

From: Kevin Gauthier [<mailto:kevin.gauthier@gmail.com>]
Sent: Monday, February 09, 2015 9:20 AM
To: Mary Christesen
Cc: Megan Cummings; Adam Fernandes; Andrea Fernandes; Christine@CraftedArchitecture.com
Subject: Letter of Support for 29 E Howell Ave

Ms. Christesen,

My wife Megan and I are writing in support of the addition our neighbors Adam and Andrea Fernandes are in the process of seeking permits. We are their neighbors to the west at 27A E Howell Ave, and would be the most impacted by the changes to their home. When Adam and Andrea moved in about a year ago, and as we have gotten know them, they have talked about their intentions to build up, and seeing the plans and knowing their goals, we fully support this this addition and think it will be an excellent change to their home while maintaining the aesthetics and adding value to the neighborhood.

Having a family background in construction and having gone through several renovations in our lives, we are also aware of the impact during the construction phase of the work, and they have our full support in that area as well.

Adam and Andrea have been a great addition to the neighborhood, and we are excited they will have the opportunity to turn their house into a home they can grow with for many years.

If you have any questions for for my wife or me, please do not hesitate to contact us.

Thank you,
Kevin Gauthier & Megan Cummings

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

February 5, 2015

P.O. Box 2233, Alexandria, VA 22301

Karl W. Moritz, Acting Director,
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: BZA #2014-0028, 29 East Howell Ave, Follow Up Letter-2

On February 3, 2015, the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) was emailed revised elevations for BZA #2014-0028. We had previously reviewed an original two story design that we were in support of and then a second design with two full length dormers that we did not support.

The LUC is in support of the most recent two-story design that is referenced in Figure 1 of the Staff Report. We support it for the same reasons that we originally supported the application when it was first brought before us. Originally, the only concern that we had about the proposed design was that the existing siding was replaced with board and batten giving the two-story design a farm house look instead of a bungalow look. We are pleased to see that the current design has altered the siding to be similar to many of the two story houses in Del Ray.

Thank you for your consideration of this letter and the opinions of the neighborhood affected by this decision.

Sincerely,

Lisa Quandt, Chair
Del Ray Citizens Association
Land Use Committee

Jason Nestlerode, President
Del Ray Citizens Association

Cc: Peter Leiberg, Zoning Manager
Christine Kelly, Applicant Representative

DEL RAY CITIZENS ASSOCIATION

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P.O. Box 2233, Alexandria, VA 22301

January 15, 2015

Karl W. Moritz, Acting Director,
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: BZA #2014-0028, 29 East Howell Ave, Follow Up Letter

On Jan. 13, 2015, the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed revised elevations for BZA #2014-0028. The City's BAR staff had requested modifications to the original design due to the fact the residence is listed as a contributing structure to the Town of Potomac Historic District. The applicant was not present at the meeting, but the case was discussed in light of the changes to the elevations.

The revised design consisted of two full-length dormers to create the second story with the dormer roof line being low slope. After discussion, the LUC voted unanimously to continue to support the original 2-story elevations the applicant had presented. It was felt that the original design with its steeper roof line was more in keeping with the character of the neighborhood than the double dormer design. In elevation, the dormer design appears to keep the original one story bungalow outline of the historic structure, but in a 3-dimensional view of the house, we feel that the effect is lost.

We understand that Del Ray does not have an architectural review board, and the LUC is not trying to dictate the style that residents are allowed to build in. While we typically would be in support of maintaining the historic character of our neighborhood, we do not feel that the character is maintained by creating an almost flat roof line and a very boxy appearance.

Thank you for your consideration of this letter and the opinions of the neighborhood affected by this decision.

Sincerely,

Lisa Quandt, Chair
Del Ray Citizens Association
Land Use Committee

Jason Nestlerode, President
Del Ray Citizens Association

Cc: Peter Leiberg, Zoning Manager
Christine Kelly, Applicant Representative

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

December 29, 2014

Mark Allen, Chairman, Board of Zoning Appeals
City Hall, Room 2300
Alexandria, VA 22314

Subject: BZA Case #2014-0028, 29 East Howell Ave

Dear Mr. Allen and Members of the BZA,

On December 9, 2014 the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed BZA Case #2014-0028. The applicant's Architect presented the plans and elevations. The property is a corner lot and both front yards comply with the average set back of adjacent properties. In order to put a second floor onto the existing structure, the applicant requests a special exception to reduce the side yard setback requirement to 5.2 feet to align with the existing first floor wall. The proposed addition does not increase the footprint of the house, maintaining the open space, and is still within the allowable FAR. The application was discussed during an open public meeting that included the applicant and members of the LUC. No neighbors attended the meeting although they had been notified.

Although parking is not a requirement for the addition, it was noted that the plat does not indicate the existing curb cut and parking space in the rear yard.

The LUC voted unanimously to support the application.

On Dec. 10, 2014, the LUC presented its recommendation in front of the DRCA membership body. There was not a quorum in attendance, so a formal vote was not taken on the matter. No one in attendance at the DRCA meeting expressed concern regarding this application.

Thank you for your consideration of this letter and the opinions of the neighborhood affected by this decision.

Sincerely,

Lisa Quandt, Land Use Committee Chair
Del Ray Citizens Association

Jason Nestlerode, President
Del Ray Citizens Association

Cc: Peter Leiberger, Zoning Manager
Christine Kelly, Applicant Representative