

Docket Item #6
BZA #2020-00007
Board of Zoning Appeals
June 8, 2020

ADDRESS: 3117 CIRCLE HILL DRIVE
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: TIMOTHY BORN & DANA BORN

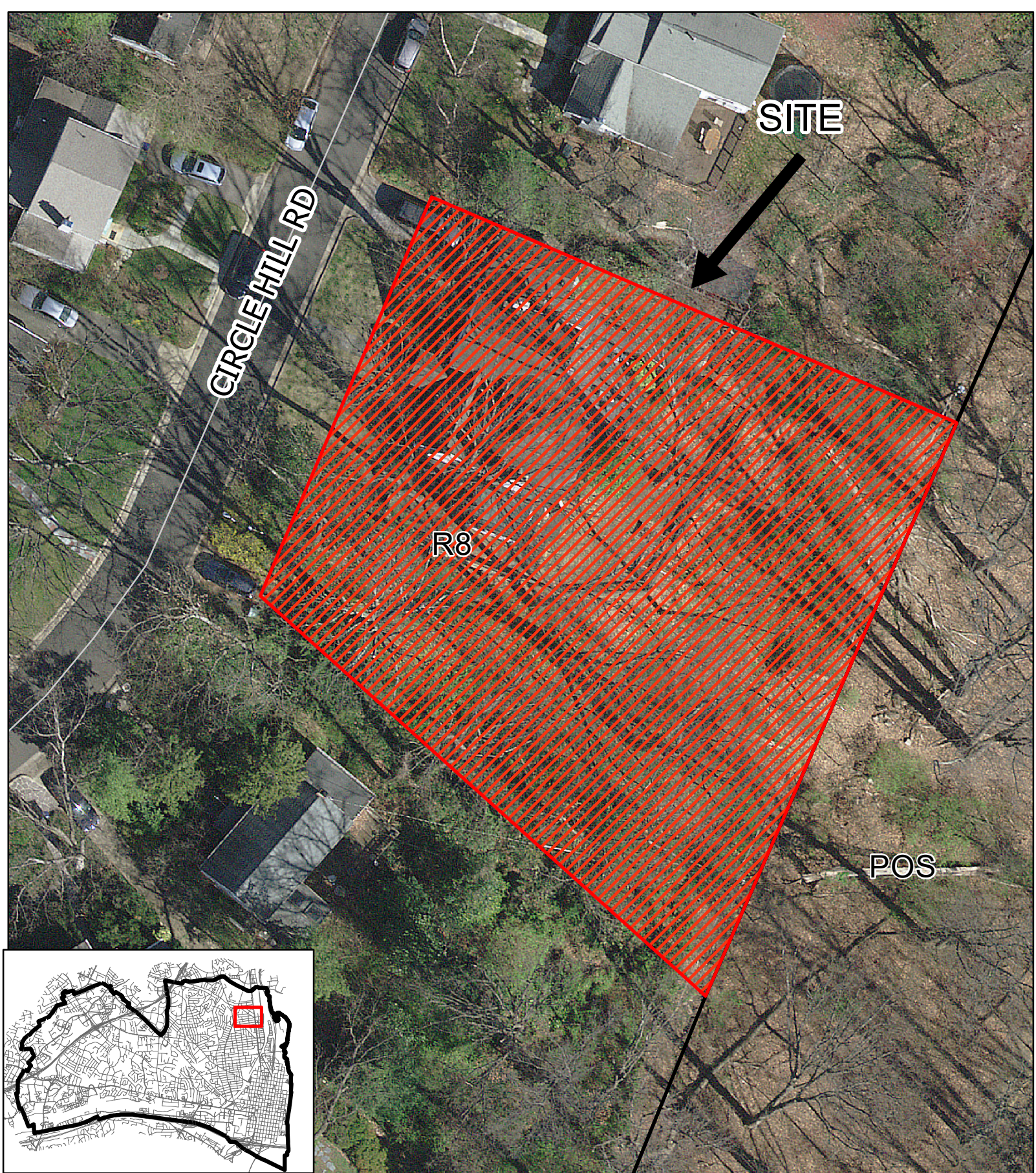
ISSUE: Special exception to construct second story addition in the required side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (North)	8.83 feet*	6.60 feet	2.23 feet

* Based on building height of 17.66 feet measured from average existing grade to the roof eave facing the north side yard.

The staff **recommends approval** of the request because it meets the criteria for a special exception.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. 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.



BZA #2020-00007
3117 Circle Hill Road

0 15 30 2 60 Feet



I. Issue

The applicants request a special exception to construct second story addition over the existing first floor footprint required north side yard at 3117 Circle Hill Drive. Increasing the height of the existing non-complying wall in the north side yard requires special exception approval.

II. Background

The subject property is an interior lot of record with 100.80 feet of frontage on Circle Hill Road and 21,159 square feet of lot area. The lot meets the lot area, width, and frontage requirements of the R-8 zone.

The lot contains a one-and-a-half-story dwelling with an open front porch and an attached garage. Real Estate Assessment Records indicate that the dwelling was constructed in 1936.

The dwelling sits 21.50 feet from the front property line facing Circle Hill Drive, 6.60 feet from the north side property line, 49.00 feet from the west property line, and 73.20 from the rear property line. The open front porch sits 13.70 feet from the front property line. The current height of the existing dwelling is 23.20 feet to the midpoint of the highest gable from average pre-construction grade.

