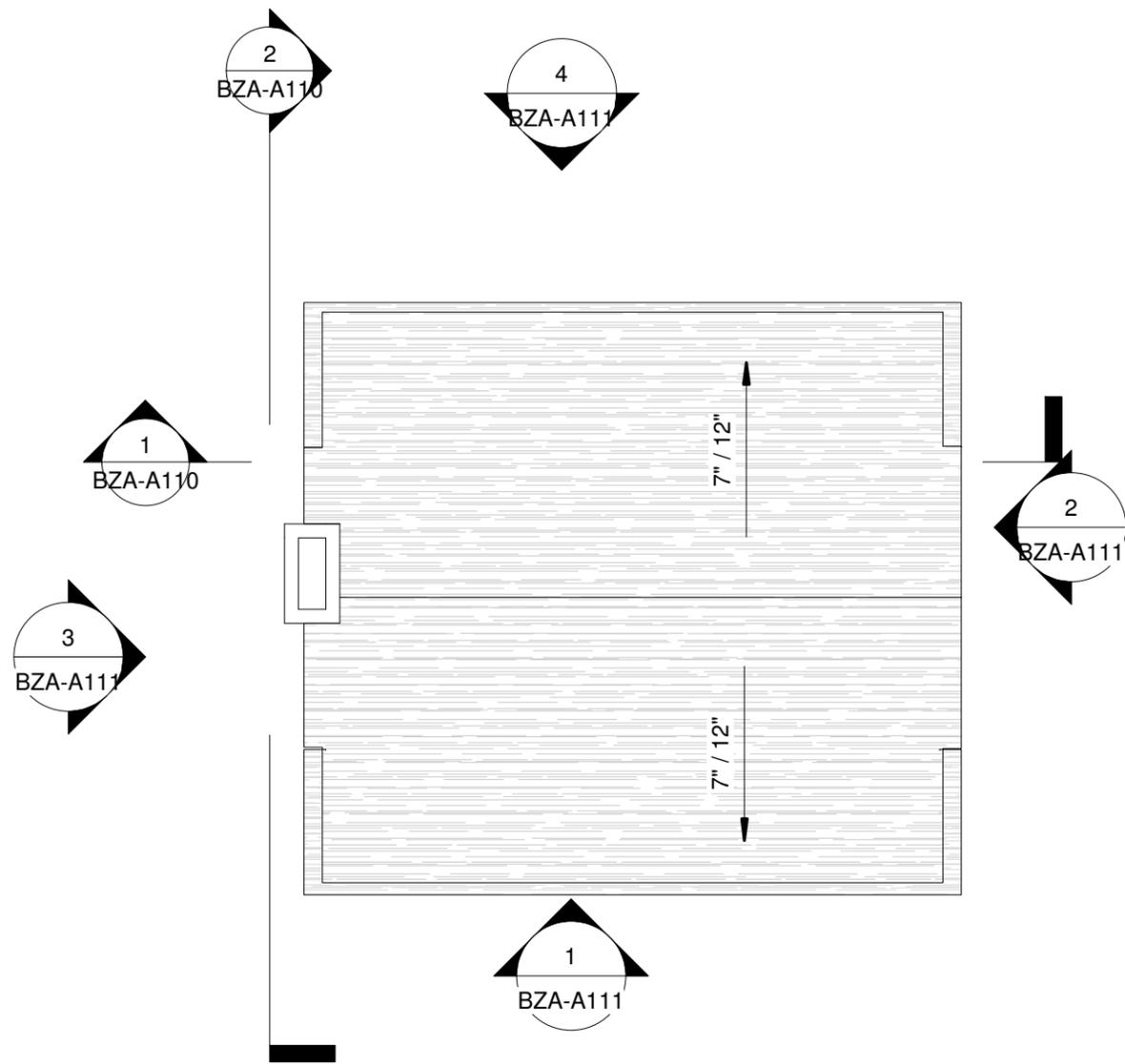


2 First Floor Plan EXISTING 1  
1/8" = 1'-0"

Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291  <b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	<b>CARLSON BRUCE W OR SUSAN L TR</b>		<b>EXISTING BASEMENT AND FIRST FLOOR PLAN</b>  <b>BZA-A108</b>	
	Project No.: 2016-18	Scale: 1/8" = 1'-0"		

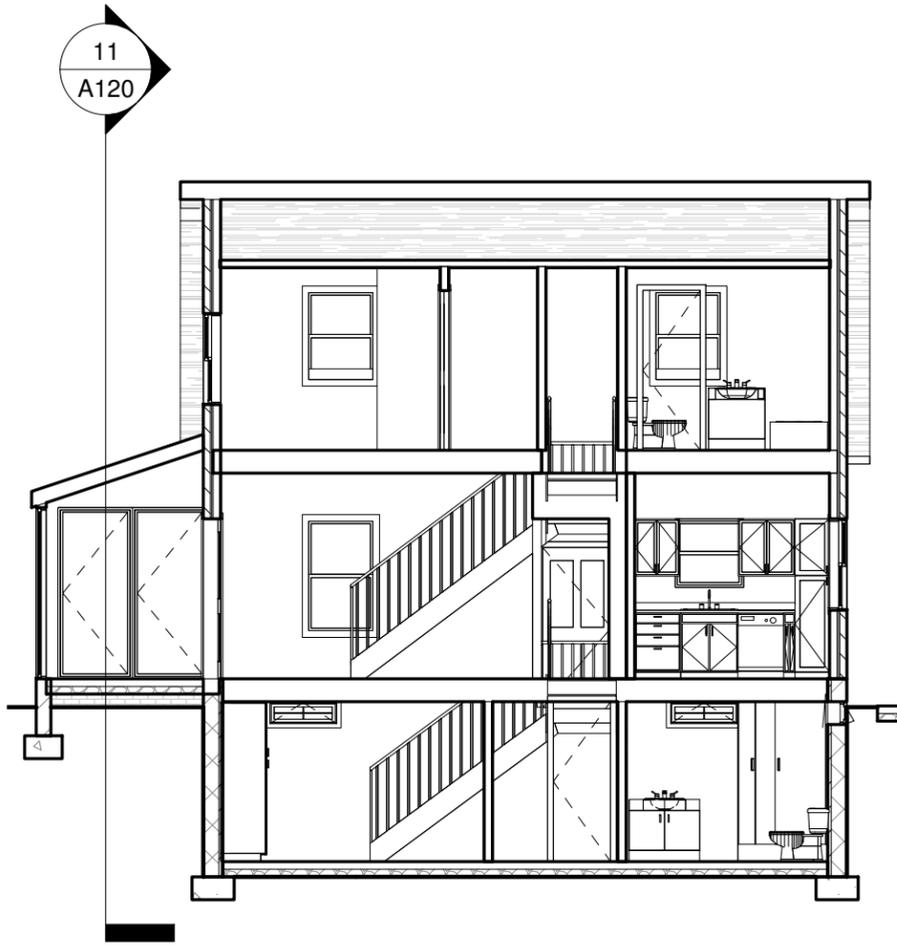


① Second Floor Plan EXISTING 1  
1/8" = 1'-0"

