

**DOCKET ITEM #3**  
**Special Use Permit #2020-00031**  
**3109 Circle Hill Road**

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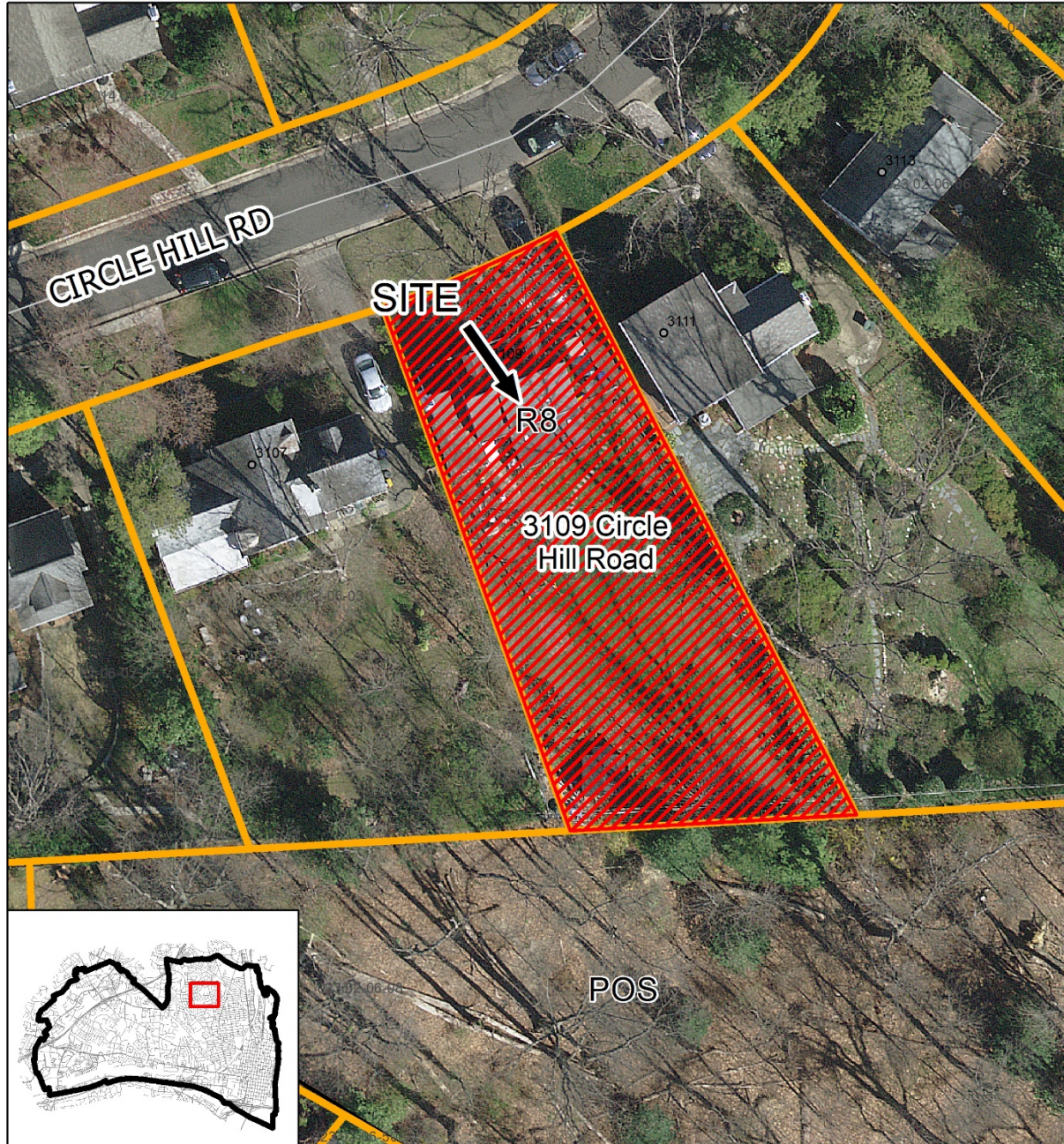
**"EQPUGPV'CI GPF C'WGO "**

K'p'q'qpg'cum'v'q'ur gcm'cdq'w'y'ku'ecug'r'tkqt"  
vq'y'g'j'gctkpi . 'k'y'kmd'g'crr'tq'xgf'y'kj'q'w'  
f'kuewukap'cu'r'ctv'qh'y'g'Eqpugpv'Ci'gpf'c0'

<b>Crr'ndecv'kqp"</b>	<b>I'gp'gt'eni'F'c'w"</b>	
Rwd'le'j'gctkpi' "cpf' "eqpukf'gt'c'v'kqp'q'h'c' " tgs'w'guv'v'q' "eqp'ut'w'e'v'c' "ukpi'ng/h'co'k'k' " f'y'gn'kpi' "qp' "f'gx'gn'r'gf' ."u'wdu'v'cpf'ctf' " nq'v0'	<b>R'c'p'p'l'pi' 'Eqo' o' k'uk'qp' "</b> <b>J'gct'kpi' &lt;' "</b>	L'x'p'g'47.'4242"
	<b>E'k'k' 'Eq'w'p'ek'i' "</b> <b>J'gct'kpi' &lt;' "</b>	L'w'k' '9.'4242"
<b>C'f'f't'g'u'k'&lt;' "</b> 532; 'E'k't'erg' "J' k'ni'T'q'cf' "	\ q'p'g'<' "	T'/: 'I'g'uk'f'g'p'v'k'c'ni'U'k'pi'ng/H'co'k'k' "
<b>C'rr'nd'ec'p'v'&lt;' "</b> P'le'q'rg' "O'c' {gt' "cpf' "L'gh'h' "U'g'k'd'gn' "	<b>U'o' c'ni'c't'g'c' "R'c'p'&lt;' "</b>	P'q't'y'j' "T'k'f'i'g' "I'q'ugo'q'p'v' "

**U'c'h'h' "T'g'eqo' o' g'p'f' c'v'k'qp'<' "C'RR'T'Q'X'c'N' "u'w'd'l'g'ev'v'q' "eqo' r' n'k'c'p'eg' "y' k'y' "c'm'c'r' r' n'k'c'd'rg' "eq'f'g'u' "q't'f' k'p'c'p'egu' "  
cpf' "y'g't'g'eqo' o' g'p'f'g'f' "r'g'to' k'v'eq'p'f'k'k'q'pu' "h'q'w'p'f' "k'p' "U'g'ev'k'qp' "K'k'k'q'h'y' k'u't'gr'q't'v0'**

**U'c'h'h' "T'g'x'lg'y'g't'u'<' "U'co' "U'j'g'nd' { . "u'co' Q'ij'g'nd' { B'c'm'g'z'c'p'f't'k'x'c'0'q'x' "  
C'p'p' "J'q't'q'y'k'k' { . "c'p'p'0'q't'q'y'k'k' { B'c'm'g'z'c'p'f't'k'x'c'0'q'x' "**



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0 15 30 60 Feet



RTQLGEV'NQE CVKQP'O CR"



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**K' F KUEWUKP "**

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Vj g'cr r nlecpvu."P leqng"O c{ gt "cpf "Lghh"Ugldgn'tgs wguv"Ur gekcn'Wug"Rgto k' \*UWR+"cr r tqxcn'vq"  
eqputwev'c'ukpi ng/hco kn' 'f y gmkpi "qp"cf gxgnr gf ."uwducpf ctf "nv'cv"532; 'Ekeng'J kniTqcf 0Vj g"  
gzknkpi "nv'ku'uwducpf ctf "cu'k'f qgu'pqv'o gg'v'y g'T/: "l qpg'tgs vktgo gpw'hqt"o kpo wo "nv'y kf y "  
cpf "htqpvc g0"

"

**UKG'F GUETRVQIP "**

"

Vj g'uwdlgev'r tqr gtv' "ku'c'f gxgnr gf ."uwducpf ctf ."ktgi wactn' "uj cr gf "nv'qh'tgeqtf "cv'532; 'Ekeng'  
J kniTqcf 0K'j cu'4; Ø'hggv'qh'htqpvc g'cnqpi 'Ekeng'J kniF tkxg'cpf "eqpckpu"; .325'us wctg'hggv'qh'nv'  
ctgc0Vj g'uwdlgev'r tqr gtv' "ku'tgrv'xgn' "hmv'y kj "c'tgct" { ctf "y cv'unqr gu'f qy py ctf "v'ku'tgct"nv'  
rpg0Ukpi ng/hco kn' 'f y gmkpi u'wttqwpf "y g'uwdlgev'r tqr gtv' 0O qpvegmg'Rctn'cdwu'y g'r tqr gtv' "v"  
y g'uqwj 0C"qpg/cpf/c/j ch'uxqt { 'Ecr g'Egf "uv'ng'f y gmkpi 'ewttgpn' "qeewr kgu'y g'uwdlgev'r tqr gtv' 0'  
Vj g'gzknkpi "f y gmkpi "j cu'c"3.242'us wctg'hqgv'hqqr tlpv'cpf "eqpckpu"cr r tqzko cvgn' "4.; 2; 'us wctg"  
hggv'qh'i tqu'hqqt "ctgc0"

"



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*Figure 1 - Subject Property*

**DCEMI TQWPF "**

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Ek' "Tgcn'Gucv'Cuuguo gpv'tgeqtf u'kpf kecv'y g'j qwug'y cu'eqputwevf 'kp'3; 620Qp'P qxgo dgt"; ."  
4228."y g"Dqctf "qh\ qplpi "Cr r gcu"cr r tqxgf "c"ur gekcn'gzegr vkp'hqt "cp"cf f kkp'y cv'y qwf "pqv"  
j cxg'r tqxkf gf "y g'o kpo wo "tgs vktgf "y guv'ukf g" { ctf 0Vj g'cf f kkp'y cu'pgxgt "eqputwevf ."cpf "y g"  
ur gekcn'gzegr vkp"cr r tqxcn'gzr ktgf 0"

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" RTORQUCN"

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Vj g" cr r rdecpu" r tqr qug" vq" f go qrkuj " yj g" gz kuki " f y gmkpi "cpf" tgs wguv" UWR" cr r tqxcn' vq" eqputwev' c" vy q/cpf/c/j ch'uvt{ . " ukpi ng/hco kn " f y gmkpi " y kj " 4.488" us wctg" hggv" qh' pgv" hqq" ctgc" \*6.5; 4" i tqau" us wctg' hggv" 0Vj g' f y gmkpi " y qwf " o gcuwtg' 490' hggv" kp" j gki j v' htqo " cxgtci g" r tg/eqputwev' qp" i tcf g" vq" yj g" o kfr qkp' v' qh' yj g' f y gmkpi ai' i cdng' tqqh' "

Vj g" cr r rdecpu" r tqr qugf " f y gmkpi " gzj kdku" ej ctcevgtku" v' r lecn' qh' Eqmplecn' Tgxkcn' ctej kgewtg. 'cp' cr r tqr tlcvg' u' ng' hqt' yj ku' ctv' qh' yj g" Ekx' 0' Ercu' lecn' eqnw' pu' uwr r qt' v' yj g" j kr r gf " tqqh' htqpv' r qtej " y j lej " gz vgp' u' cdq' w' ugxgp' hggv' htqo " yj g' f y gmkpi ai' htqpv' 0Vj g' htqpv' r qt' v' qp' qh' yj g' j qwug" y qwf " dg' dtlen' e' rcf 0Cni' tgo c' k' kpi " h' c' cf gu' y qwf " dg' e' rcf " kp" J ctf kg' r m' pni' k' k' kpi 0Hki wtgu' 4" yj tqwi j " 9. " dgmgy . " yj qy " yj g' r tqr qugf " grgxcv' kpu' "

"



Figure 2 - Proposed Dwelling – Front Elevation



Figure 3 - Side Elevation (east)

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Figure 4 - Side Elevation (west)



Figure 5 - Rear Elevation

Vj g"fy gmkpi "y qwf "o gcuwtg"cr r tqzlo cvgn "62"d{ "4: "hggv'y kj "c"hqqr tkpv'qh'cdqw'3.56; "us wctg" hggv'0K'y qwf "r tqxkf g"c"ltqpv">{ ctf "qh'530" hggv="gcu"cpf "y gu'ukf g"{ ctf u"qh'340"cpf "350" hggv." tgr ge'xgn{ ."cpf "c'tgct"{ ctf "qh'940" hggv'0Hki wtg": ."dgmy . "uj qy u'y g'r tqr qugf "ukg'r rcp0"