III. Description

The applicants propose to construct a second story addition with a gable roof with dormers above the first-floor footprint. No change in grade is proposed. The first floor's north-facing building wall is located 6.60 feet from the north property line, 1.40 feet less than the required eight-foot minimum side yard for the R-8 zone. As such, the plane established by the north-facing building wall is noncomplying. This noncomplying wall currently measures 8.79 feet in height measured to the roof eave from pre-construction grade facing the north side property line. gable's midpoint from

The proposed second-story addition would accommodate one bedroom and bathroom. The height of the proposed second story addition measures 17.66 feet to roof eave facing the north side yard from average pre-construction grade and requires a setback of 8.83 feet based on a setback ratio of 1:2. The applicant requests a special exception of 2.23 feet to construct the addition in line with the existing north side wall.

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.

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, and is identified in the North Ridge/Rosemont Small Area Plan for residential land use.

V. Requested Special Exception:

3-306(A)(2) Side Yard (North)

The applicants request a special exception of 2.23 feet from the required 8.83 foot side yard based on a building height of 17.66 feet to construct an addition 6.60 feet from the north side property line.

VI. Noncomplying Structure

The subject property is a standard lot which contains a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Side Yard (North)	17.66 feet *	6.60 feet	2.23 feet

* Based on building height of 17.66 feet measured from average existing grade to the roof eave facing the north side yard.

VII. Special Exceptions 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 be located entirely above the existing dwelling; no new footprint is proposed. While the proposed design increases the bulk along this side of the property it is in keeping with other two-story homes in the area. The addition would not be detrimental to the neighborhood or any adjacent properties.

- 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 second-story addition would replace an existing single-story, and the new gable roof would continue to face the front of the house with a shed dormer facing the side yard. The modest increase in height would not likely impair the

supply of light and air to any adjacent property. There would be no expected impacts to traffic or public safety.

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

Several second story additions have been constructed in the surrounding area and there are many houses that were originally constructed with two stories nearby. The proposed design would alter the massing and character of the existing dwelling; however, the proposed design would be very similar in design and bulk to other two-story dwellings in the area and zone. The addition would not alter the essential character of the surrounding area.

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

The proposed construction would maintain consistency in terms of lot configuration and the scale of dwelling with many surrounding properties. The proposal would also maintain front yard, rear yard, and side yard (south) setbacks similar to the rest of the properties along the east side of Circle Hill Road, which are characterized by large lots with deep open rear yards.

- 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.

The lot's substantial size and width would permit the placement of a similarly sized addition in the south or rear by right. However, other sites on the property would increase the dwelling's footprint and reduce the size of either yard. Decreasing the size of the rear yard would also be out of character with adjacent properties which have similarly situated houses with open rear yards. The proposed development would be in-line with the existing house. As such, it represents the most reasonable location for the second-story addition given the placement of the house on the lot and the existing nonconforming wall.

VIII. Staff Conclusion

Neighborhood Impact

There are several two-story dwellings along Circle Hill Road and in the surrounding neighborhood. The addition would be compatible with the mass and height of other dwellings in the neighborhood.

Light and Air

Because the size of the second-story addition is modest with no increase to the existing dwelling's footprint, it is unlikely the supply of light and air to adjacent properties to the north or east would be significantly impaired.

Lot Constraints

The property is large in comparison to surrounding lots. However, the placement of the existing dwelling within the required north side yard in this case is a limiting factor because the house does not conform to the minimum side yard requirement on the north side of the property. The applicants are proposing a modest expansion to the dwelling in line with a noncomplying wall. The applicants are trying to capture a minimal amount of space within the configuration of the existing house.

Staff Conclusion

As outlined above, staff believes the request meets the criteria for a special exception and **recommends approval.**

Staff

Alexa Powell, Urban Planner, alexa.powell@alexandriava.gov

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

Tony LaColla, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

- * The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

CONDITIONS

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS:

- F1. 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)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property

line. (T&ES)

C-3Roof, 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-4All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments.

Recreation (Arborist):

No comments.

Historic Alexandria (Archaeology):

No archaeology oversight will be necessary for this project.

BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

3-306 (A) (2): R-8 sideyard

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Timothy Born & Dana Born (joint owners)

Address 3117 Circle Hill Road

Alexandria, VA 22305

Daytime Phone (719) 963-2082

Email Address timdanab@msn.com

2. Property Location 3117 Circle Hill Road; Alexandria, VA 22305

3. Assessment Map # 014-04¹³⁻²⁷ Block 6 Sec II Lot 508 Zone R8

4. Legal Property Owner Name Born Living Trust, dated August 31, 2007

Address 3117 Circle Hill Road; Alexandria, VA 22305

(Note: Current mailing address: 2 Sunset Ridge; Lexington, MA 02421)

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 N/A		
² N/A		
³ N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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 N/A		
² N/A		
³ N/A		

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 N/A		
² N/A		
³ N/A		

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 March 2020

Date

Timothy Born Dana Born

Printed Name


 Timothy Born
 Signature

BZA Case # _____

5. Describe request briefly:

Relief from 8' side yard setback to 6'6" setback and reduction in setback ratio to match existing masonry house (1936) and existing eve.

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

- ☐ Yes — Provide proof of current City business license.
- ☐ No — Said agent shall be required to obtain a business prior to filing application.

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

APPLICANT OR AUTHORIZED AGENT:

Timothy Born Dana Born

Print Name

(719) 963- 2082

Telephone

Timothy Born Dana H. Born
Signature

11 March 2020

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.**

Relaxing the side yard setback and the 1:2 height setback allows the applicant to place a new needed bedroom on top of the existing 1936 masonry structure, providing a clean, logical and sympathetic massing.

Relief allows the new volume to sit directly on the existing massing, hold the established eve line and to mirror the existing roof slope, allowing a gable mass that reflects the existing Portico and main house gabled massing.