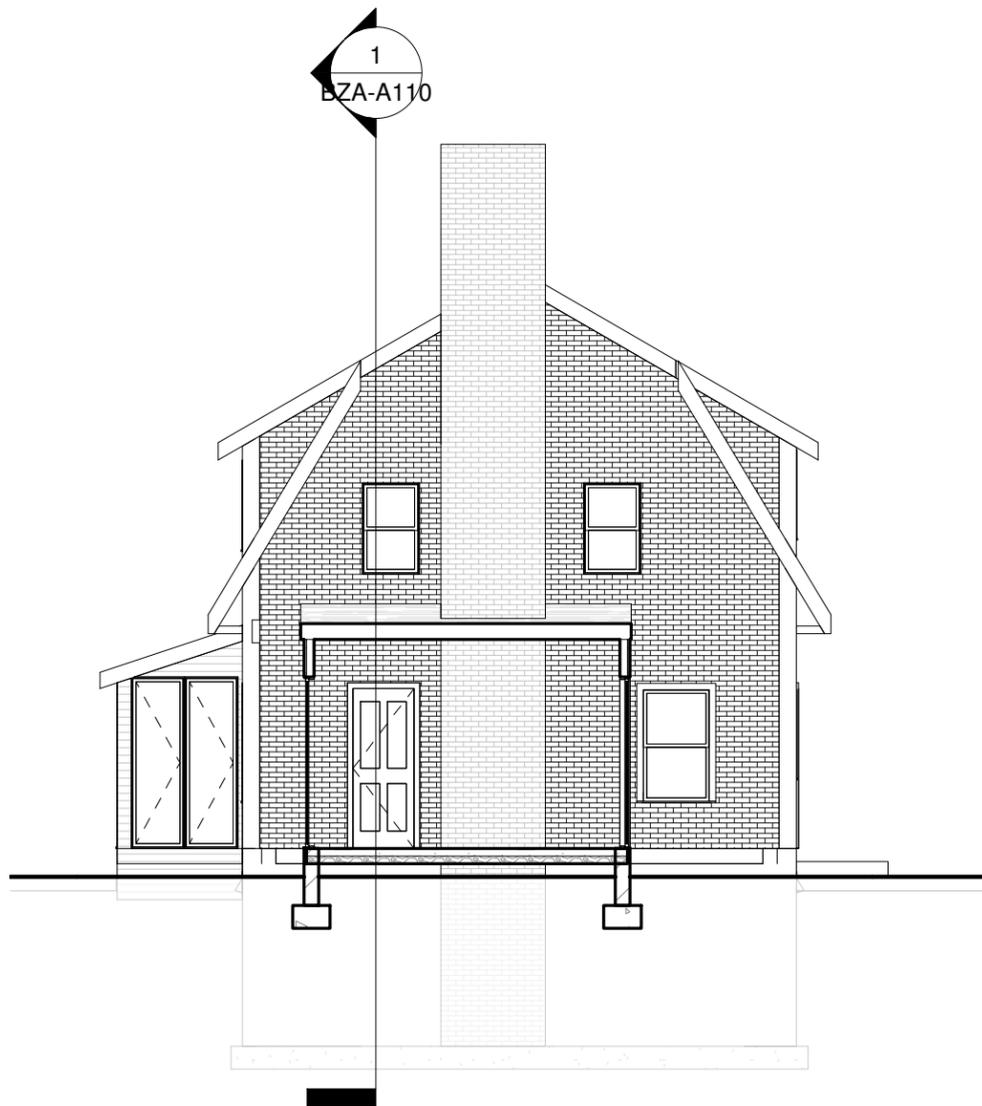


② Roof Plan EXISTING 1  
1/8" = 1'-0"

Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291  <b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	<b>CARLSON BRUCE W OR SUSAN L TR</b>		<b>EXISTING SECOND AND ROOF FLOOR PLAN</b>  <b>BZA-A109</b>	
	Project No.: 2016-18	Scale: 1/8" = 1'-0"		
	Designed by: Checker	Date: 12/2/2018 4:22:25 AM		



① CROSS SECTION EXISTING 1  
1/8" = 1'-0"

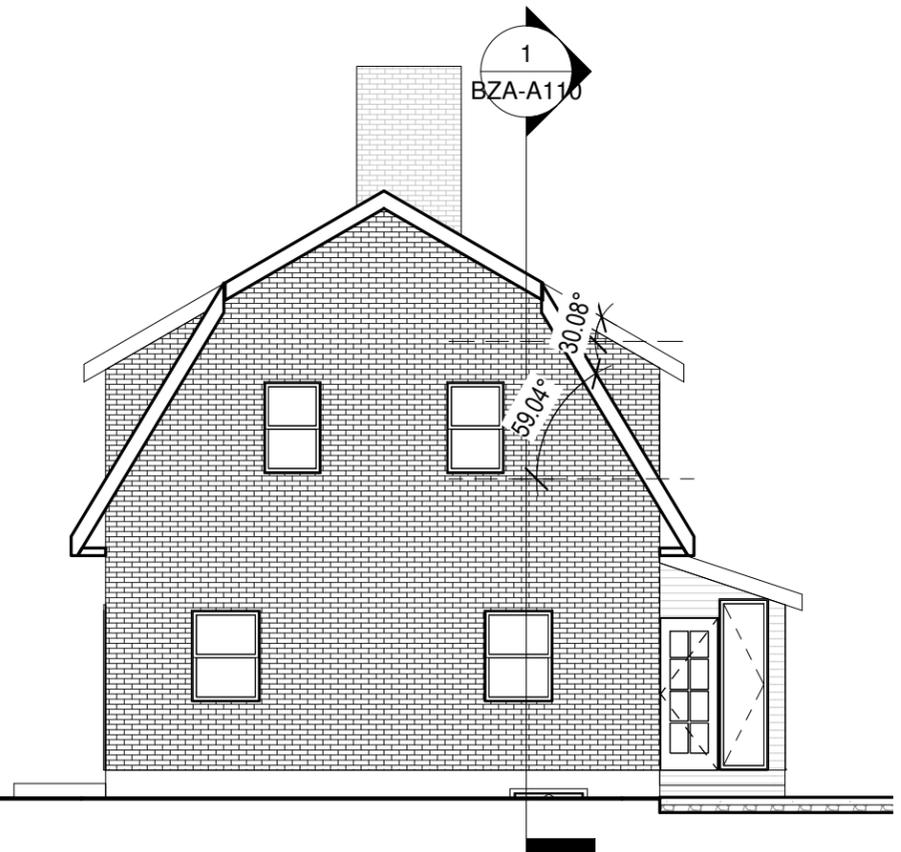


② LONGITUDINAL SECTION EXISTING 1  
1/8" = 1'-0"

<b>Architect:</b> ARIMSE ARCHITECTS RICARDO HENDI AIA 202-596-1291	<b>CARLSON BRUCE W OR          SUSAN L TR</b>		<b>EXISTING SECTIONS</b>  <b>BZA-A110</b>	
	<b>Project No.:</b> 2016-18	<b>Scale:</b> 1/8" = 1'-0"		
<b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	<b>Designed by:</b> Checker	<b>Date:</b> 12/2/2018 4:22:26 AM		