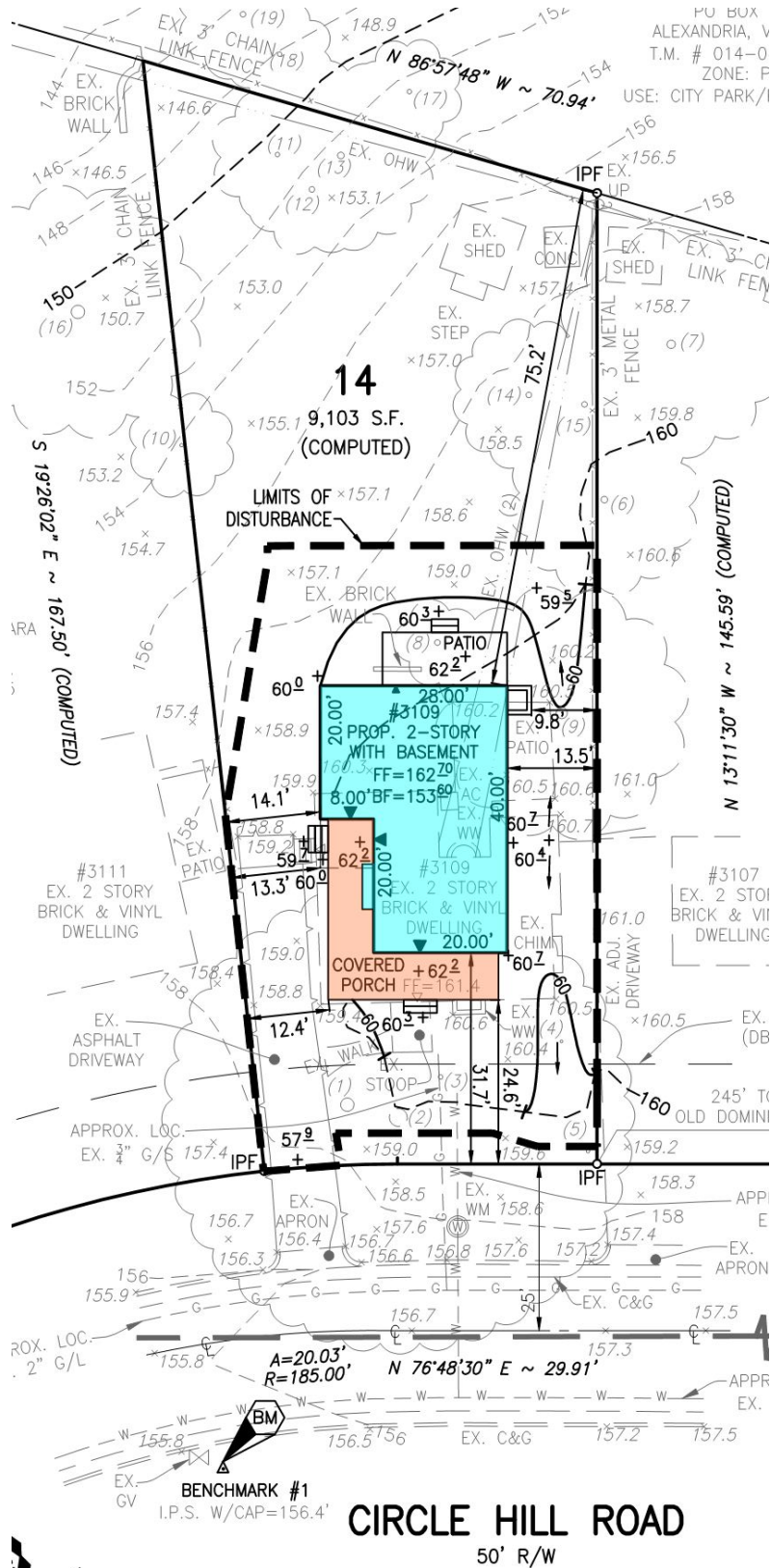


Figure 6 - Proposed Site Plan



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RCTMRI "

"

\ qplpi "Qtf kpcpeg'ugevqp": /422\*C+3+"tgs vkt gu"y q"qh/utggv'r ctnkpi "ur cegu"ht" c"ukpi ng/hco kn  
f y gmkpi 0Vj g"cr r ncepv'y qwf "tgckp"y g"gzkukpi "ftkxy c{ "y j lej "ecp"ceeqo o qf cvg"y q"ectu'kp" c"  
wpcf go "cttcpi go gpv0

"

\ QPPI "

"

Vj g'uwdlgev'r tqr gtv' "ku" qpgr "T/: IT gukf gpvkn'Ukpi ng/Hco kn 0Hqt"ukpi ng/hco kn "f y gmkpi u."y g'T/  
: " qpgr'tgs vkt gu" c'o kpo wo "hqv'y kf y "qh'87'hggv'cpf "c'o kpo wo "hqv'htqpvc g"qh'62'hggv'0Vj g'uwdlgev'  
r tqr gtv' "r tqxkf gu" qpn' "750" cpf "4; 0" hggv' qh'qv'htqpvc g"cpf "qv'y kf y . "tgr gev'xgn' 0\ qplpi "  
Qtf kpcpeg'ugevqp"34/; 23"ercuukhgu"y g'uwdlgev'r tqr gtv' "cu" c"uwdwpcf ctf "hqv'dgecwug" k'f qgu"pqv"  
r tqxkf g"y g'T/: " qpgr'qv'o kpo wo "hqv'y kf y "cpf "htqpvc g'tgs vkt go gpv0

"

Dgecwug'y g'uwdlgev'r tqr gtv' "ku"uwdwpcf ctf "cpf "ku" f gxgnr gf "y kj "c" f y gmkpi . "\ qplpi "Qtf kpcpeg"  
ugevqp"34/; 22"cpf "34/; 23"cr r n' 0Vj gug'ugevqp'u'ugv'tgs vkt go gpv'ht "y g"gzr cpukp. "tgr ncego gpv"  
qt'tgf gxgnr o gpv'qh'c" f gxgnr gf "uwdwpcf ctf "hqv'0Dgecwug'y g"cr r ncepv'r tqr qugu'tgf gxgnr o gpv."  
\ qplpi "Qtf kpcpeg'ugevqp"34/; 23"E+"cr r nku"cpf "tgs vkt gu"UWR"cr r tqxcn'0Vj ku'ugevqp"uvcgu"y cv'  
0Ekv' "Eqwpekn"wr qp"eqpukf gtcvqp"qh'y g'ur gekn'wug'r gto kv' hpf u'y cv'y g'r tqr qugf "f gxgnr o gpv"  
y kn'dg"eqo r cvdng"y kj "y g"gzkukpi "pgki j dqtj qqf "ej ctcevg't"kp"vgtu u'qh'dwm"j gki j v'cpf "f guki p0"  
Vj g"khkm"Vcun'Hqteg"etgevgf "y ku'ugevqp"kp"422: 0'Vcun'Hqteg"o go dgtu"y gtg"eqpegtpgf "cdqw"  
f go qrkukp"cpf "tgeqpwtwevqp"qp"uwdwpcf ctf "hqv'0Vj g{ "hgn"y cv'y g" \ qplpi "Qtf kpcpeg" f kf "pqv"  
uwhlekgpwn' "r tqgev" gucdrkuj gf "pgki j dqtj qqf "ej ctcevg't"htqo "kpego r cvdng"pgy "f y gmkpi u'0Vj g{ "  
cnq'hqwpf "y cv'cf f kkpncn'r wdne'kpr w'qp"y g'f gxgnr o gpv'qh'y gug'hqv'y qwf "dg"xcnwdng0

"

Vj g"gzkukpi "hqv'cpf "r tqr qugf "f y gmkpi "y qwf "o gg'cm'T/: " qplpi "tgs vkt go gpv'dgukf gu'hqv'y kf y "  
cpf "htqpvc g0

"

Vj g"hqmy kpi "cdng"r tqxkf gu" c"uwo o ct{ "qh'cm" qplpi "tgi wcvkpu"cu"y g{ "r gtckp"vq"y g'uwdlgev"  
r tqr gtv' "cpf "r tqr qugf "f y gmkpi <

"

"

"

Table 1 – Zoning Analysis

"	Tgs wlt gf IRgt o kvgf "	Rt qxlk gf 'IRt qr qugf "
Nqv'Ctgc"	: .222"Us 0H0'	; .325"Us 0H0'
Nqv'Y kf vj "	87"H0'	750"H0'
Nqv'Ht qpwei g"	62"H0'	4; 0"H0'
Ht qpv[ ctf "	4406"‰ kplk wo +" 5309"‰ czlk wo +"	5309"H0*y cm" 4608"‰ r qtej +"
Uk g'[ ctf " *Gcuw+	: "H0" *3-4"j gli j v'q"ugvdcemltcvkq.": "H0o kp0"	3406"H0'
Uk g'[ ctf " *Y guw+	3302"H0" *3-4"j gli j v'q"ugvdcemltcvkq.": "H0o kp0"	3507"H0'
Tget'[ ctf "	5308"H0' *3-3"j gli j v'q"ugvdcemltcvkq.": "H0o kp0"	9704"H0'
P gvHnqt 'Ctgc"	5.3: 8"Us 0H0" 2057"Hnqt 'Ctgc'Tcvkq"†HCT+ "	4.488"Us 0H0' 2047"HCT"
O czlk wo 'J gli j v'	52"H0'	4905"H0'
O czlk wo " Vj tguj qf 'J gli j v'	407"H0"	407"H0'

"

O CUVGT"RNCP "F GUK P CVKQP "

"

Vj g'r tqr qugf "ukpi rg/hco kn{ "t gukf gpvkcn" wug"ku"eqpukvnpv'y kj "vj g"P qt vj "Tkf i g IT qugo qp v"Uo cm'  
Ctgc"Rncp"y j lej "f guki pcvgu"vj ku'ctgc'hqt"my / f gpukv{ "t gukf gpvkcn" f gxgnr o gpw0"

"

"

**K0' UVCHH'CPCN[ UKU'**

"

Uchh'lwrr qt w'vj g'cr r nlecpw'r tqr qucn'vq" f gxgnr "vj ku'wduvcpf ctf "qv'y kj "c"pgy "vy q/cpf/c/j chh"  
uxqt{ "f y gnkpi 0'Cu"tgs wlt gf "d{ "\ qpkpi "Qtf kpcpeg"ugevkqp"34/; 23\*E+."vj g'r tqr qugf "f y gnkpi "  
y qwr "dg"eqo r cvkdr"y kj "vj g"gzkukpi "pgki j dtqj qqf "kp"vgt o u'qh"j gli j v."dwmicpf "f guki p0"

"

"

"

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"



"

## J gki j v'

"

Uchh'hwupf 'y g'r tqr qugf 'j gki j v'q'dg'eqo r c'kdr'g'y kj 'y g'gucdr'kuj gf 'pgki j dqtj qqf 'ej ctcevg'0Vj g' cf lcegpv'f y gmkpi u'v'q'j g'gcu'v'cpf 'y guv'cu'y gmi'cu'cetqu'u'j g'utggv'v'q'j g'pqt'v'j . 'ctg'cm'qpg/cpf /c/ j ch'v'utkgu'v'cn0'Cu'uwej . 'y gkt'cxgtci g'j gki j v'ku'l'wuv'420'hggv'0Vj g'r tqr qugf 'f y gmkpi 'y qwf 'dg' 490'hggv'v'cn0'F gur kg'v'j ku'j gki j v'f k'htgpeg. 'uchh'h'kpf u'v'j cv'v'j g'f guki p'qh'v'j g'r tqr qugf 'f y gmkpi " y qwf 'gucdr'kuj "eqo r c'kdr'k'v' 'y kj 'y g'uwttqwpf kpi 'f y gmkpi u0'C'f y gmkpi 'y cv'y qwf 'o cvej 'y g' dmqem'hceg'u'cxgtci g'j gki j v'o gcuwtgo gp'v'eqwf 'qpn' 'dg'qpg/cpf /c/ j ch'v'utkgu'v'cn0'Vj g'cr r'kecpw' ewtgpv'f guki p'eqwf 'dg'tgxkgf 'v'q'ny gt 'y g'tqqh'r'kej "cpf 'y wu'ku'qxgtcm'j gki j v."dw'y g'htqp'v' hceki "i cdrg'y qwf 'y gp'pq'np'gt "o cvej 'y g'r'kej "qh'uwttqwpf kpi 'f y gmkpi u'0'tqqh'u0'Hi wtg'9." dgm'y . 'uj qy u'j qy 'y g'r tqr qugf 'f y gmkpi u'0'tqqh'r'kej 'y qwf 'dg'eqo r c'kdr'g'y kj 'qy gt 'f y gmkpi u' cnp' 'Ekeng'J kniTqcf 0