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

The proposed addition will not harm the adjoining properties. The attractive balanced massing will make the neighborhood more beautiful and provide interesting architectural elements to look at.

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

The additional height afforded by the special exception (SE) will minimally increase the shade cast on the edge of the neighbors' yard. The requested SE will not affect anyone's air.

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

Adding a second story over the existing first floor masonry has been done on a number of neighboring properties (see photo's). The new gabled 2nd story mass, balancing the existing gables will fit well in this eclectic & mature neighborhood architecture. The neighborhood features a wide range of architectural elements including stepping massing, Porticos, dormers, shutters eaves/overhangs, and brick base/clapboard gables. The massing and articulation of the proposed addition is sympathetic to a number of those common neighborhood elements .

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

The addition will be clapboard over the existing painted brick base with muntined casement windows, matching roof slope and boxed eve similar to buildings in the immediate area. Both massing and richness of architectural articulation is similar to neighbor homes.

6. Explain how this plan represents the only reasonable location on the lot to

Placing the addition over the existing bedroom wing massing, above existing plumbing and at the head of the existing second floor stair is not only the only reasonable location but allows for the creation of a subsidiary front façade gable, balancing and strengthening the main house gable and portico.

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.

Yes, the Owner has shown drawings to the most affected neighbors. None have objected. And several have supported. Please see attached letters of support from neighbors 3110 & 3113 & 3119 Circle Hill Road.



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. 3117 Circle Hill Road; Alexandria VA 22305

R-8
Zone

A2. 21,159
Total Lot Area

x 0.35
Floor Area Ratio Allowed by Zone

= 7,406 SF
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1407
First Floor 1920
Second Floor 1141
Third Floor 0
Attic 951
Porches 32
Balcony/Deck 672
Garage 0
Other*** 0

Allowable Exclusions**

Basement** 1407
Stairways** 258
Mechanical** 120
Attic less than 7** 722
Porches** 32
Balcony/Deck** 672
Garage** 0
Other*** 0
Other*** 0

B1. 6,123 Sq. Ft.
Existing Gross Floor Area*

B2. 3,211 Sq. Ft.
Allowable Floor Exclusions**

B3. 2912 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

6,123

B2. Total Exclusions

3,211

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0
First Floor 0
Second Floor 364
Third Floor 0
Attic 0
Porches 0
Balcony/Deck 0
Garage 0
Other*** 0

Allowable Exclusions**

Basement** 0
Stairways** 0
Mechanical** 0
Attic less than 7** 0
Porches** 0
Balcony/Deck** 0
Garage** 0
Other*** 0
Other*** 0

C1. 364 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 364 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

364

C2. Total Exclusions

0

D. Total Floor Area

D1. 3,276 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 7,406 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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:

Wendy King
(OWNERS)

Date:

11 March 2020

1. Explain how the SE, for the proposed addition If Granted, meets the applicant's needs:

Relaxing the side yard setback and the 1:2 height setback allows the applicant to place a new needed bedroom on top of the existing 1926 masonry structure, providing a clean, logical and sympathetic massing.

Relief allows the new volume to sit directly on the existing massing, hold the established eve line and to mirror the existing roof slope, allowing a gable mass that reflects the existing Portico and main house gabled massing

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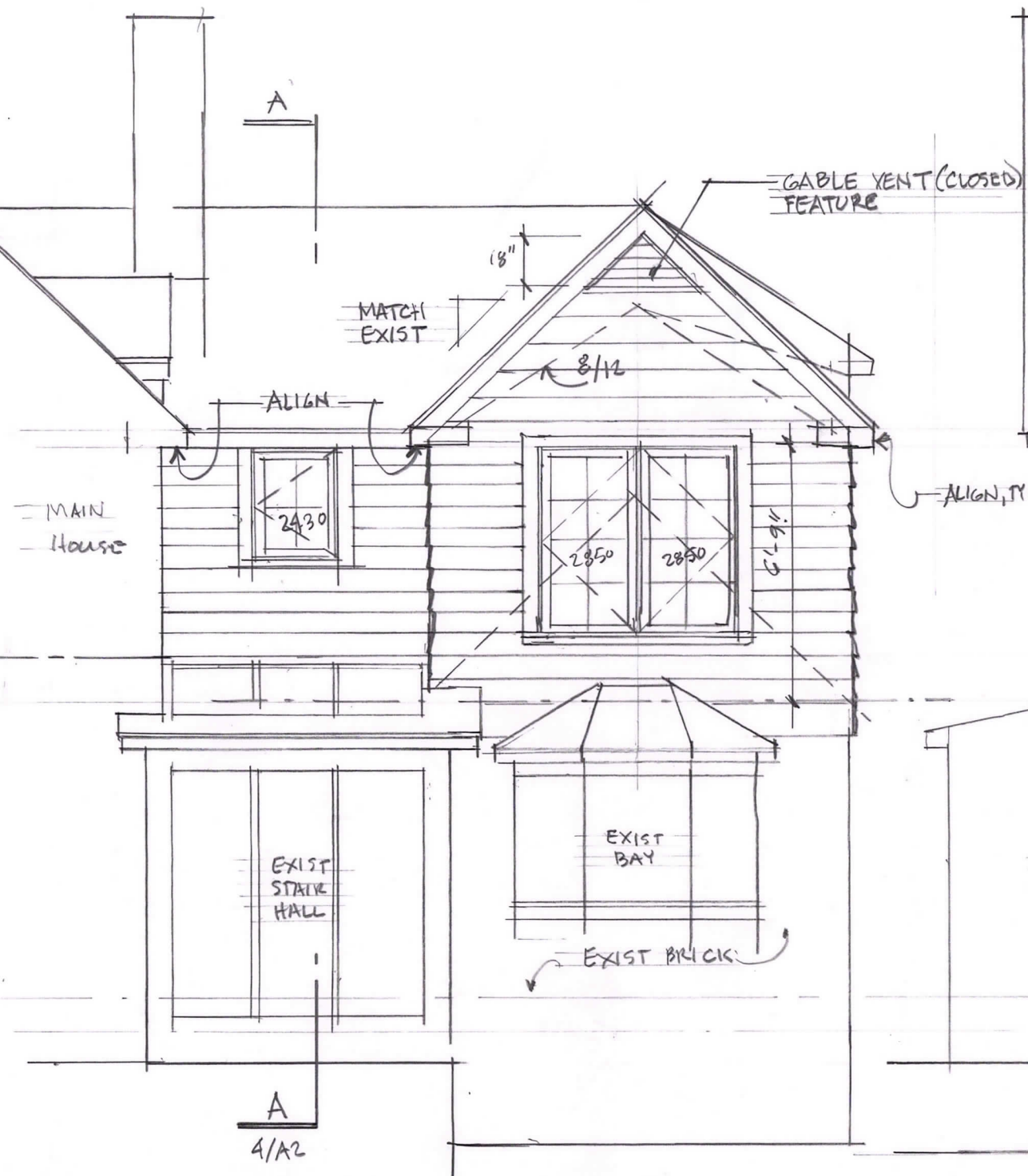