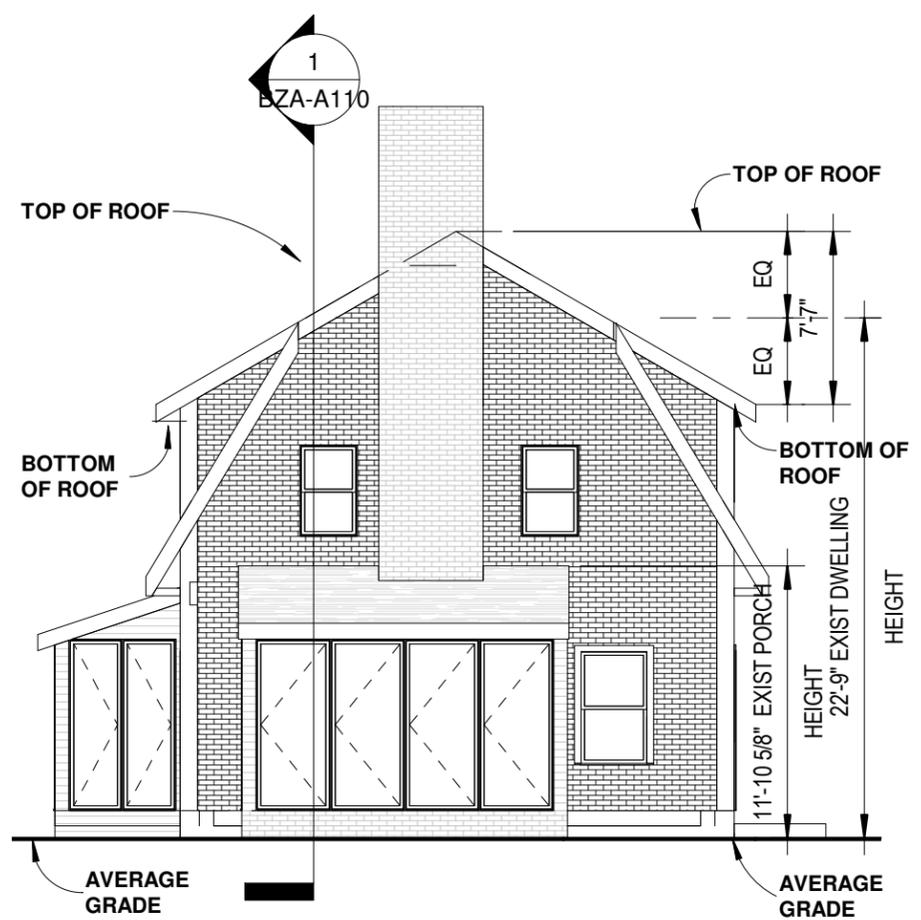
① EAST ELEVATION EXISTING 1  
1/8" = 1'-0"



② NORTH ELEVATION EXISTING 1  
1/8" = 1'-0"



④ WEST ELEVATION EXISTING 1  
1/8" = 1'-0"



③ SOUTH ELEVATION EXISTING 1  
1/8" = 1'-0"

Architect:  
**ARIMSE ARCHITECTS**  
RICARDO HENDI AIA 202-596-1291

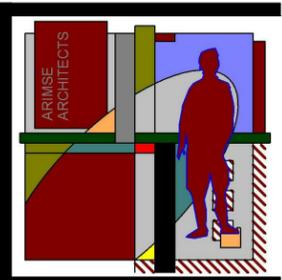
**2804 RIDGE RD DR**  
2804 RIDGE ROAD DRIVE  
ALEXANDRIA VA 22302

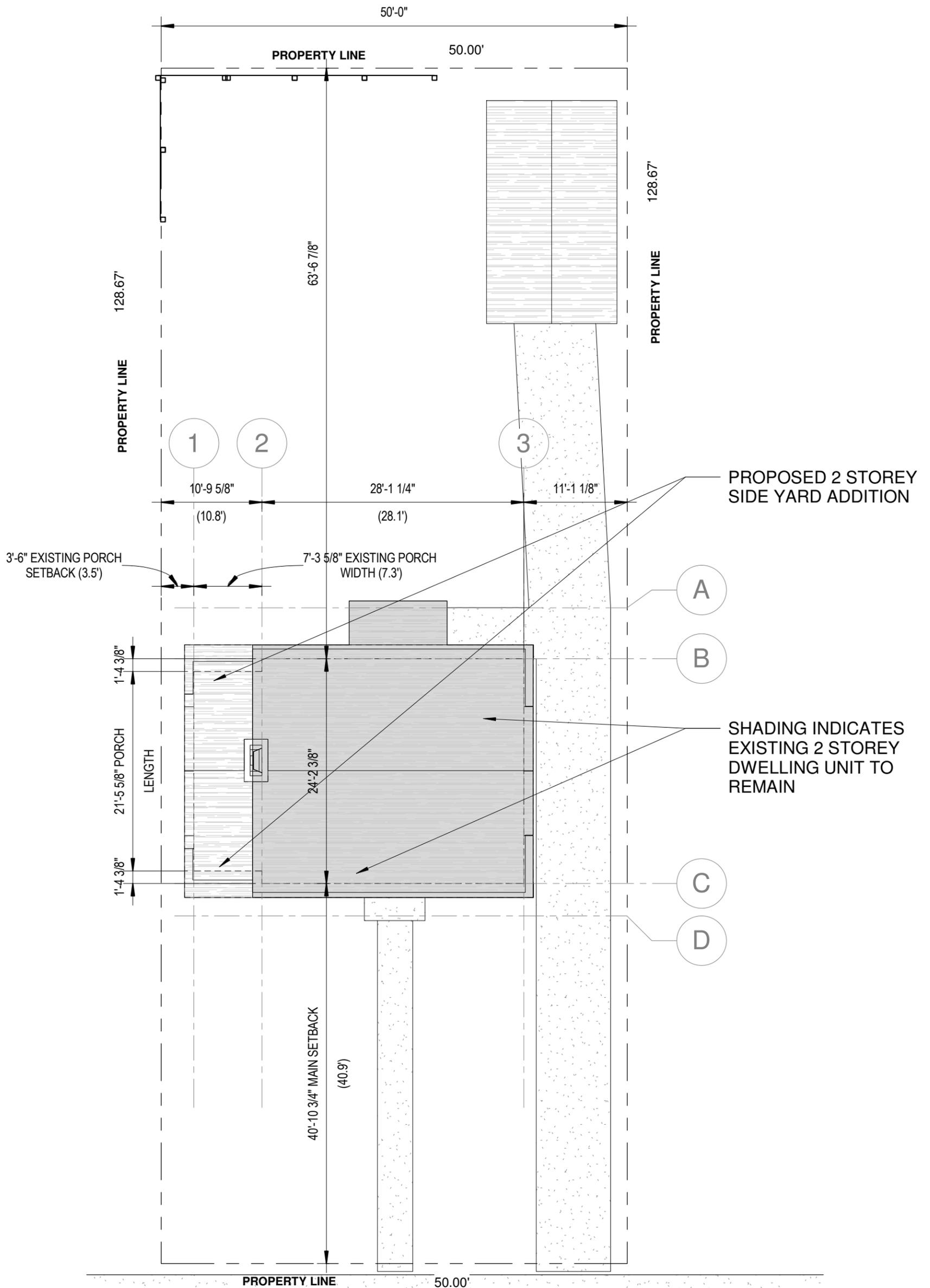
**CARLSON BRUCE W OR  
SUSAN L TR**

Project No.: 2016-18	Scale: 1/8" = 1'-0"
Designed by: Checker	Date: 12/2/2018 4:22:28 AM