"

3111 CIRCLE HILL ROAD

3109 CIRCLE HILL ROAD

3107 CIRCLE HILL ROAD



Figure 7 - Block Face

"

Cu'qpg'qh'v'j g'pcttqy guv'hw'cnp' 'Ekeng'J kniF tkxg. 'k'y qwf 'hqm'y 'y cv'o wej 'qh'v'j g'f y gmkpi u' r tqr qugf 'dwm'y qwf 'dg'g'r tguugf 'kp'cf f'k'kqpcn'j gki j v0'Cu'v'j g'uwldgev'r tqr gt'v' 'cdwu'0'qp'legm'y Rctm'v'ku'tgct. 'uchh'h'kpf u'k'ko r qt'v'p'v'q'v' b' c'k'v'c'p'cu'v' wej 'qr gp'ur ceg'k'p'tgct " {ctf 'cu'r quikdr'0'Cu' uwej . 'uchh'utqpi n' "uwr r qt'u'v'j g'h'm'i'w'k'k' c'k'q'p'qh'v'j g'f y gmkpi u'wr r gt "h'qqtu'y j kej 'y qtm'u'v'q" tgf weg'ku'qxgtcm'hqqr t'k'p'v'cpf 'b' c'k'v'c'p'qr gp'ur ceg'k'p'v'j g'tgct0'Ncu'v'j g'r tqr qugf 'f y gmkpi 'y qwf " dg'40'hggv'dgm'y 'y g'o czko wo 'j gki j v'r gto kwgf 'd{ 'y g'T/: 'l qpg'qh'52'hggv'0'""

"

## Dwm'

"

Vj g'cr r'kecpw'u'r tqr qucn'y qwf 'dg'eqo r c'kdr'g'y kj 'pgki j dqtj qqf 'ej ctcevg' 'kp'v'gto u'qh'dwm'0'Vj g' r tqr qugf 'f y gmkpi 'y qwf 'dg'y gmi'dgm'y 'y g'o czko wo 'HCT'r gto kwgf 'hqt'v'j g'uwldgev'r tqr gt'v' 0'K' y qwf 'cnu'q'r tqxkf g'ugvdcem'i'kp'gzeguu'qh'v'j g'o k'p'ko wo 'tgs w'k'gf "d{ 'y g'T/: 'l qpg'0'P qvcdn' . 'y g' r tqr qugf 'f y gmkpi 'y qwf 'r tqxkf g'c' 'uki p'hcepv'v' 'icti gt 'y guv'uk'f g' {ctf 'y cp'v'j g'gz'k'v'kpi 'f y gmkpi 0' Vj ku'ugr c'v'k'q'p'y qwf 'r tqxkf g'o qt'g'qr gp'ur ceg'dgw'y ggp'v'j g'uwldgev'r tqr gt'v' 'cpf 'ku'pgki j dqt'cv' 5329'Ekeng'J kniF tkxg0

"

"

"

"

"

F guki p"

"

Uchh"uwr rqtu"vj g"cr r rlecpvau"r tqr qugf "f guki p."hpf kpi "k'kp"ej ctcevgt"y kj "vj ku"guvdrkuj gf "pgki j dqtj qqf au'gergeve'hggf0Vj g'i cdng'tqqhu'qh'vj g'vy q'f kpkpev'ugev'kpu'qh'vj g'r tqr qugf 'f y gmkpi "y qwf "gej q'qvj gt'tqqhu'cmipi 'Ekeng'J kn'F tkg'cpf 'y qwf 'j cto qpk g'ku'f guki p'y kj 'vj g'tguv'qh'vj g'utggf0Vj g'f y gmkpi au'tgct'r qtvkqp"uku'dcem'42"hggt'itqo "vj g'itqp'v'qh'vj g'r qtej ."o kpk k kpi "ku"j gki j v'cpf "dwm'cpf "vj gkt'xkucn'ko r cev'itqo "vj g'utggf0Vj g'itqp'v'r qtej "y qwf "cnuq'hwpev'kqp"vq"tgf weg'vj g'f y gmkpi au'qxgtcm'j gki j v'cpf "dwm'ko r cev0"

"

Vj g'f y gmkpi au'f kxkqp"kpq"vy q'f kpkpev'ugev'kpu."cngp"y kj "vj g'uo cm'qpg/uqt { "tqgo "cv'vj g'f y gmkpi au'tgct."y qwf "o cng'k'cr r gct'cu'kh'k'j cu'i tqy p'qxgt'ko g."o wej 'hng'o cp { 'qvj gt'f y gmkpi u"y kj kp'vj g'pgki j dqtj qqf 0Vj ku'xctkgf "o cuukpi "ku'c'r ctv'qh'vj g'pgki j dqtj qqf au'guugpv'kcn'ej ctcevgt0'kp'o ktqt'kpi "vj ku'ej ctcevgt."vj g'r tqr qugf 'f guki p'y qwf "guvdrkuj "c'pgeguuct { 'eqj gukxgpguu'y kj "vj g'pgki j dqtj qqf 0"

"

Uchh"hwpf "vj cv'vj g'r tqr qugf "f guki p"y qwf "dg"eqo r cvkdrng"y kj "vj g"guvdrkuj gf "pgki j dqtj qqf "ej ctcevgt0"

"

Cf fklqpcn'Eqpuk'gtcv'kpu"

"

Uchh'tgegkxgf "c"ucvgo gpv'f cvgf "Lwp": . "4242"itqo "P qtvj "Tki g"Ekkl gpuo'Cuuqekcvkqp"\*P TEC+"gpf qtulpi "vj g"cr r rlecpvau"r tqr qucr0Vj g"ucvgo gpv'j cu'dggp"kpemf gf "y kj "vj ku'tgr qt0P TEC"ku"eqpegtpgf "cdqwh'quu'qh'ecpqr { "tgguc'p'f "utqpi n' "gpeqwtci gu'c'72'r gtegpv'ecpqr { "eqxgtci g0Vj g { "cnuq'tgeqo o gpf "vj cv'pckxg'ecpqr { "ur geku'uj qwf "dg'r rcpvgf "vq'tgr meg"gzkukpi ."o cwtg'tgguf0"

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# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** Beverly Hills 3109 Circle Hill Road, Alexandria, VA 22305

**TAX MAP REFERENCE:** 023.02-06-04 **ZONE:** R-8

**APPLICANT:**

**Name:** Jeff Seibel and Nicole Mayer

**Address:** 3109 Circle Hill Road, Alexandria, VA 22305

**PROPOSED USE:** Redevelopment/construction of new single-family dwelling on developed substandard

lot pursuant to Article 12-900 et seq. of the Alexandria Zoning Ordinance.

☒ **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.

Nicole Mayer / Jeff Seibel  
Print Name of Applicant or Agent

3109 Circle Hill Road  
Mailing/Street Address

Alexandria, VA 22305  
City and State Zip Code

Nicole Mayer March 18, 2020  
Signature Date

703 299 1168  
Telephone # Fax #

seibelfamily4@gmail.com  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3109 Circle Hill Road, Alexandria, VA 22305 I hereby  
 (Property Address)

grant the applicant authorization to apply for the single-family dwelling use as  
 (use)

described in this application.

Name: Nicole Mayer / J/Seibel  
 Please Print

Phone: 703 299 1168

Address: 3109 Circle Hill Road, Alexandria, VA 22305

Email: Seibelfamily4@gmail.com

Signature: Nicole Mayer

Date: March 18, 2020

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 ten percent.

Jeff Seibel and Nicole Mayer own the property as tenants in  
the entirety.



# 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. Jeff Seibel	3109 Circle Hill Rd, Alexandria, VA 22305	100% tenants in entirety
2. Nicole Mayer	3109 Circle Hill Rd, Alexandria, VA 22305	100% tenants in entirety
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3109 Circle Hill Road, Alexandria, VA 22305 (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. Jeff Seibel	3109 Circle Hill Rd, Alexandria, VA 22305	100%
2. Nicole Mayer	3109 Circle Hill Rd, Alexandria, VA 22305	100%
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. Jeff Seibel	none	none
2. Nicole Mayer	none	none
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

Apr 129, 2020 Jeff Seibel / Nicole Mayer  
Date Printed Name

*[Signature]*  
Signature



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.)

We desire to improve upon the design of our existing home. Our primary objectives are not to drastically increase the size, but to create a more functional layout conducive to our family's lifestyle that better preserves utilities and also better capitalizes on the natural sunlight available with our lot's orientation.

The lot is considered substandard due to its width. The minimum per the zoning ordinance (R-8 zone) is 65'-0" and ours is 52'-0". Our existing home encroaches one of the side yard setbacks and is also in need of various structural repairs due to its age (original construction dates back to 1936). So, adding additional floor area above the first floor by right per the applicable zoning restrictions would pose considerable challenges and would be economically inefficient. Attempting to add to the footprint of the home while utilizing 50% of the existing walls or simply replacing the existing footprint also both hinder our objectives for the design.

We instead propose to demolish our existing home to facilitate construction of a new one on our lot. The property will continue to be used exclusively as a single-family residence. We feel that the proposed floor area ratio, yard setbacks, building height, threshold height, and exterior design are all compatible with the existing neighborhood character and provisions of the zoning ordinance. While there are elements that will distinguish the proposed design from the existing neighborhood, we also feel that there is suitable precedent in the surrounding neighborhood at large. You will find examples of this included within our submission package.

We have been residents of the neighborhood for several years and adamantly want to remain. Pursuing this construction effort will enable us to do so with comfort for an even longer time.

**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: Redevelopment/construction of new single-family dwelling on developed substandard lot pursuant to Section 12-900.

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 (use is single-family dwelling)

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

Not applicable (use is single-family dwelling)

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

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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 (use is single-family dwelling)

- B. How will the noise be controlled?

Not applicable (use is single-family dwelling)

8. Describe any potential odors emanating from the proposed use and plans to control them:

Not applicable (use is single-family dwelling)

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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)

The single-family dwelling shall utilize conventional rolling trash and recycling containers typically supplied by the city

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- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

One trash and one recycling container per week

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- C. How often will trash be collected?

Once per week as per typical single-family dwelling in the neighborhood

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

Not applicable (use is single-family dwelling)

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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:

Small quantities of cleaning solvents generally considered appropriate for residential use will be utilized/stored on the property. They will be disposed of per applicable regulations.

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- 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:

Small quantities of cleaning solvents generally considered appropriate for residential use will be utilized/stored on the property. They will be disposed of per applicable regulations.

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Not applicable (use is single-family dwelling)

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## 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.

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**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?

Not applicable

**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

## 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



B. Where are off-street loading facilities located? Not applicable

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

Not applicable

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

Not applicable

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

## 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? N/A square feet.

(Redevelopment/  
construction of new  
single-family dwelling  
on developed  
substandard lot)

18. What will the total area occupied by the proposed use be?

N/A sq. ft. (existing) + 2,413 sq. ft. (addition if any) = 2,413 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. 3109 Circle Hill Road  
Street Address

R-8  
Zone

A2. 9,103.00 x 0.35 = 3,186.05  
Total Lot Area Floor Area Ratio Allowed by Zone 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\*\*\*

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**

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

**C. Proposed Gross Floor Area**Proposed Gross Area

Basement 1,020.00  
First Floor 1,030.00  
Second Floor 1,020.00  
Third Floor  
Attic 1,020.00  
Porches 302.00  
Balcony/Deck  
Garage  
Other\*\*\*

Allowable Exclusions\*\*

Basement\*\* 1,020.00  
Stairways\*\* 204.00  
Mechanical\*\*  
Attic less than 7'\*\*\* 600.00  
Porches\*\* 302.00  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

C1. 4,392.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 2,126.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 2,266.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 4,392.00 C2. **Total Exclusions** 2,126.00

**D. Total Floor Area**

D1. 2,266.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,186.05 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: \_\_\_\_\_ Date: \_\_\_\_\_