5 FRONT-WEST ELEVATION
1/4" = 1'-0"

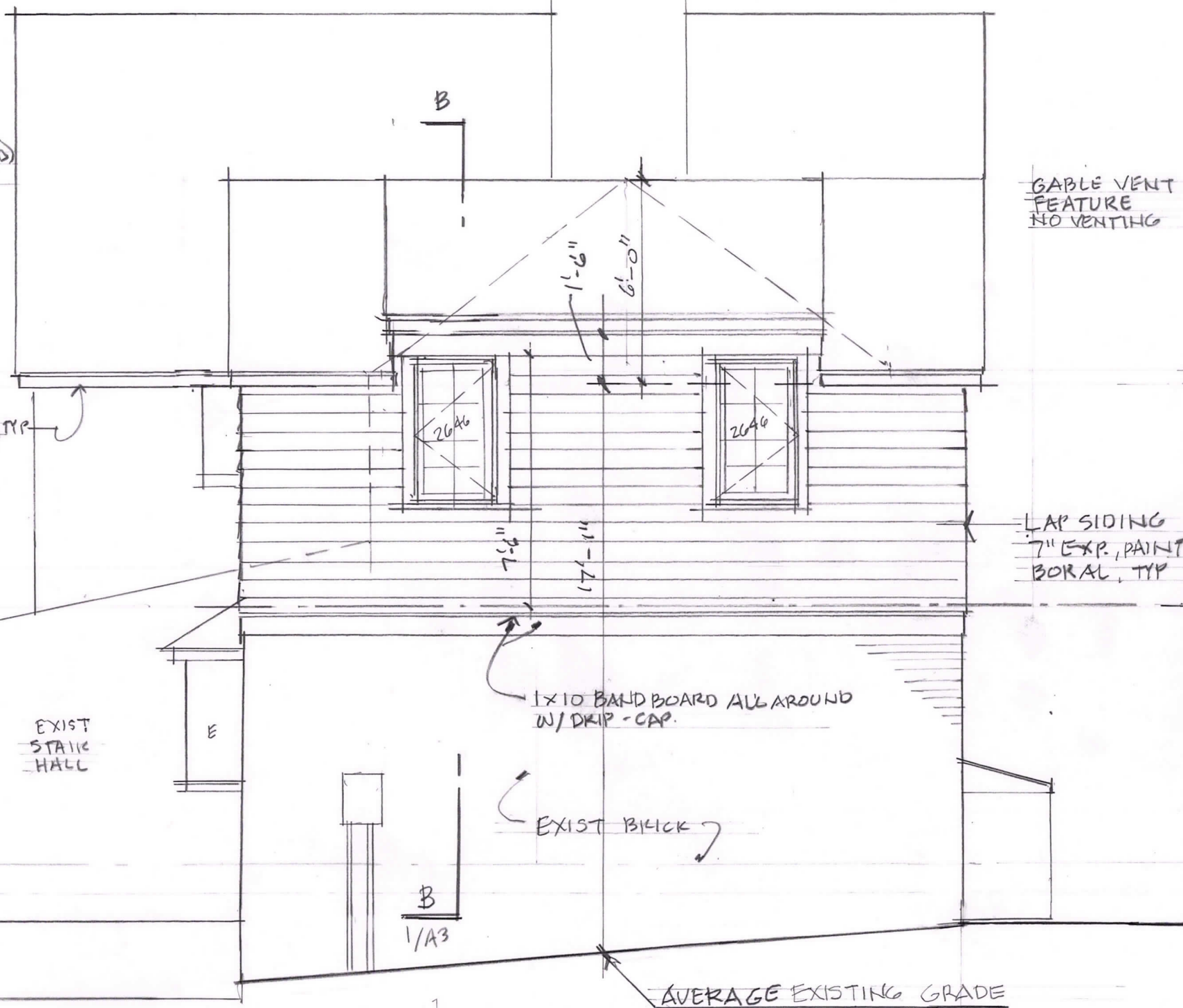
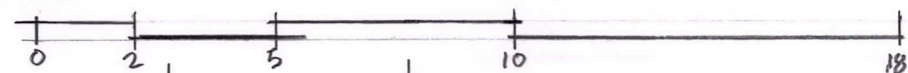
3117 Circle Hill Road, Alexandria, VA