**EXISTING ELEVATIONS**

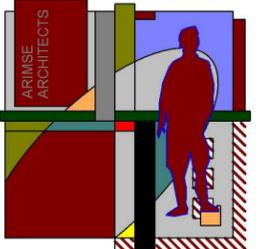
**BZA-A111**

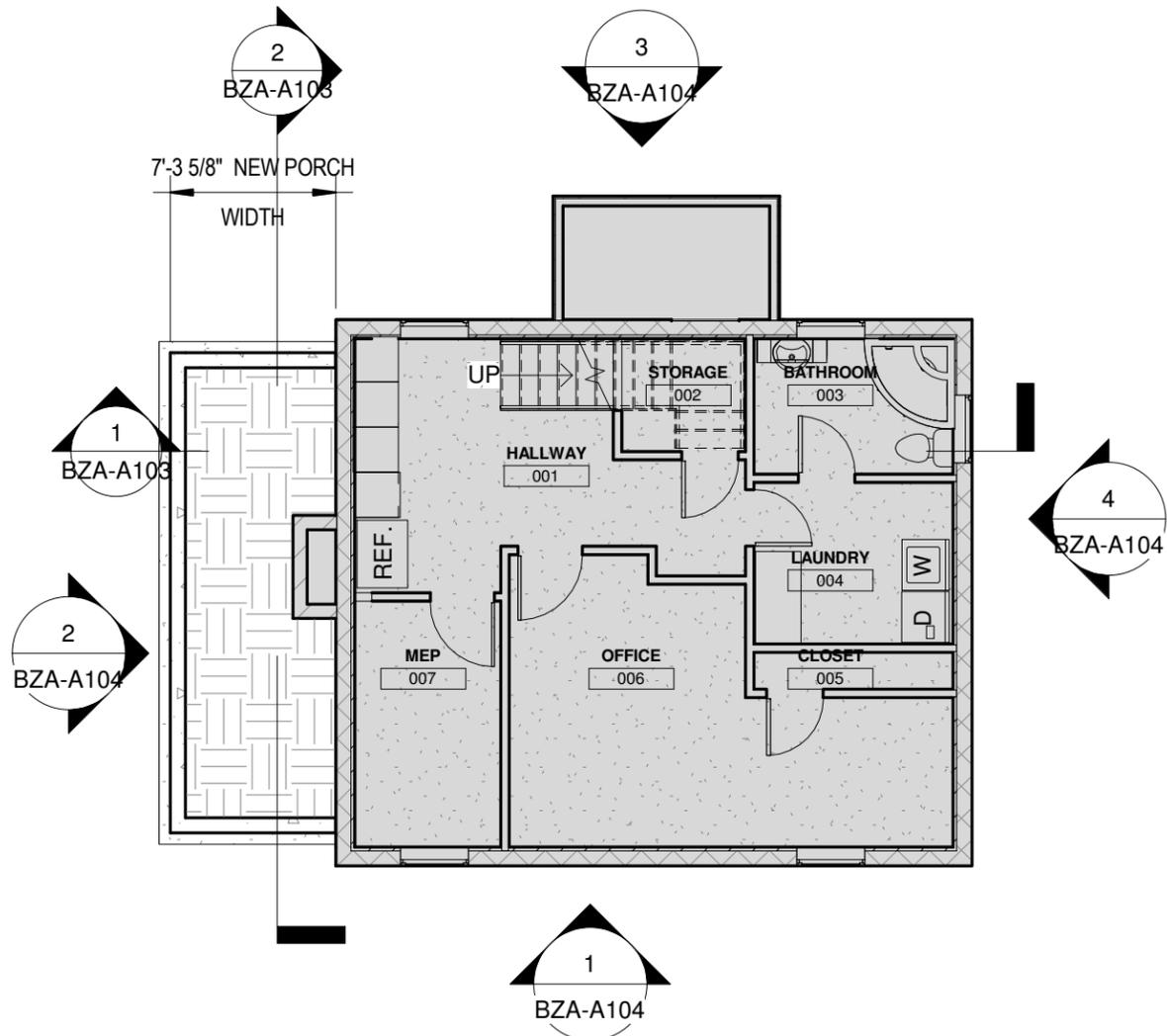




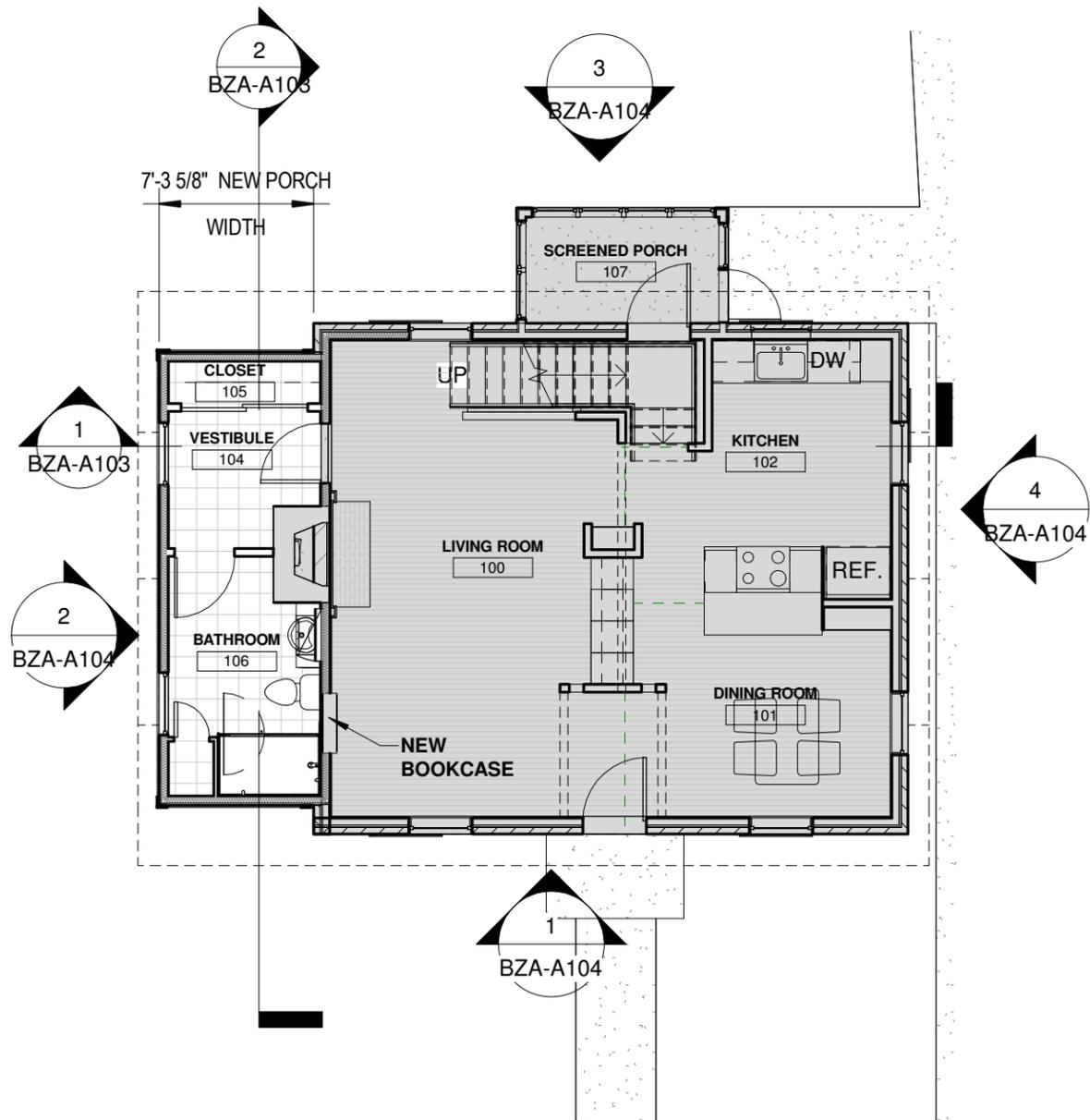
1 Proposed Site Plan - Enlarged Detail  
 3/32" = 1'-0"

# RIDGE RD DRIVE

Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291	<b>CARLSON BRUCE W OR          SUSAN L TR</b>		<b>PROPOSED SITE PLAN -          ENLARGED SCALE</b>  <b>BZA-100</b>	
	Project No.: 2016-18	Scale: 3/32" = 1'-0"		
<b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	Designed by: Checker	Date: 11/1/2018 9:06:59 PM		