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FLOOR AREA INFORMATION

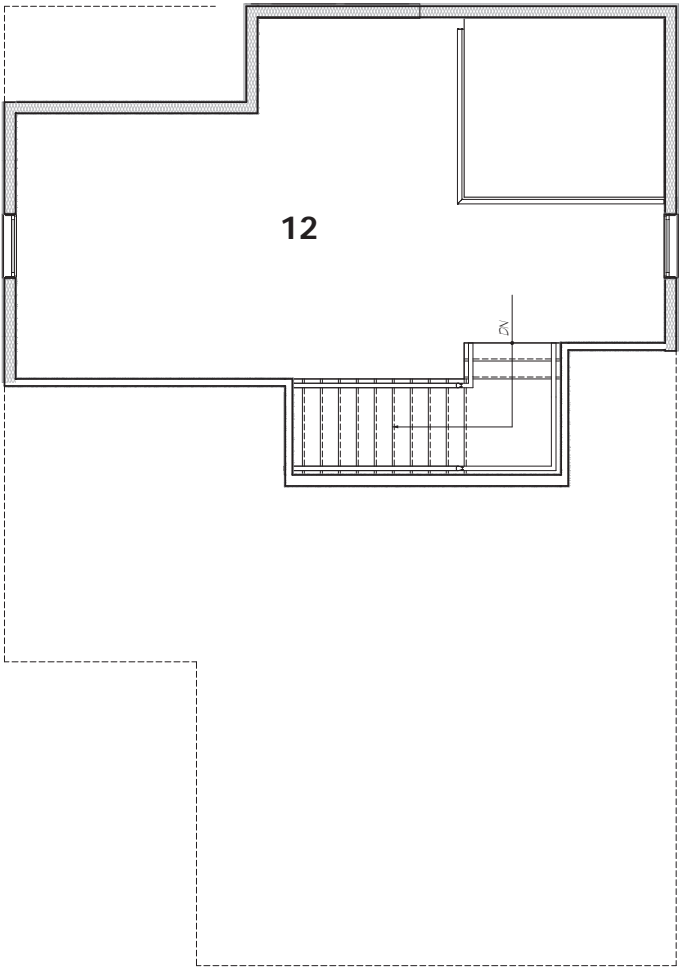
FIRST FLOOR:	926 SF
SECOND FLOOR:	972 SF
LOFT (INCLUDES ATTIC AREA):	498 SF
TOTAL:	2,396 SF

FAR (FLOOR AREA RATIO)

FLOOR AREA / LOT AREA: 2,396 / 9,103 SF = 0.26

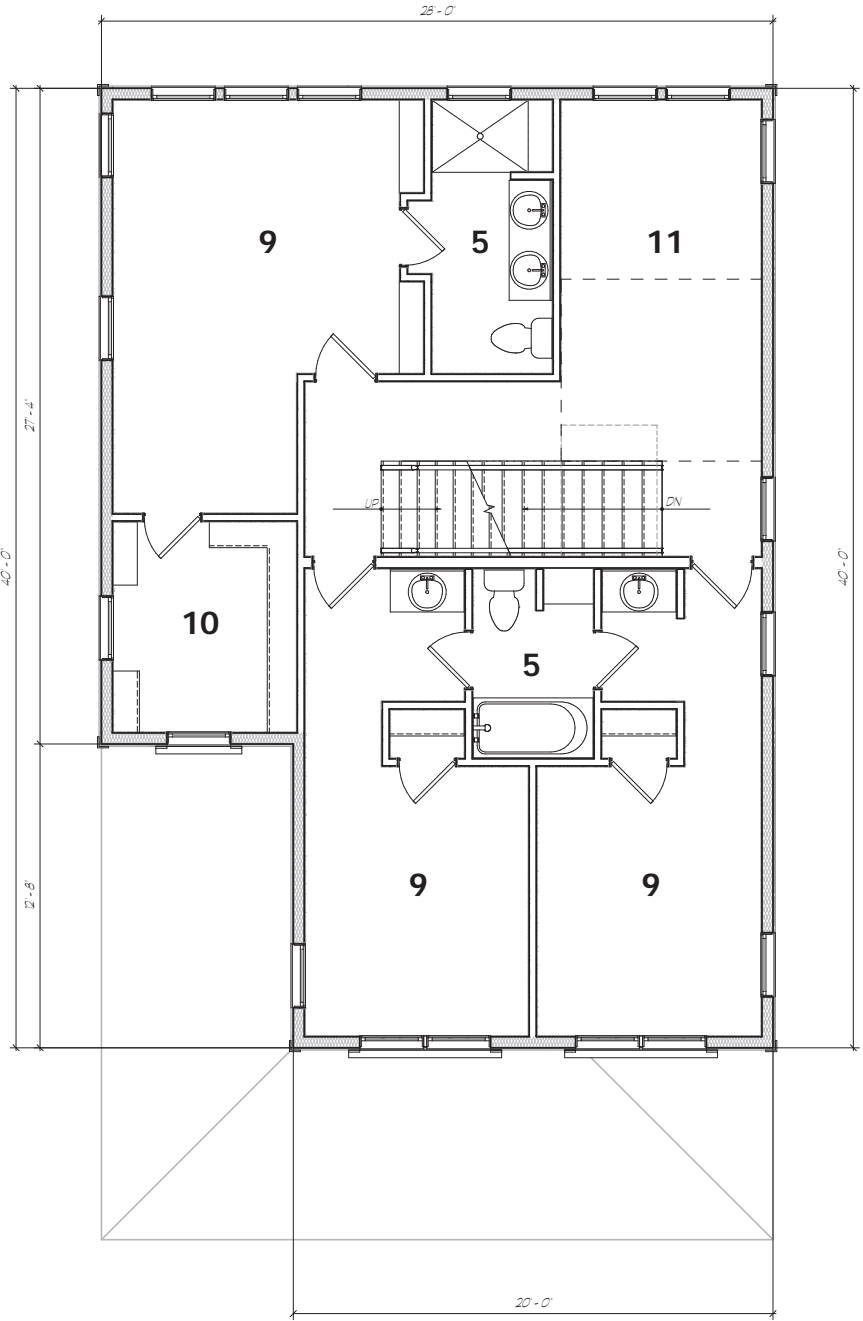
MAXIMUM PERMITTED:

0.35 (3,186 SF)

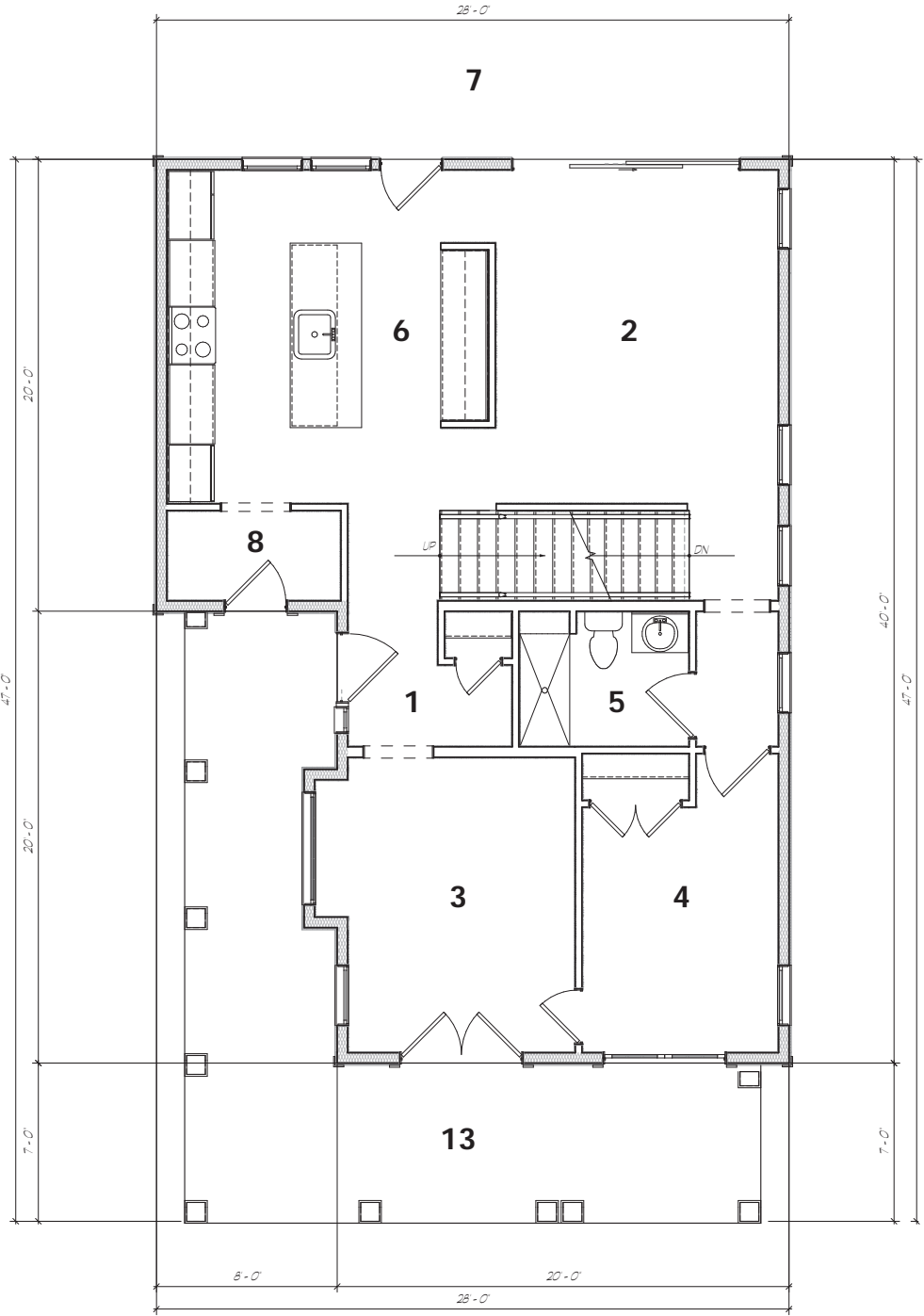


PROPOSED LOFT PLAN

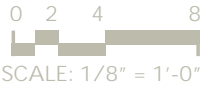
- 1. FOYER
- 2. FAMILY
- 3. DINING
- 4. GUEST SUITE/OFFICE
- 5. BATH
- 6. KITCHEN
- 7. PATIO
- 8. MUD
- 9. BEDROOM
- 10. W.I.C.
- 11. GAME
- 12. LOFT
- 13. PORCH



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

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PROPOSED FRONT ELEVATION

0 1 2 4  
SCALE: 3/16" = 1'-0"

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRAALSTON.COM 703.667.7861

A2



PROPOSED REAR ELEVATION

0 1 2 4  
SCALE: 3/16" = 1'-0"

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

A3





PROPOSED LEFT SIDE ELEVATION

0 1 2 4  
SCALE: 3/16" = 1'-0"

**MAYER RESIDENCE | 3109 CIRCLE HILL ROAD**

SPECIAL USE PERMIT APPLICATION: 06.08.2020

**W C R A**

**A4**



PROPOSED RIGHT SIDE ELEVATION

0 1 2 4  
SCALE: 3/16" = 1'-0"

**MAYER RESIDENCE** | 3109 CIRCLE HILL ROAD  
SPECIAL USE PERMIT APPLICATION: 06.08.2020

A5

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRAALSTON.COM 703.667.7861





3108 CIRCLE HILL ROAD



3111 CIRCLE HILL ROAD



3107 CIRCLE HILL ROAD



3106 CIRCLE HILL ROAD



3109 CIRCLE HILL ROAD  
(EXISTING CONDITIONS)

CONTEXTUAL BLOCK FACE PHOTOS



3103 CIRCLE HILL ROAD

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A





3100 CIRCLE HILL ROAD



3101 CIRCLE HILL ROAD



3110 CIRCLE HILL ROAD



3112 CIRCLE HILL ROAD



3113 CIRCLE HILL ROAD



3117 CIRCLE HILL ROAD

CONTEXTUAL BLOCK FACE PHOTOS

MAYER RESIDENCE | 3109 CIRCLE HILL ROAD

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

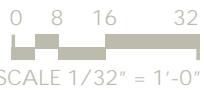
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A7