BZA Special Exception 2nd Floor bedroom addition 11 May 2020

PROPOSED FRONT ELEVATION



7 EAST-SIDE ELEVATION
1/4" = 1'-0"

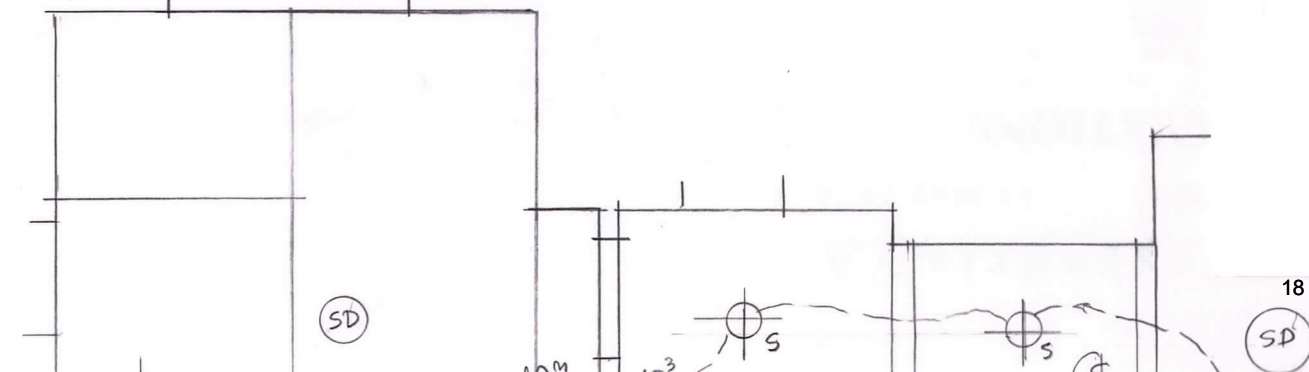


6 NORTH-END ELEVATION
1/4" = 1'-0"

3117 Circle Hill Road, Alexandria, VA

BZA Special Exception 2nd Floor bedroom addition 11 May 2020

PROPOSED SIDE & REAR ELEVATIONS



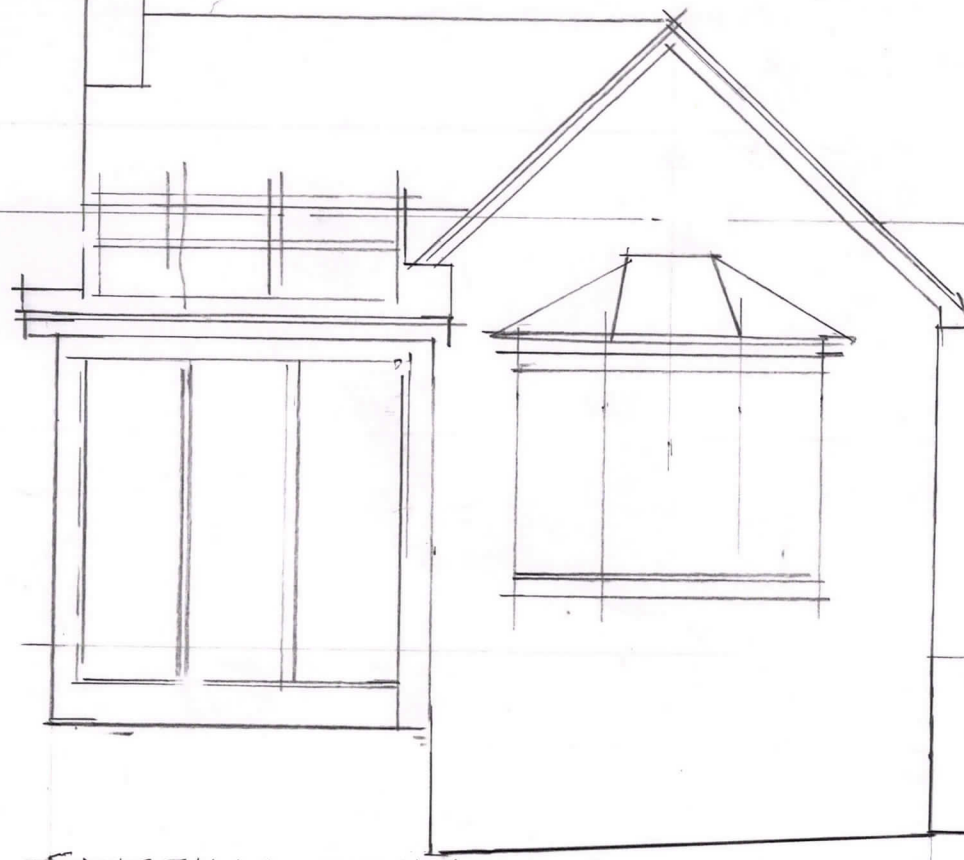


3117 Circle Hill Road, Alexandria, VA

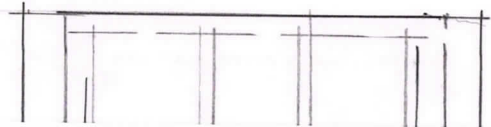
BZA Special Exception 2nd Floor bedroom addition 11 May 2020