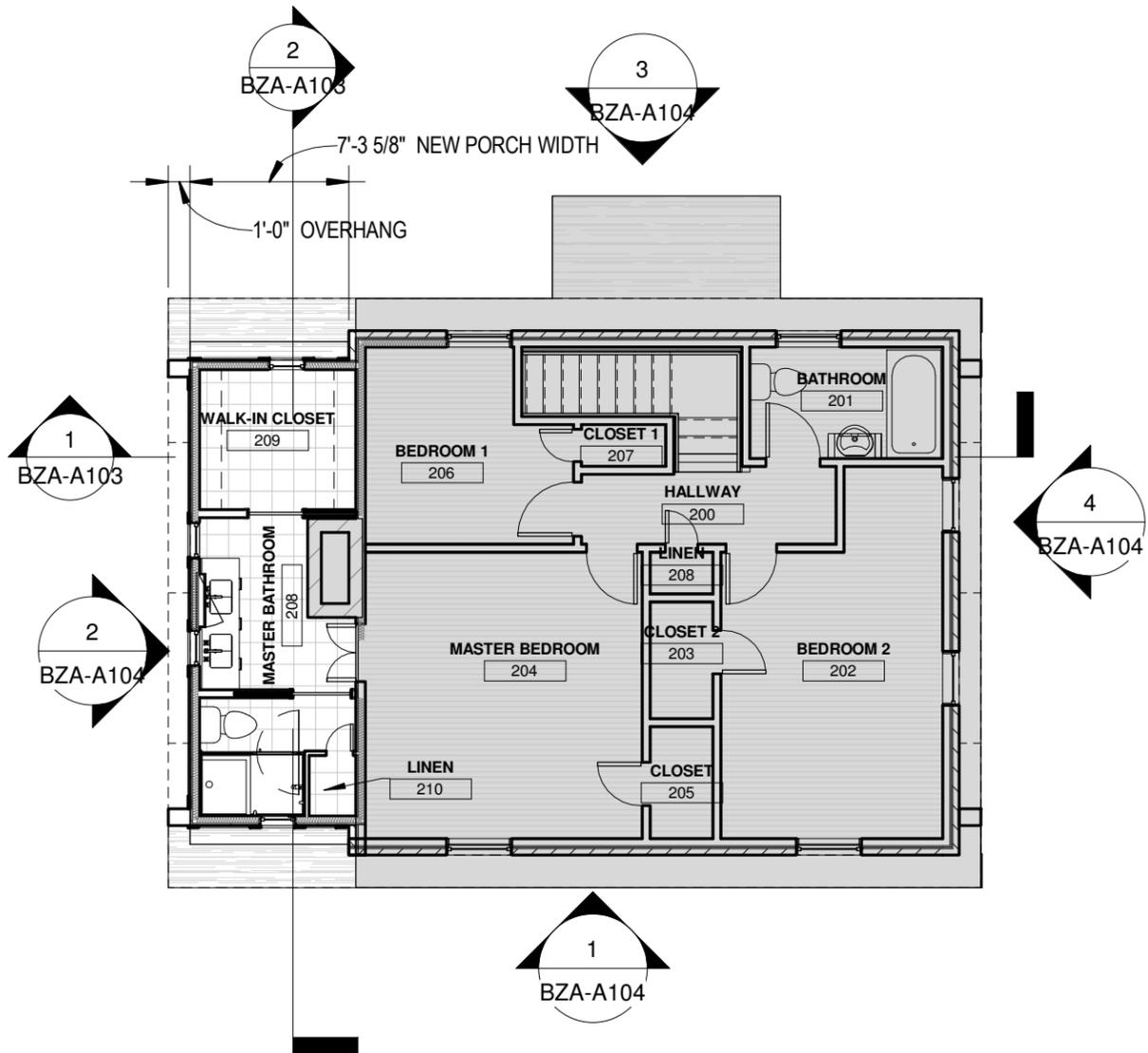


1 Basement Plan PROPOSED Copy 1  
1/8" = 1'-0"

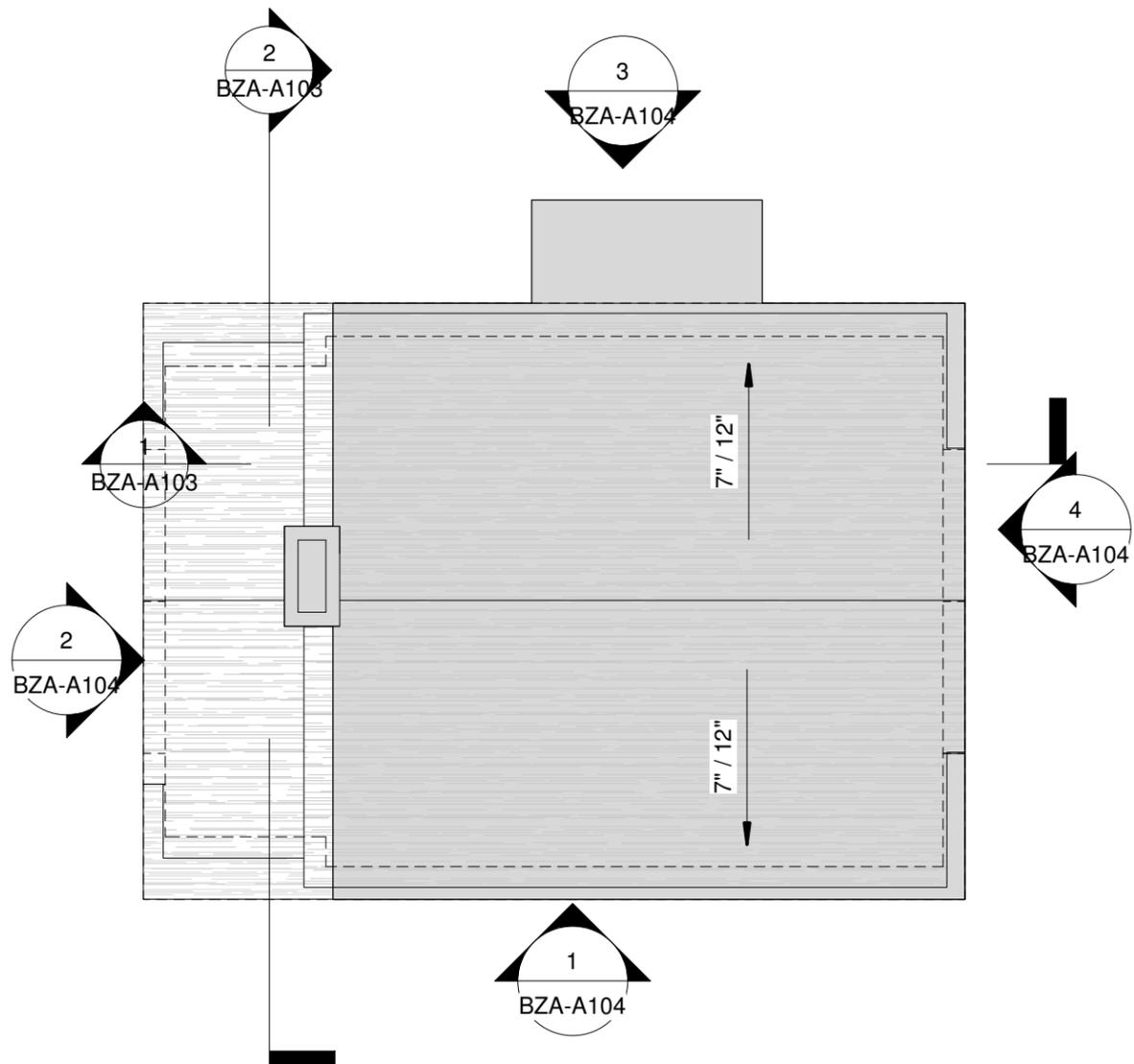


2 First Floor Plan PROPOSED Copy 1  
1/8" = 1'-0"

<b>Architect:</b> <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291  <b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	<b>CARLSON BRUCE W OR</b> <b>SUSAN L TR</b>		<b>PROPOSED BASEMENT</b> <b>AND FIRST FL PLANS</b>  <b>BZA-A101</b>	
	Project No.: 2016-18	Scale: 1/8" = 1'-0"		
	Designed by: Checker	Date: 11/1/2018 9:07:01 PM		