CONTEXTUAL BLOCK FACE ELEVATION STUDY



**MAYER RESIDENCE | 3109 CIRCLE HILL ROAD**

SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A





3200 OLD DOMINION BOULEVARD



702 ENDERBY DRIVE



3208 OLD DOMINION BOULEVARD



3205 OLD DOMINION BOULEVARD



3404 OLD DOMINION BOULEVARD



321 KENTUCKY AVENUE

**NEIGHBORHOOD PRECEDENT PHOTOS**  
HABITABLE ATTIC/LOFT WITHIN ROOF & THREE STORIES (EXPOSED) ABOVE GRADE

**MAYER RESIDENCE | 3109 CIRCLE HILL ROAD**  
SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A

3684 CENTERVIEW DR. SUITE 110A, CHANTILLY VA 20151 WCRALSTON.COM 703.667.7861





315 KENTUCKY AVENUE



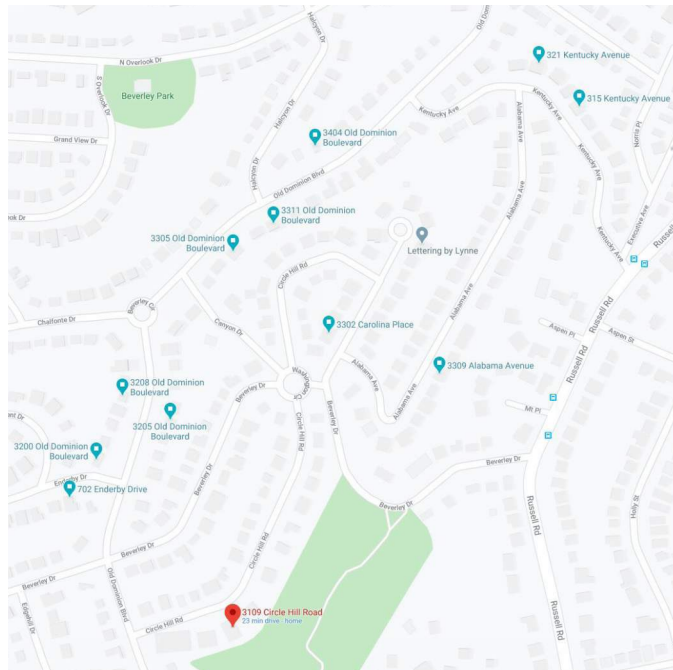
3302 CAROLINA PLACE



3305 OLD DOMINION BOULEVARD



3309 ALABAMA AVENUE



LOCATION KEY



3311 OLD DOMINION BOULEVARD

**NEIGHBORHOOD PRECEDENT PHOTOS**  
HABITABLE ATTIC/LOFT WITHIN ROOF & THREE STORIES (EXPOSED) ABOVE GRADE

**MAYER RESIDENCE | 3109 CIRCLE HILL ROAD**  
SPECIAL USE PERMIT APPLICATION: 06.08.2020

W C R A



TAX ASSESSMENT MAP NUMBER: 023.02-06-04  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #040032451  
TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

N/F ARTHUR T. & BARBARA  
M. BUSWELL  
3111 CIRCLE HILL RD.  
ALEXANDRIA, VA 22305  
T.M. #023-02-06-05  
ZONE: R-8  
USE: RESIDENTIAL  
DB. 767, PG. 497

PARCEL /  
MONTECELLO  
PARK

N/F CITY OF ALEXANDRIA  
PO BOX 178  
ALEXANDRIA, VA 22313  
T.M. # 014-04-13-36  
ZONE: POS  
USE: CITY PARK/PLAYGROUND

N/F JARRED D. BROWN  
& ALYSSA L. MURPHY  
3107 CIRCLE HILL RD  
ALEXANDRIA, VA 22305  
T.M. # 023-02-06-03  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR.# 180006279

14

9,103 S.F.  
(COMPUTED)

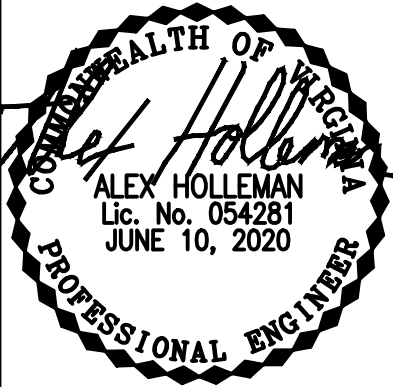
CIRCLE HILL ROAD

50' R/W

GRAPHIC SCALE



1" = 20'



**RC FIELDS**  
& ASSOCIATES, INC.  
ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220 Alexandria, Virginia 22314  
www.rcfassoc.com (703) 549-6422

EXISTING CONDITIONS PLAT  
LOT 14, BLOCK 6, SECTION 1  
BEVERLY HILLS  
(#3109 CIRCLE HILL ROAD)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=20'  
DATE: APRIL 2020  
FILE: **20-008**  
SHEET **1** OF **1**

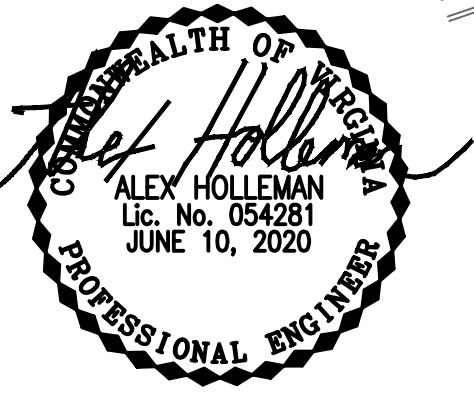
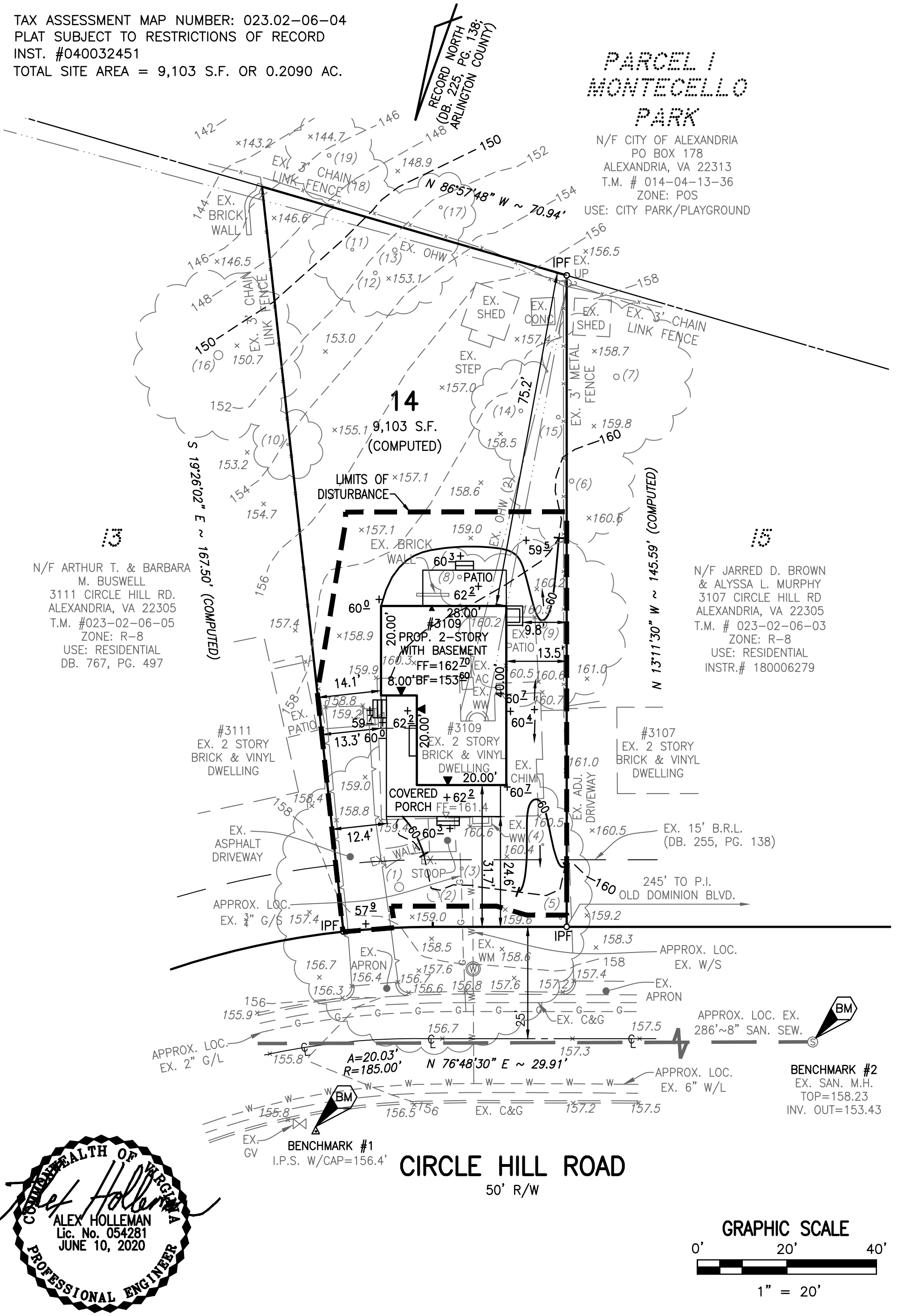
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TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

PARCEL /  
MONTECELLO  
PARK

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**RCF** **IELDS**  
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(703) 549-6422

SPECIAL USE PERMIT  
LOT 14, BLOCK 6, SECTION 1  
BEVERLY HILLS  
(#3109 CIRCLE HILL ROAD)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=20'  
DATE: APRIL 2020  
FILE: **20-008**  
SHEET **1** OF **1**



Site plan of the proposed 2-story building with basement at 3109. The plan shows the building footprint, patio, porch, and various windows. Elevation markers are provided for each corner and feature. A scale bar indicates 0, 20, and 40 feet.

Building details:

- Address: #3109
- Proposed: 2-STORY WITH BASEMENT
- FF = 162.70
- BF = 153.60

Key features and elevations:

- PATIO:** Elevation 159.1
- PORCH:** Elevation 60.6
- Windows:**
  - Window 1: Elevation 59.9
  - Window 2: Elevation 60.5
  - Window 3: Elevation 60.8
  - Window 4: Elevation 61.0
  - Window 5: Elevation 60.6
  - Window 6: Elevation 60.6
  - Window 7: Elevation 59.4
  - Window 8: Elevation 58.9
  - Window 9: Elevation 59.2
  - Window 10: Elevation 59.2
  - Window 11: Elevation 159.1
  - Window 12: Elevation 58.8

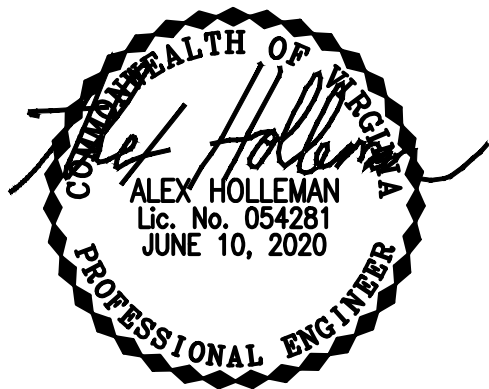
Scale: 0', 20', 40'

BUILDING SIDE	AVERAGE EX. GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT--(CIRCLE HILL RD)	N/A	N/A	N/A	22.4'--31.7'*	31.7'
SIDE--(WEST)	160.6	26.2'	1:2, MIN. 8'	13.1'	13.5'
SIDE--(EAST) (LOFT PORTION)	159.2	27.7'	1:2, MIN. 8'	13.9'	14.1'
SIDE--(EAST) (2nd STORY)	159.2	25.3'	1:2, MIN. 8'	12.7'	13.3'
REAR--(SOUTH)	159.1	27.7'	1:1, MIN. 8'	27.7'	75.2'

Setback Data							
		Setback From Property Line					
	CIRCLE HILL RD	25.1'					
	3106 CIRCLE HILL RD	25.1'					
	3107 CIRCLE HILL RD	24.8'					
	3108 CIRCLE HILL RD	22.4'					
	3111 CIRCLE HILL RD	31.7'					

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG CIRCLE HILL ROAD,  
THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

SETBACK RANGE FROM PROPERTY LINE ON RUSSELL ROAD: 22.4'-31.7'



**ZONING DATA**  
LOT 14, BLOCK 6, SECTION 1  
**BEVERLY HILLS**  
(#3109 CIRCLE HILL ROAD)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=20'  
DATE: APRIL 2020