EXISTING FRONT ELEVATION

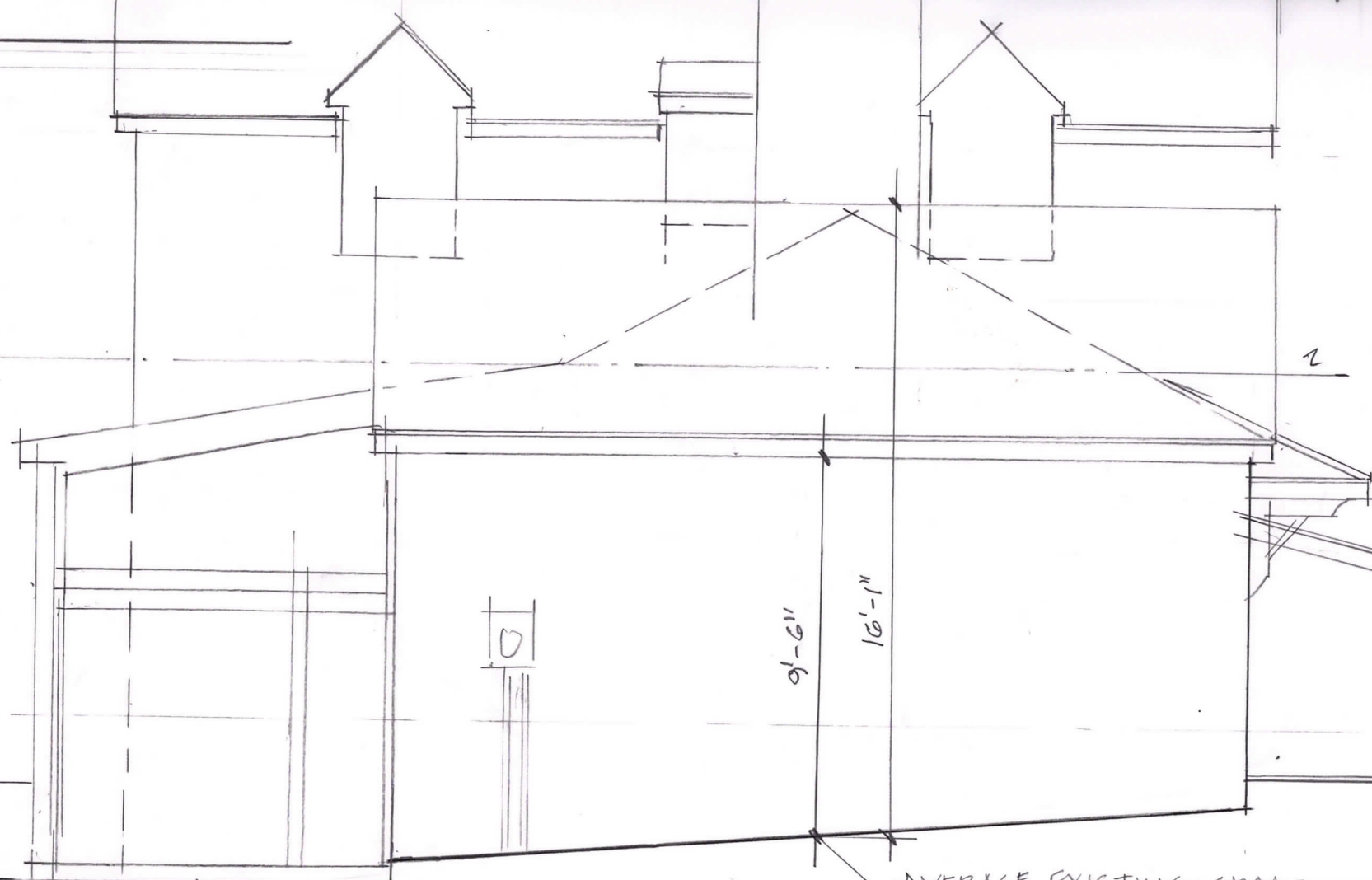
EXISTING CONDITIONS
FRONT ELEVATION
7 1/4" = 1'-0"



EXISTING CONDITIONS
PARTIAL REAR (N. END) ELEVATION
6 1/4" = 1'-0"