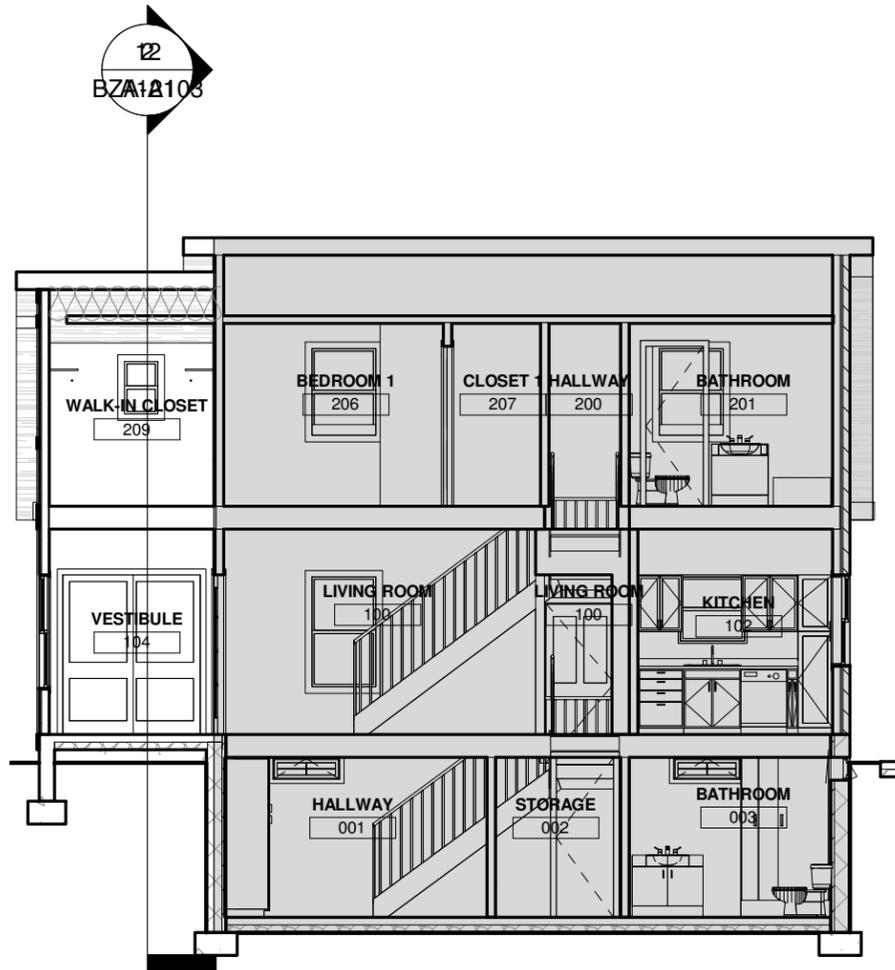


① Second Floor Plan PROPOSED Copy 1  
1/8" = 1'-0"

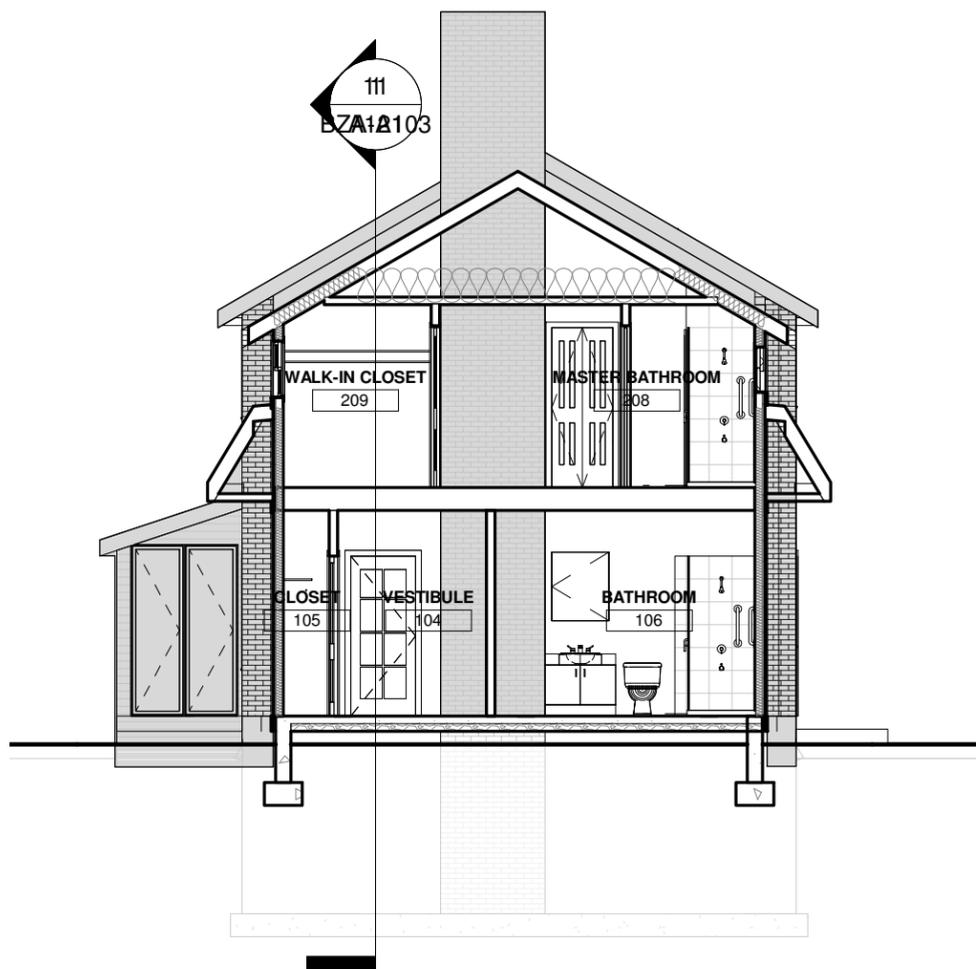


② Roof Plan PROPOSED Copy 1  
1/8" = 1'-0"

<p>Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291</p>	<p><b>CARLSON BRUCE W OR SUSAN L TR</b></p>	<p><b>PROPOSED SECOND AND ROOF PLANS</b></p>		
<p><b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302</p>	<p>Project No.: 2016-18</p>	<p>Scale: 1/8" = 1'-0"</p>		<p><b>BZA-A102</b></p>
<p>Designed by: Checker</p>	<p>Date: 11/1/2018 9:07:02 PM</p>			



① CROSS SECTION PROPOSED Copy 1  
1/8" = 1'-0"

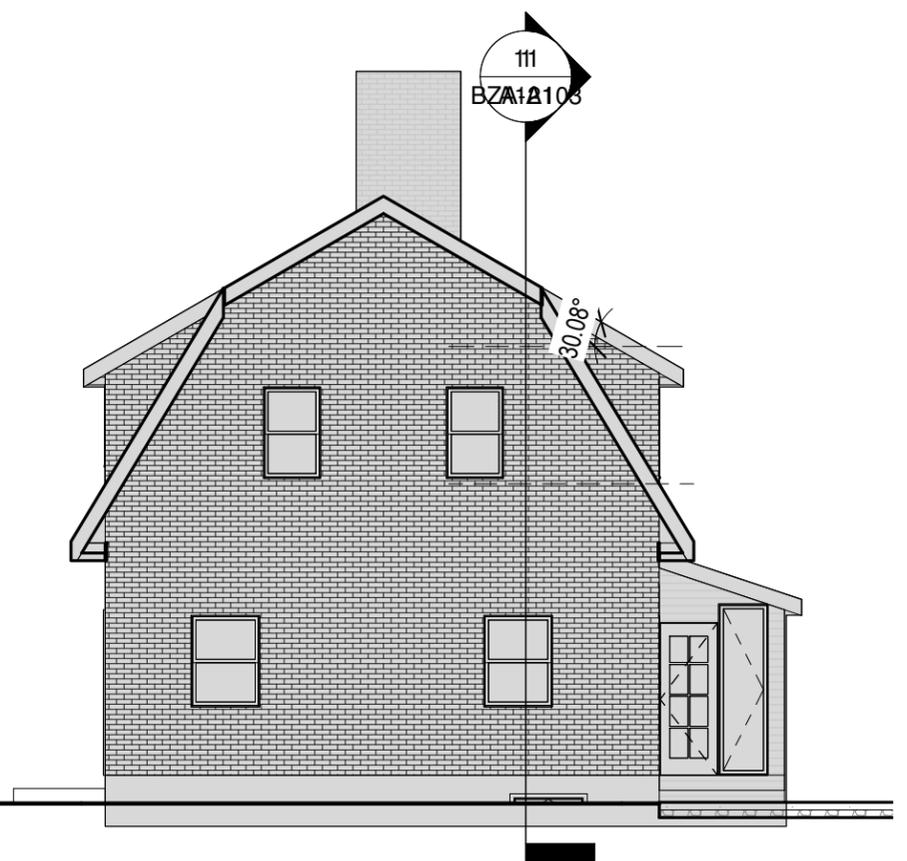


② LONGITUDINAL SECTION PROPOSED  
Copy 1  
1/8" = 1'-0"

Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291	<b>CARLSON BRUCE W OR SUSAN L TR</b>		<b>PROPOSED SECTIONS</b>  <b>BZA-A103</b>	
	Project No.: 2016-18	Scale: 1/8" = 1'-0"		
<b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302	Designed by: Checker	Date: 11/1/2018 9:07:05 PM		



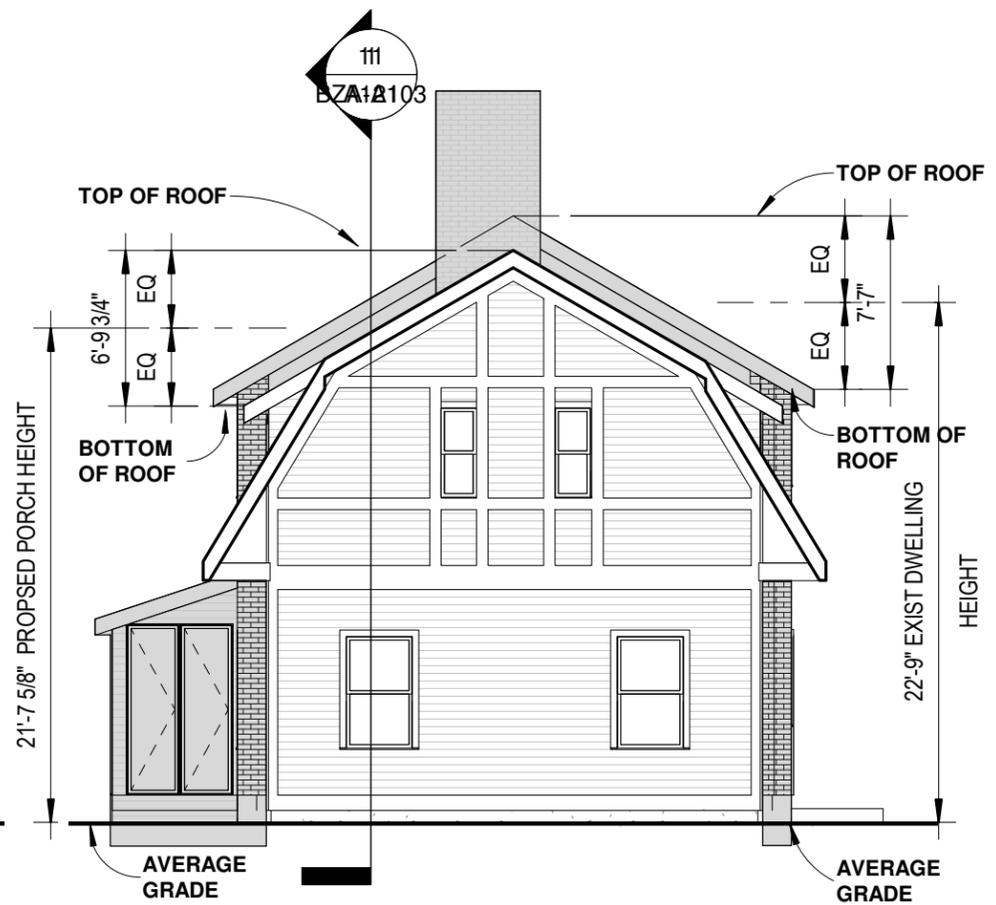
1 EAST ELEVATION PROPOSED Copy 1  
1/8" = 1'-0"



4 NORTH ELEVATION PROPOSED Copy 1  
1/8" = 1'-0"



3 WEST ELEVATION PROPOSED Copy 1  
1/8" = 1'-0"



2 SOUTH ELEVATION PROPOSED Copy 1  
1/8" = 1'-0"

Architect:  
ARIMSE ARCHITECTS  
RICARDO HENDI AIA 202-596-1291

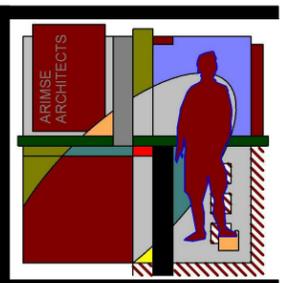
2804 RIDGE RD DR  
2804 RIDGE ROAD DRIVE  
ALEXANDRIA VA 22302