---

FILE: **20-008**

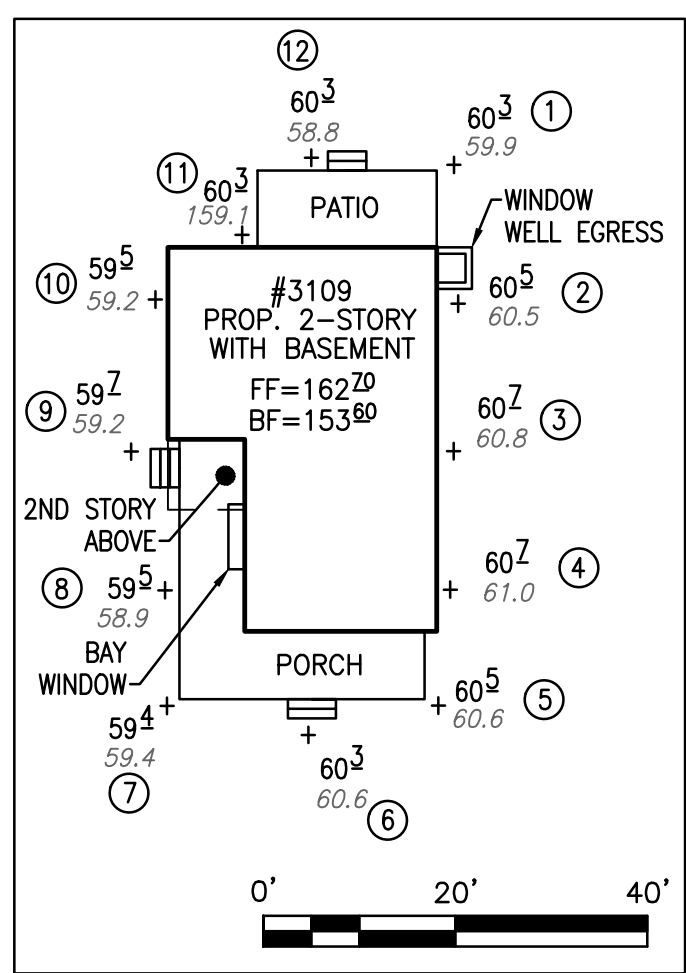
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SHEET **1** OF **1**

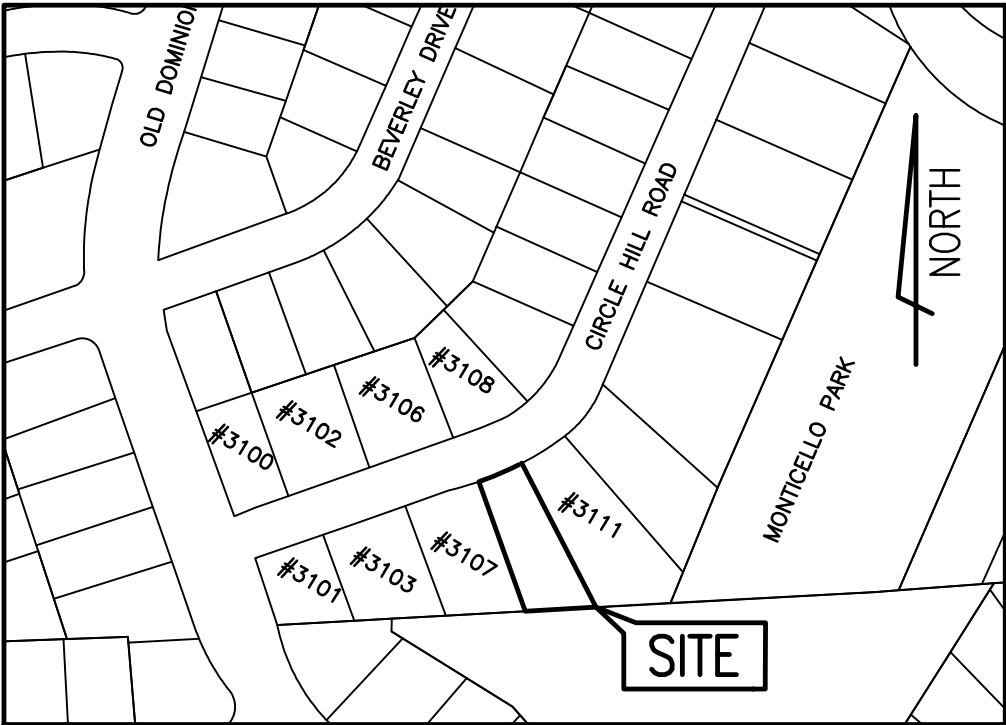
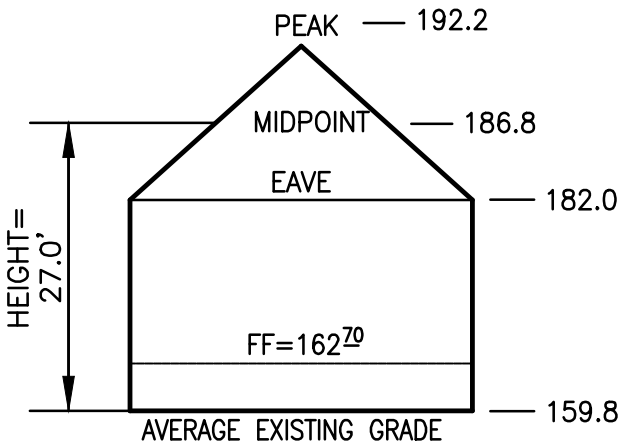
TAX ASSESSMENT MAP NUMBER: 023.02-06-04  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #040032451  
TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

AVERAGE GRADE & DWELLING DETAIL

(SCALE: 1" = 20')

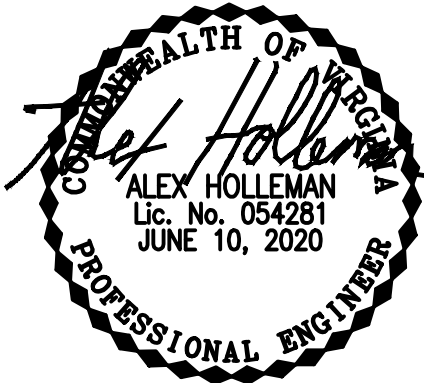


SPOTS	EXISTING - ELEVATION
1	159.9
2	160.5
3	160.8
4	161.0
5	160.6
6	160.6
7	159.4
8	158.9
9	159.2
10	159.2
11	159.1
12	158.8
SUM	1918.0
AVERAGE	159.8



VICINITY & TOPO MAP  
SCALE 1" = 200'

Building Height Data		
A	B	C
	AVG. GRADE	BUILDING HIEGHT
Address #		
3100 CIRCLE HILL RD	158.0'	18.8'
3101 CIRCLE HILL RD	161.9'	19.6'
3102 CIRCLE HILL RD	158.8'	20.2'
3103 CIRCLE HILL RD	162.4'	21.8'
3106 CIRCLE HILL RD	158.5'	19.0'
3107 CIRCLE HILL RD	161.1'	22.5'
3108 CIRCLE HILL RD	156.9'	20.8'
3111 CIRCLE HILL RD	157.8'	20.6'





## EXISTING TREE AND VEGETATION SURVEY

## PROPOSED TREE AND VEGETATION PROTECTION SURVEY

## LEGEND



## NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 3109 CIRCLE HILL ROAD.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2020.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., MARCH 2020. (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 4,716 SQUARE FEET (SF).
7. TOTAL SITE AREA: 9,103 SF.
8. PERCENT OF SITE COVERED: 51.8%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 1,066 SF x 1.0 CANOPY MULTIPLIER = 1,066 SF (11.7%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 1,210 SF (13.3%)

## NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- \*2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
601	White Oak	<i>Quercus alba</i>	23.3	23.3	66%	None, within LOD	TBR		Many watersprouts, dieback, broken limbs/dead limbs, improperly pruned, compacted CRZ.
602	White Oak	<i>Quercus alba</i>	27.4	27.4	63%	None, within LOD	TBR		Broken top, many dead limbs/broken limbs, watersprouts.
603	Crepe Myrtle	<i>Lagerstroemia spp.</i>	8.5	8.5	91%	None, within LOD	TBR		Some dead limbs.
604	Crepe Myrtle	<i>Lagerstroemia spp.</i>	6.7	8.0	91%	None, within LOD	TBR		Some dead limbs, improperly pruned.
605	Kwanzan Cherry	<i>Prunus serrulata 'Kanzan'</i>	4.9	8.0	91%	None, within LOD	TBR		Some properly pruned limbs.
606	Red Maple	<i>Acer rubrum</i>	20.1	20.1	56%	None, within LOD	TBR		Poor form, many dead limbs/broken limbs, cavities, improperly pruned.
607	Rose of Sharon	<i>Hibiscus syriacus</i>	10.4	10.4	66%	None, within LOD	TBR		Multi-trunk, improperly pruned, many dead limbs/broken limbs, invasive.
608	Tulip Poplar	<i>Liriodendron tulipifera</i>	9.0	9.0	75%	High	SAVE		Growing against fence, girdled roots, over pruned, dead limbs. Prune to ANSI A300 standards.
609	Green Ash	<i>Fraxinus pennsylvanica</i>	8.9	8.9	66%	Low	TBR*		Shallow rooting, poor form, watersprouts, several dead limbs/broken limbs.
610	Japanese Camellia	<i>Camellia japonica</i>	3.3	8.0	94%	High	SAVE		Some broken limbs. Prune to ANSI A300 standards.
611	Rose of Sharon	<i>Hibiscus syriacus</i>	4.4	8.0	50%	High	TBR*		Improperly pruned, dead limbs/broken limbs, invasive.
612	Japanese Privet	<i>Ligustrum japonicum</i>	3.3	8.0	50%	High	TBR*		Improperly pruned, dead limbs/broken limbs, invasive.
613	Tulip Poplar	<i>Liriodendron tulipifera</i>	10.5	10.5	91%	High	SAVE		Shallow, girdled roots, some dead limbs. Prune to ANSI A300 standards.
614	Black Cherry	<i>Prunus serotina</i>	12.4	12.4	88%	High	SAVE		Shallow, girdled roots, double trunk, some dead limbs/broken limbs. Prune to ANSI A300 standards.
615	Black Cherry	<i>Prunus serotina</i>	6.8	8.0	69%	High	SAVE		Poor form, many broken limbs/dead limbs, shallow rooting. Prune to ANSI A300 standards.
616	Rose of Sharon	<i>Hibiscus syriacus</i>	9.9	9.9	50%	High	TBR*		Poor form, invasive.
617	Flowering Dogwood	<i>Cornus florida</i>	3.3	8.0	81%	High	SAVE		Split bark, several dead limbs/broken limbs. Prune to ANSI A300 standards.
618	Japanese Camellia	<i>Camellia japonica</i>	3.7	8.0	100%	High	SAVE		Multi-trunk, some dead limbs. Prune to ANSI A300 standards.
619	Black Cherry	<i>Prunus serotina</i>	10.8	10.8	94%	High	SAVE	Shared	Double trunk, some broken limbs. Prune to ANSI A300 standards.
620	Rose of Sharon	<i>Hibiscus syriacus</i>	9.0	9.0	75%	Moderate	TBR*		Invasive, dead limbs/broken limbs.
621	Rose of Sharon	<i>Hibiscus syriacus</i>	9.0	9.0	75%	None, within LOD	TBR		Invasive, dead limbs/broken limbs.
622	Northern Red Oak	<i>Quercus rubra</i>	11.0	11.0	75%	High	SAVE	Offsite	Poor form, shallow rooting, some dead limbs/broken limbs.
623	Black Cherry	<i>Prunus serotina</i>	15.0	15.0	78%	High	SAVE	Offsite	Crooked trunk, dead limbs/broken limbs, vines in canopy.
624	Black Cherry	<i>Prunus serotina</i>	11.0	11.0	88%	High	SAVE	Offsite	Broken co-leader, some dead limbs.
625	American Holly	<i>Ilex opaca</i>	8.0	8.0	97%	High	SAVE	Offsite	Shallow roots.
626	American Holly	<i>Ilex opaca</i>	8.0	8.0	91%	High	SAVE	Offsite	Some broken limbs/dead limbs.
627	American Holly	<i>Ilex opaca</i>	10.0	10.0	88%	High	SAVE	Offsite	Double trunk, swollen base, some dead limbs/broken limbs.
628	White Oak	<i>Quercus alba</i>	25.0	25.0	69%	High	SAVE	Offsite	Many watersprouts, broken top.
629	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
630	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
631	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
632	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
633	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
634	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
635	Purple Chokeberry	<i>Aronia x prunifolia</i>	12.0	12.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
636	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
637	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.
638	Purple Chokeberry	<i>Aronia x prunifolia</i>	15.0	15.0	100%	High	SAVE	Offsite	Multi-trunk, some dead limbs.



