

From: [Vmail account](#)
To: [PlanComm](#); CouncilComment@alexandriava.gov
Subject: [EXTERNAL]OCH at Nelson, LLC Subdivision #2024-0007 - 415 E. Nelson Avenue
Date: Monday, September 2, 2024 7:56:42 PM

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As a neighboring homeowner, we are writing to express our thoughts on the request for subdivision of the property at 415 E. Nelson Avenue.

We do not have any issue with the property being subdivided and a duplex built where there is currently a single family house, if it is being built as in the documents filed which shows front off street parking driveways for each house, which appear to accommodate two vehicles.

We do however, want to speak to the notice that was posted in the rear alley behind our houses, the row houses of the block beside this property. We have lived at our home, 427 E. Nelson, for 47 years. The alley in back of these two rows of houses dead ends at the side of the rear yard of 415, the property in question. There has always been a fence at the back of that yard which prohibited any access from the alley to the single family homes. Their trash pickup has always been at the curb on E. Nelson. This alley was dedicated by the owners of the row houses to the City for trash removal and fire and emergency use and access for the homeowners to park in the rear of our houses, which is currently 14 parking places. The City installed NO PARKING IN ALLEY SIGNS many years ago. The alley, over time, deteriorated and it took many years of us calling the City to have it repaired. Finally, we got it replaced and do not want it destroyed by heavy equipment or trucks which have full access to the property from the front on East Nelson.

My point in this is to have a stipulation on this building permit that the alley will not be used as access to this property or for construction workers during the new building process, but that the alley will remain in tact as it is now.

With the opening of new restaurants on Mt. Vernon Avenue at E. Nelson, street parking almost does not exist for homeowners some days, so the alley is very important for us.

To add to this, we had a kitchen fire some 30 years ago and the fire department had to get to us from the alley. Our trash is picked up weekly from the alley.

We very much respect owners' rights and have no problem with them changing their property as long as it does not interfere with us or our neighbors rights to use and enjoy our property.

Respectfully submitted,
William & Vicky Garrett
427 East Nelson Avenue
Alexandria, VA 22301