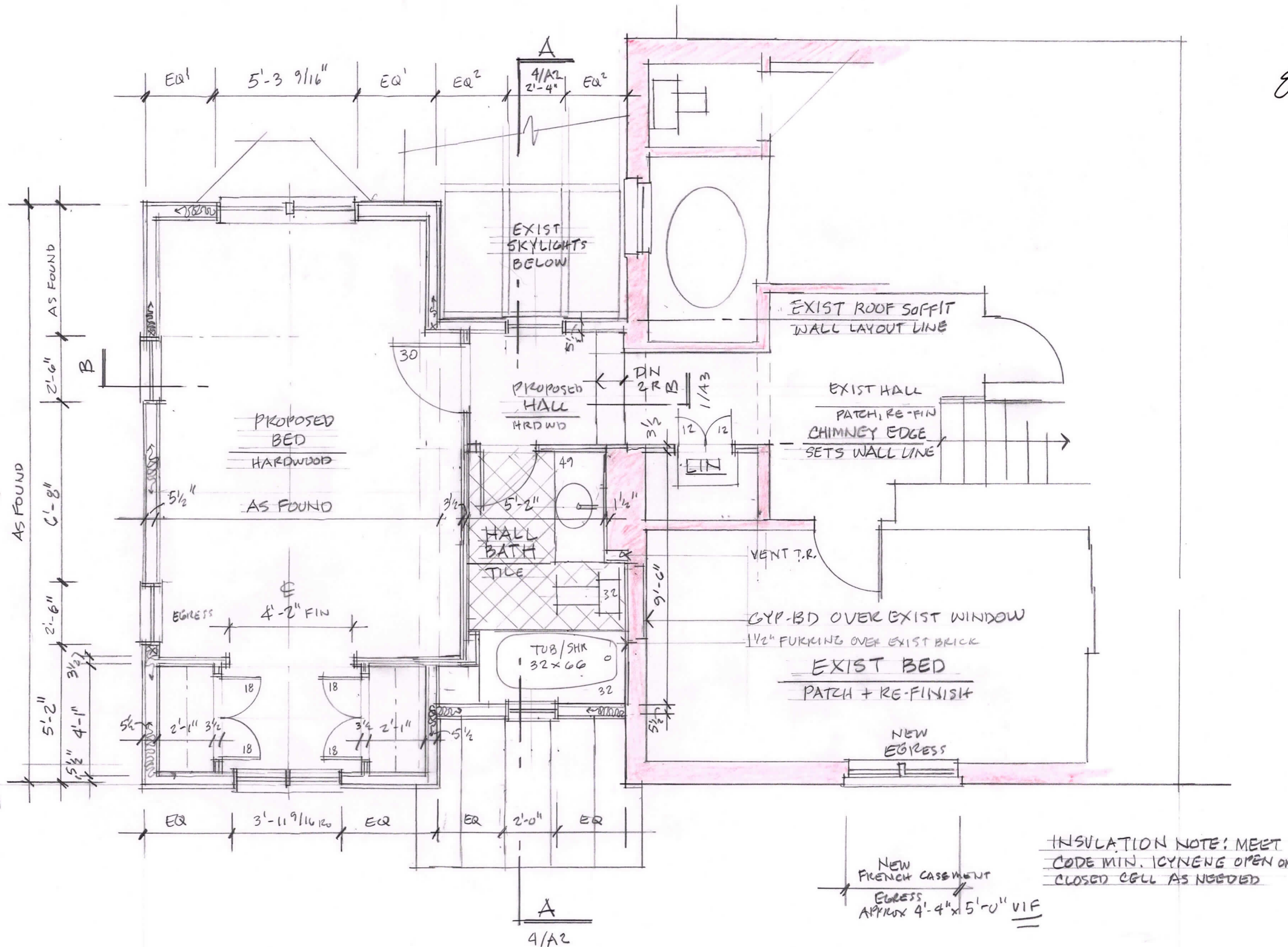
N. END ELEVATION
EXISTING CONDITIONS
5



AVERAGE EXISTING GRADE
1/4" = 1'-0"

3117 Circle Hill Road, Alexandria, VA
BZA Special Exception 2nd Floor bedroom addition 11 May 2020
EXISTING SIDE & REAR ELEVATIONS

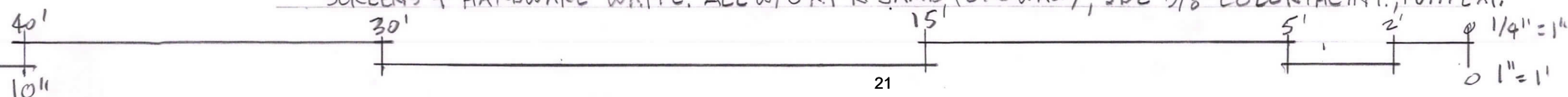
16 JOISTS ON
LEDGER (2x6)
TED TO EXIST MAS'Y
1/2" EX.P. BOLTS
6" O.C, TYP.



1 PROPOSED SECOND FLOOR BEDROOM + BATH PLAN

1/4" = 1'-0"

WINDOW NOTES: WINDOWS TO BE WEATHERSHIELD PREMIUM SERIES ALU CLAD OR APPROVED =.
GLASS TO BE 20-E 5 EXTREME, EXTERIOR FINISH STD. WHITE, CLAD ALU., INTERIOR FACTORY FIN WHITE
SCREENS + HARDWARE WHITE. ALL W/EXT'N JAMB (2x6 WALL), SDL 5/8" COLONIAL INT., PUTTY EXT.