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

3109 CIRCLE HILL  
ROAD

TREE AND VEGETATION  
SURVEY & PROTECTION PLAN

## REVISIONS

DATE	COMMENTS
6/9/20	AMS

SHEET 1 OF 2

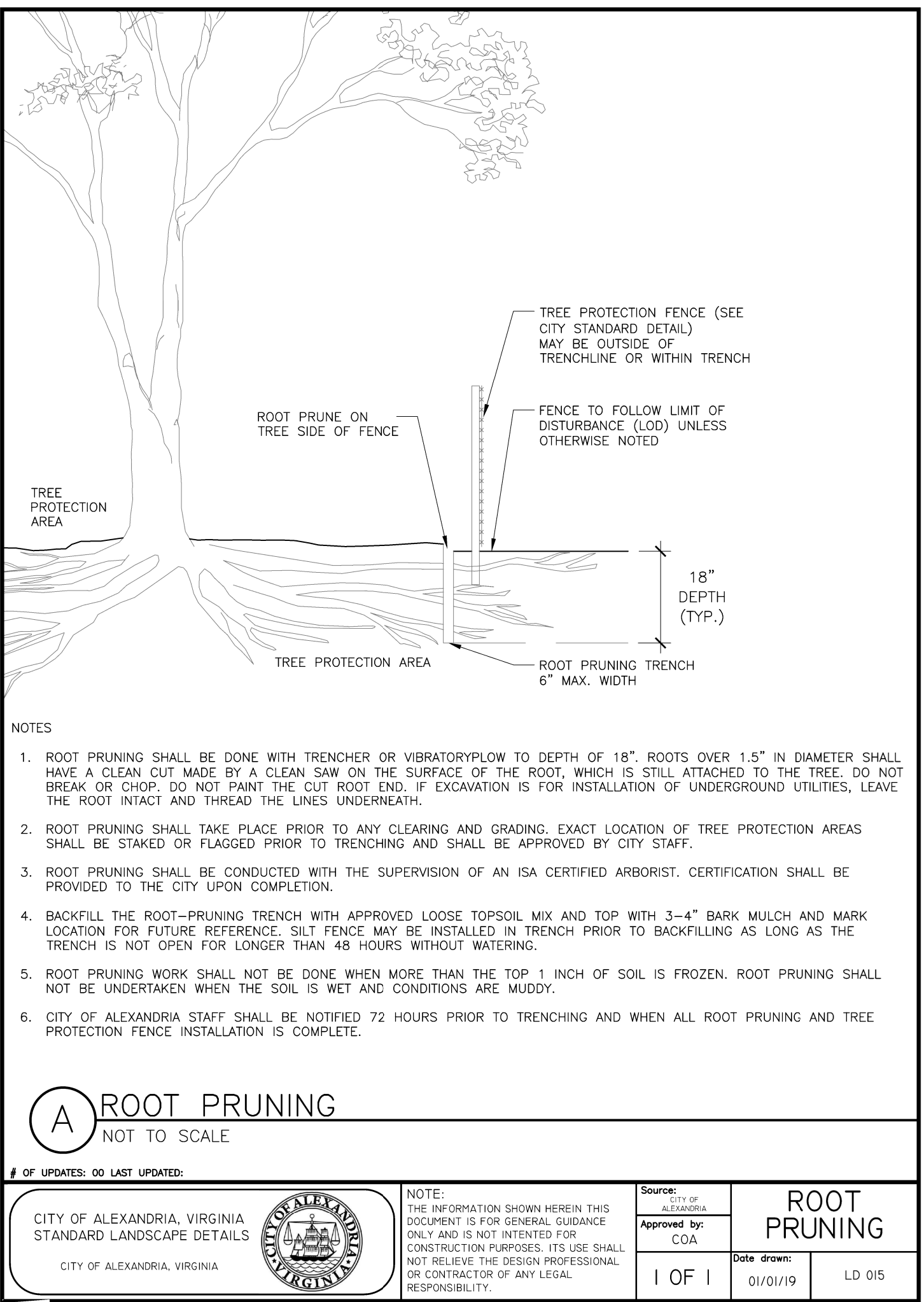
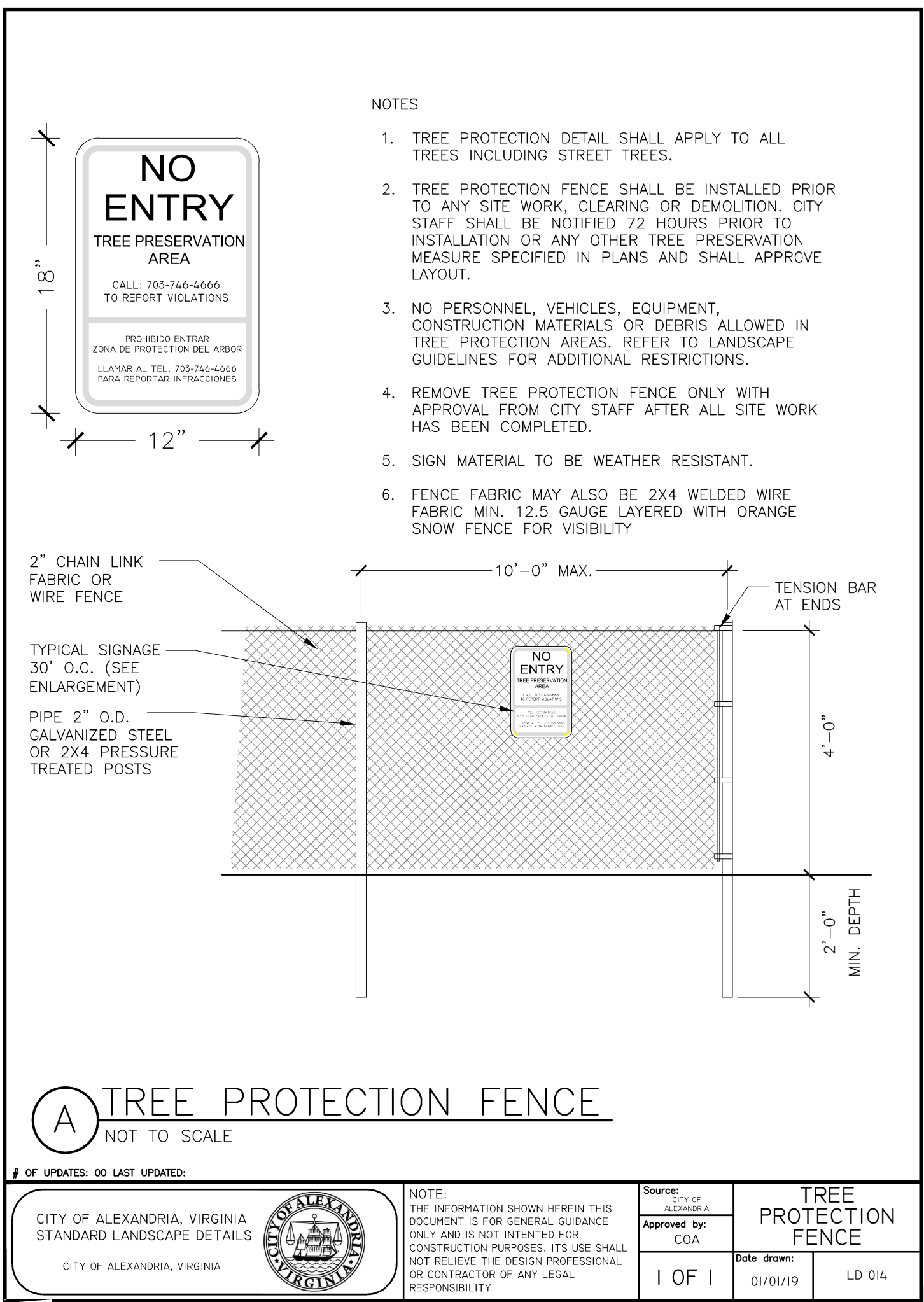
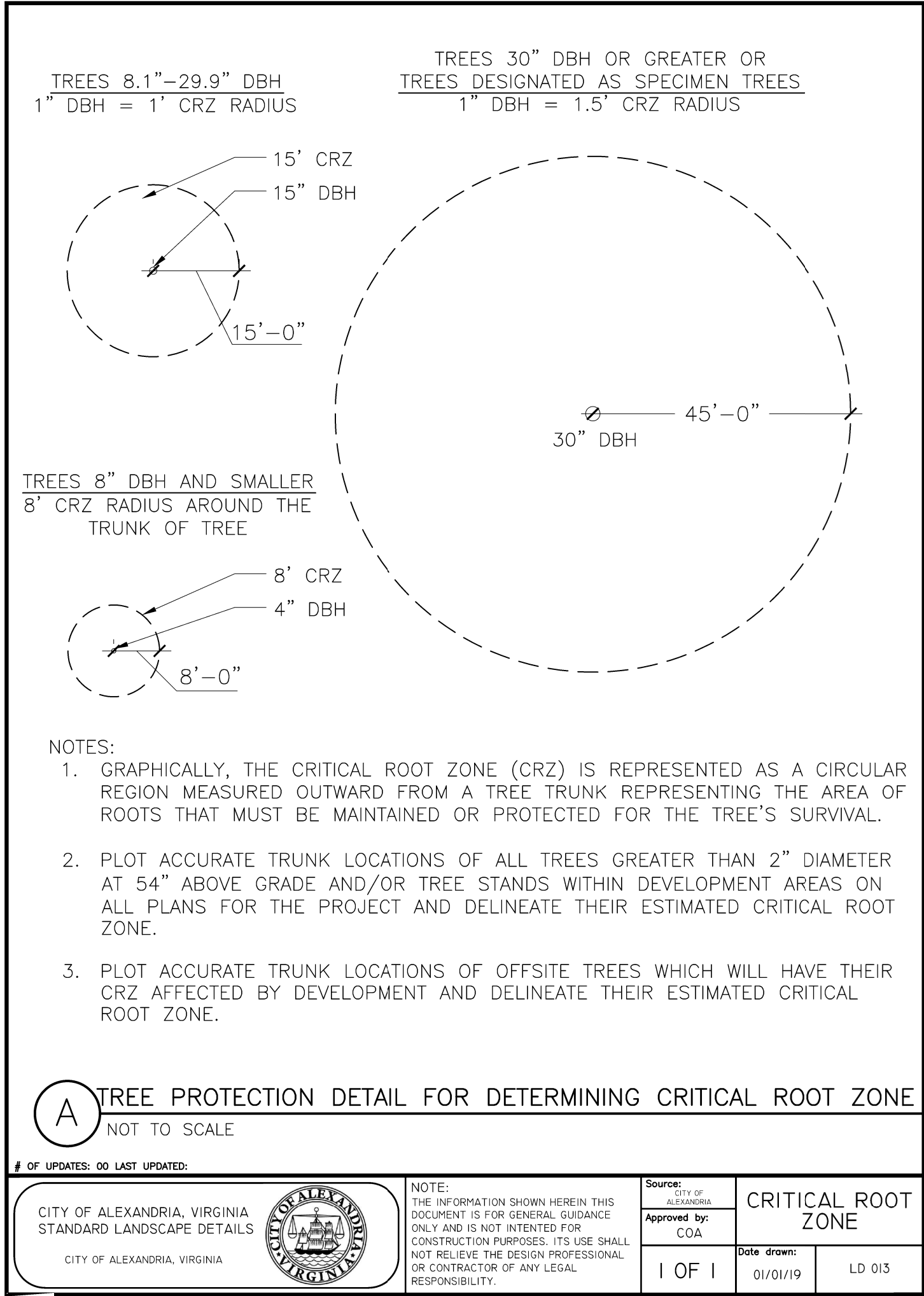
SCALE: 1" = 20'

PROJECT DATE: 4/13/20

DRAFT: MMS CHECK: AMS

FILE NUMBER: 1918





INVASIVE SPECIES CONTROL NARRATIVE:

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

2. GARLIC MUSTARD: SMALL INFESTATIONS SHOULD BE REMOVED BY HAND TO MINIMIZE DISTURBANCE. LARGE INFESTATIONS MAY BE REMOVED BY HAND OR MOWN DOWN WITH A WEED WHACKER. MANUAL REMOVAL OR CUTTING SHOULD TAKE PLACE WHILE PLANTS ARE FLOWERING, BEFORE THEY SET SEED. FOR EXTENSIVE INFESTATIONS, AN APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES MAY ALSO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN IN EARLY SPRING OR LATE FALL TO AVOID NON-TARGET SPECIES.

3. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

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. JAPANESE PRIVET: MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

6. ROSE OF SHARON: HAND PULL SEEDLINGS, USE A WEED WRENCH ON LARGE SAPLINGS AND CUT DOWN MATURE BUSHES. BUNDLE BRANCHES AND BAG BRANCHES WITH SEED PODS. DISPOSE OF IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

7. 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	2	OF	2
SCALE:	N/TS		
PROJECT DATE:	4/10/20		
DRAFT:	MMS	CHECK:	AMS
FILE NUMBER:	1918		



Vinash M. Sareen  
Certified Arborist  
Certification # MA-47274

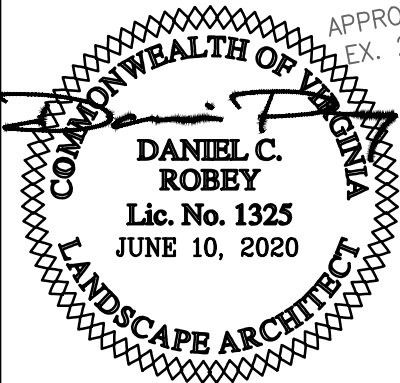
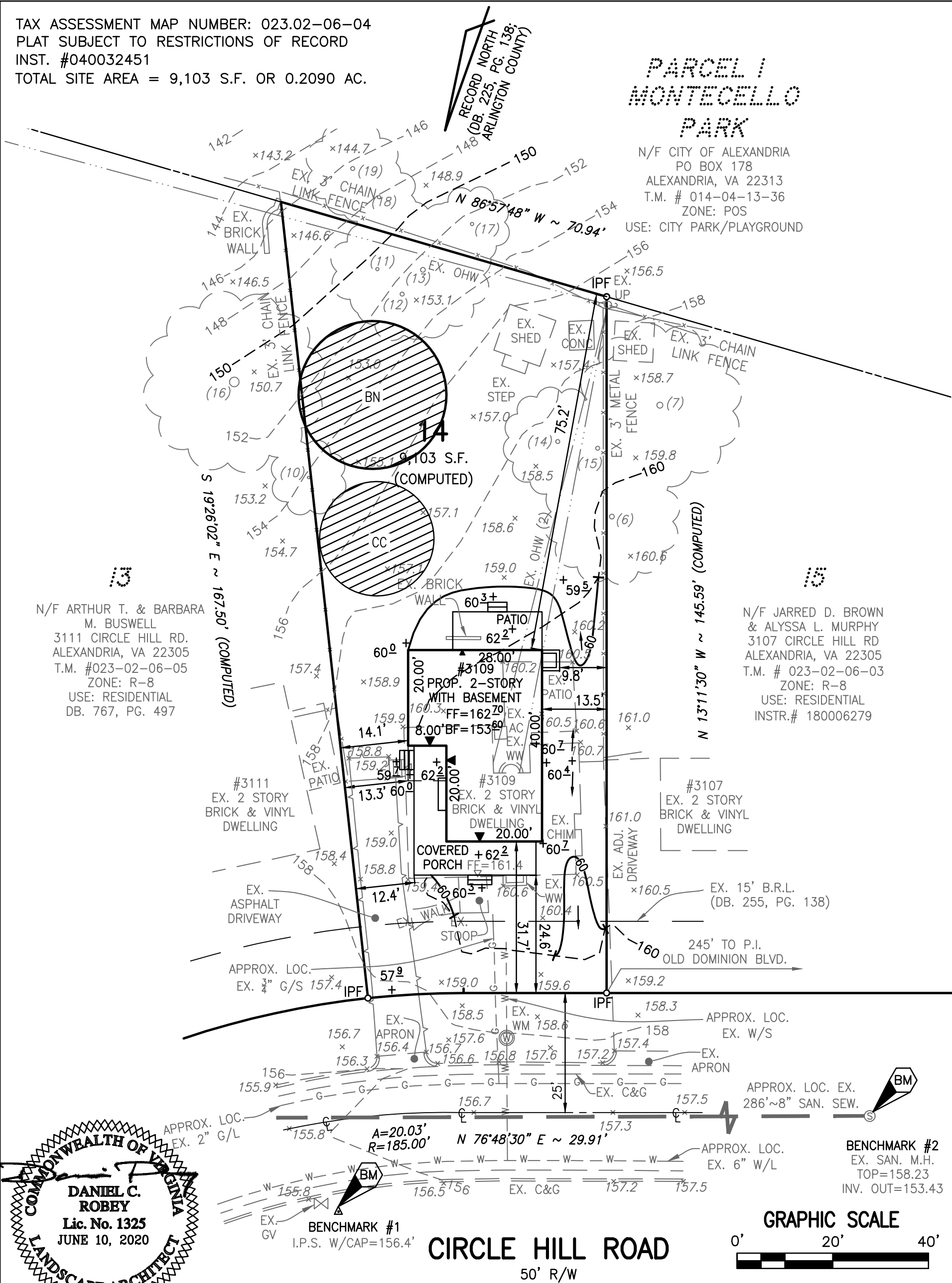
TAX ASSESSMENT MAP NUMBER: 023.02-06-04  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #040032451  
TOTAL SITE AREA = 9,103 S.F. OR 0.2090 AC.

PARCEL /  
MONTECELLO  
PARK

N/F CITY OF ALEXANDRIA  
PO BOX 178  
ALEXANDRIA, VA 22313  
T.M. # 014-04-13-36  
ZONE: POS  
USE: CITY PARK/PLAYGROUND

N/F ARTHUR T. & BARBARA  
M. BUSWELL  
3111 CIRCLE HILL RD.  
ALEXANDRIA, VA 22305  
T.M. #023-02-06-05  
ZONE: R-8  
USE: RESIDENTIAL  
DB. 767, PG. 497

N/F JARRED D. BROWN  
& ALYSSA L. MURPHY  
3107 CIRCLE HILL RD  
ALEXANDRIA, VA 22305  
T.M. # 023-02-06-03  
ZONE: R-8  
USE: RESIDENTIAL  
INSTR.# 180006279



PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
BN	1	Betula	Nigra		Betula Nigra	2"-3" cal./12-14 ft. ht.	750	750	1	1	1
CC	1	Cercis	Canadensis		Eastern Redbud	1.5"-1.75" cal./6-10 ft. ht.	500	500	1	1	1
TOTAL	2						STANDARD TREE CCA:	1,250	2	2	2
									100.0%	100.0%	100.0%

**RC FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314  
www.rcfassoc.com  
(703) 549-6422

LANDSCAPE PLAN  
LOT 14, BLOCK 6, SECTION 1  
**BEVERLY HILLS**  
(#3109 CIRCLE HILL ROAD)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB  
DRAWN: KMB  
SCALE: 1"=20'  
DATE: APRIL 2020  
FILE: **20-008**  
SHEET **1** OF **2**



A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

- 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
- 2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
- 3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
- 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- 5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
- 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- 8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

- 1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
- 2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
- 3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
- 9)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

**A** STANDARD LANDSCAPE PLAN NOTES  
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA  
STANDARD LANDSCAPE DETAILS



NOTE:  
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source:  
CITY OF  
ALEXANDRIA

Approved by:  
COA

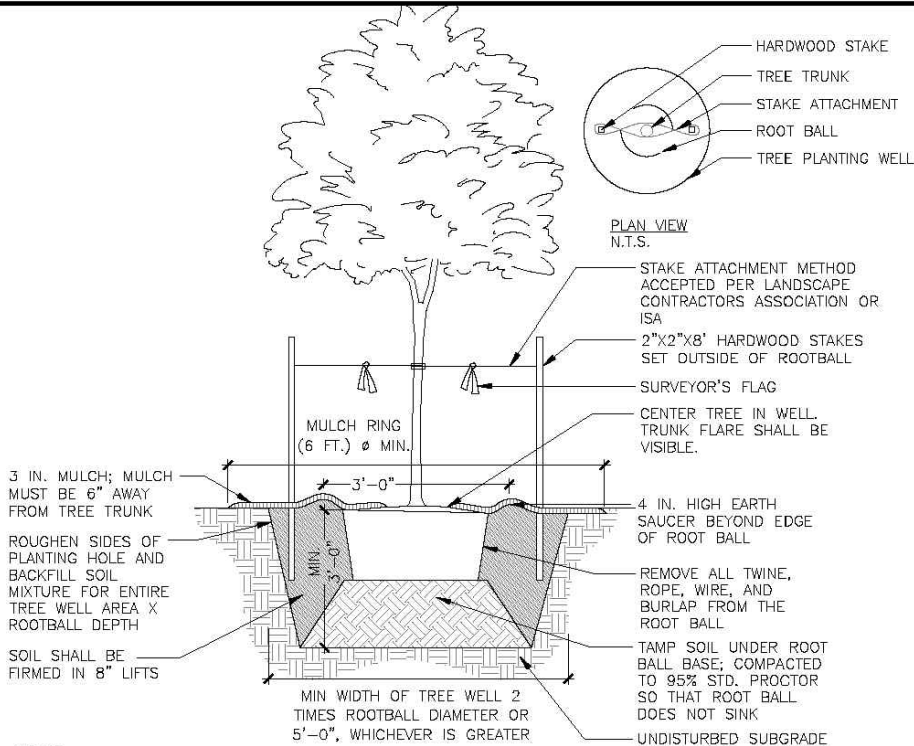
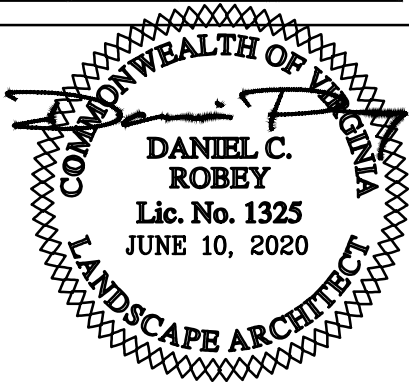
I OF I

STANDARD  
LANDSCAPE  
PLAN NOTES

Date drawn:  
01/01/19

LD 016

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	9,103
25% CROWN COVER REQUIRED (SF)	2,276
EXISTING CROWN COVER (SF)	4,716
REMOVED CROWN COVER (SF)	3,650
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	1,066
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,250
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	2,316



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

**A** DECIDUOUS TREE PLANTING  
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA  
STANDARD LANDSCAPE DETAILS



CITY OF ALEXANDRIA, VIRGINIA

NOTE:  
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Source:  
CITY OF  
ALEXANDRIA

Approved by:  
COA

I OF I

DECIDUOUS  
TREE PLANTING

Date drawn:  
01/01/19

LD 001

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 2							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Betula	1	33.0%	50%	Nigra	1	33.0%	35%
Cercis	1	33.0%	50%	Canadensis	1	33.0%	35%
Prunus	1	33.0%	50%	Serotina	1	33.0%	35%



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

Date: 8 June 2020

Re: Special Use Permit request for 3109 Circle Hill Rd

To: Sam Shelby, Urban Planner  
Planning & Zoning, City of Alexandria

In response to your email of May 11, 2020, the North Ridge Citizens' Association (NRCA) has reviewed the special use permit request for demolition and reconstruction of the house at 3109 Circle Hill Road. Our Land Use Committee has studied thoroughly the SUP application in relation to NRCA Guidelines\*, notified and solicited comments from the nearby neighbors, and met with the owners to better understand their plans.

We find that the proposed replacement house is consistent with the character of North Ridge in style and compliant with zoning regulations in size and placement. We have received no objections from the neighbors. The owners indicated that they intend to use Hardie Plank for the siding, a detail that is not yet reflected in the SUP application. We also understand that the owners intend to make an extra effort to preserve and improve the native tree canopy on the property. Therefore, the North Ridge Citizens' Association endorses the request.

Owners Jeff Seibel and Nicole Mayer have lived in the current house on Circle Hill Road since 2008 and have worked with their architect to come up with a plan intended to be sensitive to the neighbors and consistent with the character of the surrounding homes. They put great value on the fact that their property backs up on Monticello Park and appear determined to preserve and enhance the forest canopy.

Our review of the plans included a careful check of how the new foundation and driveway would affect several mature trees on the property. Two white oaks and one red maple are within the designated construction area and are slated for removal by the consulting arborist. Jeff and Nicole intend to work with the builder to try to save two of these trees, if possible. In keeping with our construction guidelines for the neighborhood, NRCA strongly endorses this effort to save mature native trees. Per our guidelines, we strongly recommend that three native canopy species be planted to replace any mature native tree lost due to the construction project. NRCA advocates for a minimum 50% canopy coverage, not including understory trees and shrubs. Recommended examples include the indigenous canopy trees of Monticello Park - oaks, hickories, *Nyssa sylvatica* and tulip poplars. These blend into the existing canopy of the park and bring long term benefits to the owners and the neighborhood, as well.

We have offered to work with Jeff and Nicole to help them select tree species and identify potential sources.

We appreciate that the City has solicited input from the North Ridge community represented by NRCA and are available to answer questions from city staff.

Sincerely,

Chuck Kent

Chuck Kent, President  
North Ridge Citizens' Association

\*<http://www.northridgecitizens.org/images/stories/NRCA-Guidelines-for-Evaluating-Property-Modifications-SUPs-051120.pdf>