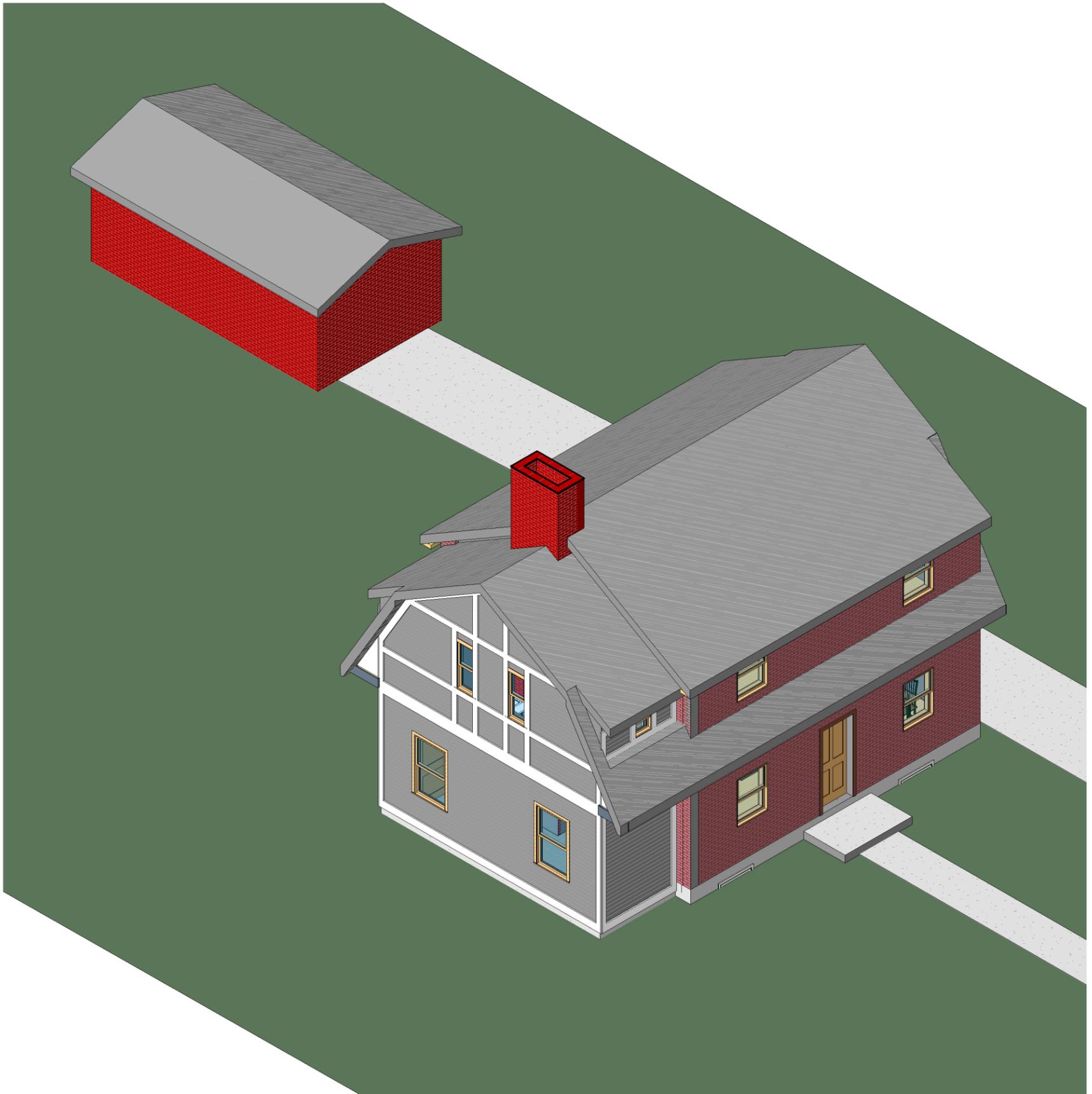
CARLSON BRUCE W OR  
SUSAN L TR

Project No.:	2016-18	Scale:	1/8" = 1'-0"
Designed by:	Checker	Date:	11/1/2018 9:07:07 PM

PROPOSED  
ELEVATIONS

**BZA-A104**

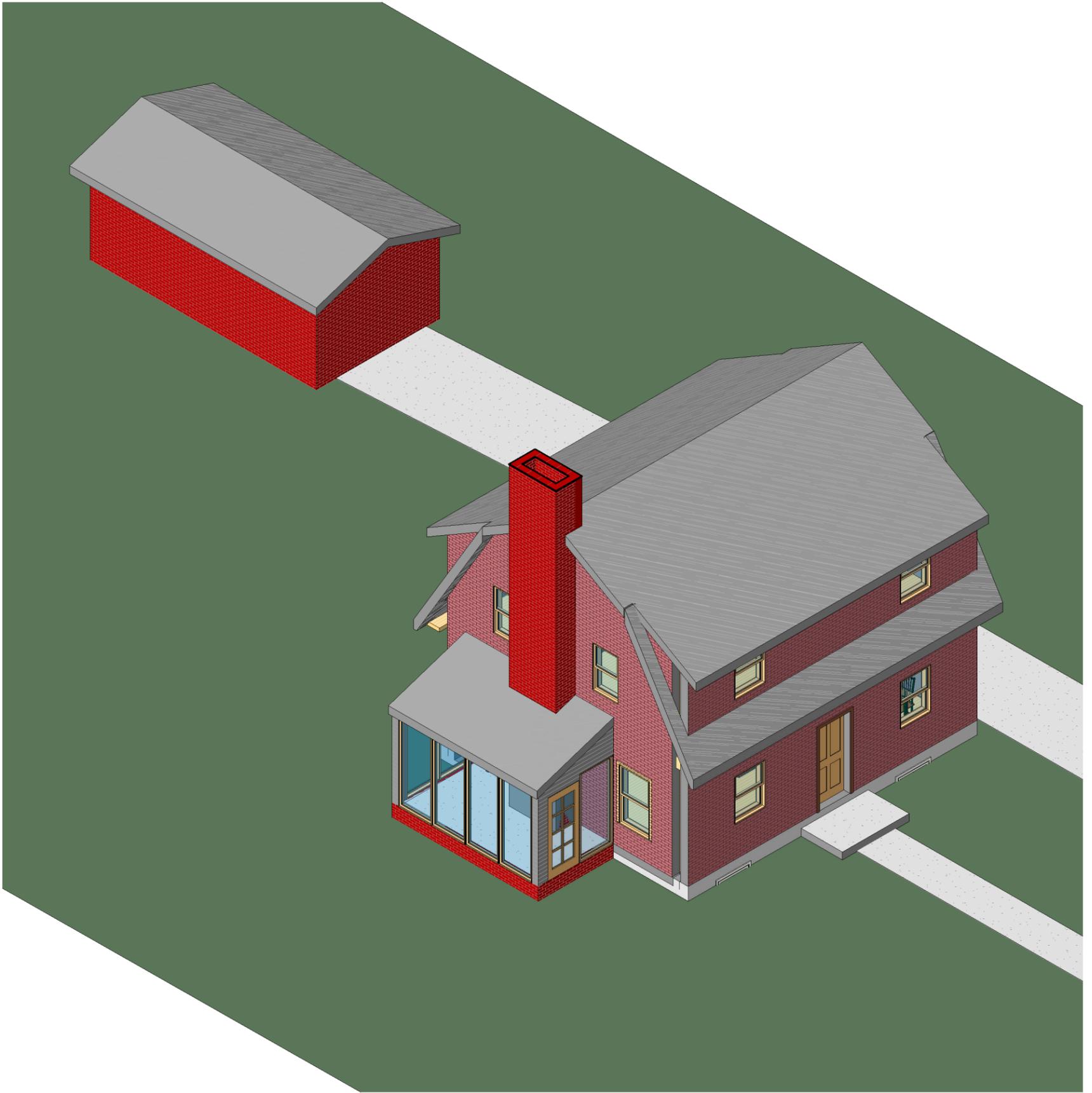




Porch Perspective Exterior View  
PROPOSED Copy 1

1

<p>Architect: <b>ARIMSE ARCHITECTS</b> RICARDO HENDI AIA 202-596-1291</p>	<p><b>CARLSON BRUCE W OR SUSAN L TR</b></p>	<p><b>PROPOSED 3D VIEW</b></p> <p><b>BZA-A105</b></p>	
<p><b>2804 RIDGE RD DR</b> 2804 RIDGE ROAD DRIVE ALEXANDRIA VA 22302</p>			
	<p>Designed by: Checker</p>	<p>Date: 11/1/2018 9:07:09 PM</p>	



PERSPECTIVE EXISTING CONDITIONS

1 Copy 1

<p>Architect:  <b>ARIMSE ARCHITECTS</b>          RICARDO HENDI AIA 202-596-1291</p>	<p><b>CARLSON BRUCE W OR          SUSAN L TR</b></p>	<p><b>EXISTING 3D VIEW</b></p> <p><b>BZA-A106</b></p>	
<p><b>2804 RIDGE RD DR</b>          2804 RIDGE ROAD DRIVE          ALEXANDRIA VA 22302</p>			
	<p>Designed by: <b>Checker</b></p>	<p>Date: <b>11/1/2018          9:07:10 PM</b></p>	

Margaret Canale (Bruch)  
2805 Ridge Road Drive  
Alexandria, VA 22302

October 22, 2018

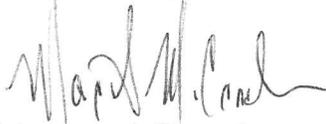
City of Alexandria  
Zoning Board  
301 King Street  
Alexandria, VA

Dear Members of the Zoning Board:

This letter is written in support of the proposed side yard two story addition to my neighbors, Bruce and Susan Carlson, 2804 Ridge Road Drive, Alexandria, VA 22302, Case # BZA2018-017.

As stated in the Alexandria city master plan "Alexandria has complementary and varied architecture," and the City will ensure that new development should be compatible with the character of our neighborhoods. I have reviewed the architectural drawing and found them to be consistent with the neighborhood and aesthetically pleasing.

Respectfully,

A handwritten signature in black ink, appearing to read "Margaret Canale". The signature is fluid and cursive, with the first name "Margaret" and last name "Canale" clearly distinguishable.

Margaret Canale