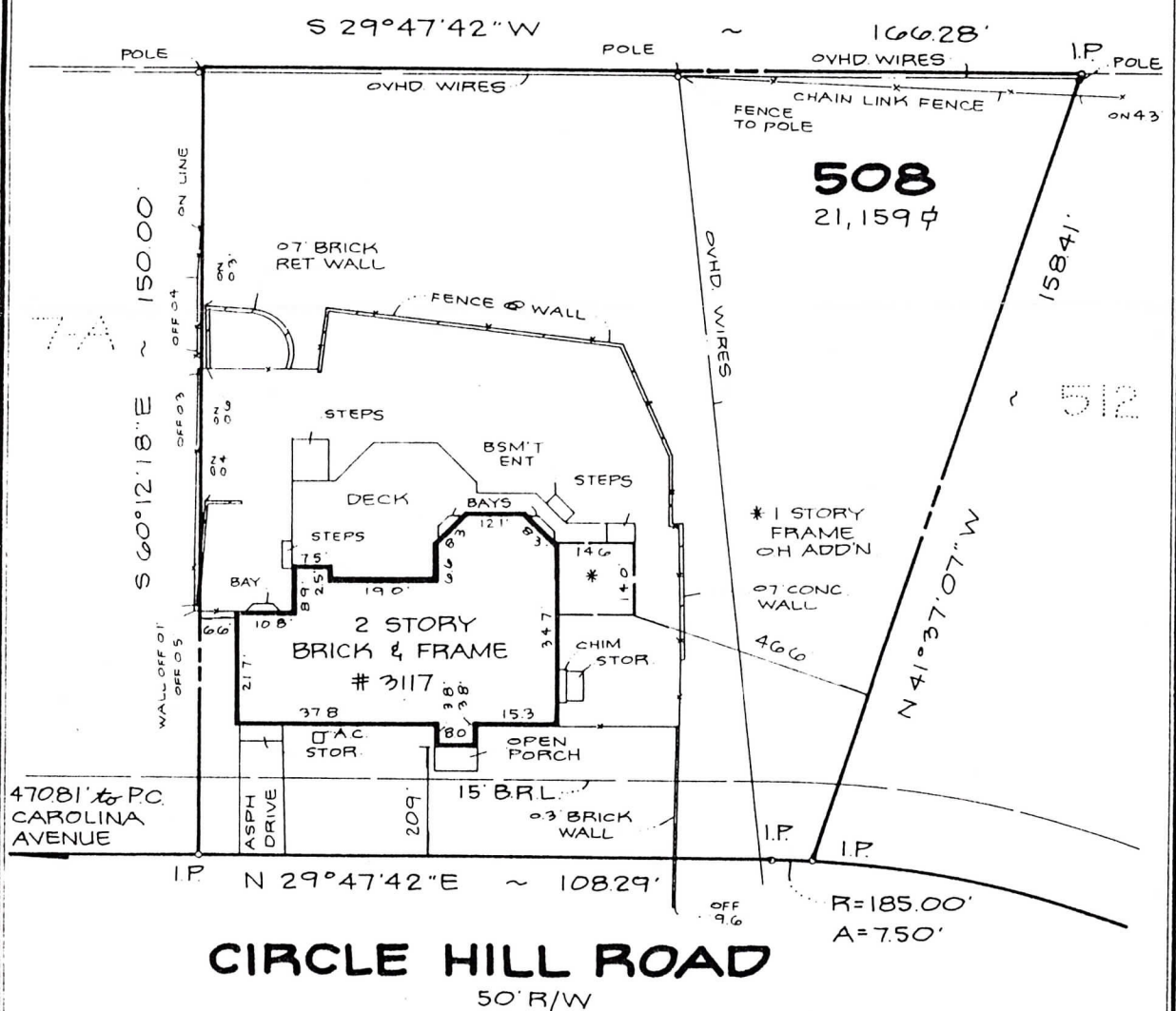
3117 Circle Hill Road, Alexandria, VA

BZA Special Exception 2nd Floor bedroom addition 11 May 2020

PROPOSED 2ND FLOOR PLAN

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES UNDERGROUND.
3. WALLS ARE 0.5' FRAME UNLESS NOTED.

CITY OF ALEXANDRIA



PLAT

SHOWING HOUSE LOCATION ON
LOT 508, BLOCK G, SECTION 1
RESUBDIVISION OF LOTS 8-A, 11 AND 12
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' MAY 14, 1997

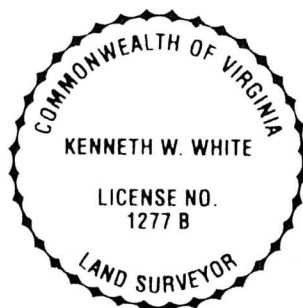
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA

PLAT SUBJECT TO RESTRICTIONS OF
RECORD

TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L S



CASE NAME
FOSTER ~ BORN

ALLEN

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

#19970507004











**Mrs. Jean D. Moretti
3110 Circle Hill Road
Alexandria, Virginia 22305
(703) 548-1863**

March 11, 2020

To: Alexandria Board of Zoning Appeals

I am writing in support of the proposed addition to the property of our neighbors Tim and Dana Born who own the house at 3117 Circle Hill Road. I live directly across the street from the Born's and have found them to be excellent neighbors and citizens of the City of Alexandria.

Along with my son and daughter, I have reviewed the plans as proposed by Lippincott Architects and I am convinced that the addition will be attractive, in keeping with the beauty of the neighborhood, and will add value to the residence. Our family has lived here since 1947, and we have been very happy to see neighbors as nice as Tim and Dana doing their part to keep Beverly Hills looking beautiful. They have my full support for this project. I have asked my daughter and Power of Attorney Rosemary L. Moretti to respond to this request on my behalf.

If I can be of any further assistance, please write or call me at your convenience.

Sincerely,



Rosemary L. Moretti, POA

For Jean D. Moretti

Jon Hixson
3119 Circle Hill Road
Alexandria, VA 22305
12 March 2020

To: Alexandria Board of Zoning Appeals

This letter is provided in support of the proposed addition of the neighboring property 3117 Circle Hill Road.

Specifically, we share the same property line where the proposed addition will be added and as such, are by far the property most influenced by it. That said, **we support the proposed addition to 3117 Circle Hill Road.**

We have had the opportunity to review the proposed plans prepared by Lippincott Architects, LLC and find the addition both architecturally and aesthetically very pleasing – and in keeping with the current architecture of the house and perhaps more importantly, very compatible with the character and style that define the neighborhood.

Should you have any questions and/or require and additional information related to this Letter of Support please do not hesitate to contact me.

Thanks you.

Sincerely,

Jon Hixson

3113 Circle Hill Road
Alexandria, VA 22305
11 March 2020

To: Alexandria Board of Zoning Appeals

This letter is provided in support of the proposed addition of the neighboring property (3113 Circle Hill Road).

We support the proposed addition to 3117 Circle Hill Road.

We have had the opportunity to review the proposed plans prepared by Lippincott Architects, LLC and find the addition both architecturally and aesthetically very pleasing – and in keeping with the current architecture of the house and perhaps more importantly, very compatible with the character and style that define the neighborhood.

Should you have any questions and/or require additional information related to this Letter of Support please do not hesitate to contact us at lnmoliver@comcast.net or 703-683-3547

Sincerely,

Michael J Oliver



Mary Linda Oliver

