

19
6-13-26



Outlook

Re: Opposition to SUP #2026-00013

From Jason Plosch <jplosch@gmail.com>**Date** Mon 6/15/2026 8:45 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Abdel Elnoubi <abdel.elnoubi@alexandriava.gov>; Jacinta Greene <Jacinta.Greene@alexandriava.gov>; Sandy Marks <sandy.marks@alexandriava.gov>

You don't often get email from jplosch@gmail.com. [Learn why this is important](#)

Thank you for the thoughtful time and effort you put into the SUP issue on Saturday. I'm active military and have twice been stationed in the NCR and we've chosen to live in Alexandria on both occasions for a myriad of reasons to include how responsibly the city has been managed. As our family considers making Alexandria our "forever home" we are encouraged that emotional issues are handled professionally. I feel this is truly the right decision even with the housing needs in this city, but this wouldn't have answered any of it while potentially changing the character of what makes many of Alex's neighborhoods so special.

I've lived in all four time zones and overseas, and we are continually "drawn" back to Alexandria! Thank you for your energy and time to take care of this gem of a town!

On Jun 12, 2026, at 5:08 PM, Jason Plosch <jplosch@gmail.com> wrote:

Greetings Madam Mayor and Alexandria City Council -

Apologies for the email blast!

Sending this email as I do not see my letter in the file for June 13th's docket on the above named SUP. I must also bring attention to the perceived lack of quality control on making sure all materials are included - whether intentional or not, this is certainly an erosion of trust.

However, this SUP and associated materials are now fantastically bloated since it is now in front of city council for a third time in two years, and the platt of land in question has one heck of a history.

BOTTOM LINE: I respectfully urge you to deny SUP #2026-00013 for 404-A East Alexandria Avenue.

I know you are all read into this and some of you have hands-on familiarity. This application must be evaluated based on the required findings under Sections 11-504 and 12-402 of the Zoning Ordinance. While the record already includes multiple letters

supporting the proposal, many of these submissions rely on substantially identical language and structure, reflecting a template-style argument focused on generalized housing need rather than the specific conditions of this site.

These letters repeatedly assert that approval would increase housing supply. However, that claim is not supported in any meaningful way in the context of this application. This proposal would add a single unit on a uniquely constrained parcel, and it does not represent a scalable solution to the City's housing needs. More importantly, the zoning ordinance does not permit approval based on generalized housing demand, it requires a site-specific determination that the proposal satisfies defined criteria.

On that standard, the record does not support approval. This is the third attempt at such an approval.

Based on the proposal, the property is a substandard lot of approximately 2,662 square feet where 5,000 square feet is required, and it has no public street frontage where 40 feet is required. Development therefore requires discretionary approval under both the substandard lot provisions and the requirements for land without frontage. These provisions exist to ensure that development only occurs where site constraints can be adequately addressed.

Those constraints remain unresolved - physical characteristics of the lot have not changed. Full-stop!

The property continues to lack street frontage and relies entirely on a 10-foot alley for access. The record does not demonstrate that this access is adequate for emergency response under real-world conditions, nor does approval of the SUP resolve that limitation. These are physical constraints inherent to the site, not design issues that can be mitigated through architectural revisions.

City Council has already denied substantially similar applications for this property twice in 2024. Again, twice, City Council has already denied. The current proposal removes the ADU and modifies the design, but it does not change the fundamental site conditions that led to those denials. Because the findings required under Sections 11-504 and 12-402 are based on those conditions, there is no new evidentiary basis to support a different outcome.

Finally, approval of this application would set a precedent that a lot with no street frontage and constrained alley-only access can satisfy the City's SUP findings without resolving those conditions. That outcome would weaken the intent of the ordinance, which is to ensure that exceptions are granted only when site limitations are mitigated, not simply accepted.

Please understand this is not a personal attack on Mr. Teran and his team, this is simply an issue that should be based in facts, statutes, and ordinances, and many of the facts are in dispute.

For these reasons, the required findings for approval cannot be supported and I respectfully request that the Council recommend denial of SUP #2026-00013.

Thank you for your time and consideration.

Respectfully,
Lt Col Jason Plosch, resident, 404 E. Alexandria Ave

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Fw: [EXTERNAL]Request to Include Additional Public Comment Materials in City Council Docket – SUP2026-00013

19
6-13-26

C CouncilComment@alexandriava.gov
To: COU-City Council

Sat 6/13/2026 3:02 PM

A1-NEIGHBORHOOD PETITI...
165 KB

A4-petition_signatures_Ch...
48 KB

Show all 8 attachments (8 MB)
 Save all to OneDrive - City of Alexandria
 Download all

Here is the petition in case you have not seen it.

From: Alicia Montgomery <lishmo.202@gmail.com>

Sent: Friday, June 12, 2026 6:35 PM

To: CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Ted Alberon <ted.alberon@alexandriava.gov>

Subject: [EXTERNAL]Request to Include Additional Public Comment Materials in City Council Docket – SUP2026-00013

You don't often get email from lishmo.202@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

Please include this communication in the public record for the City Council Public Hearing on June 13, 2026.

For the recent Planning Commission hearing held on June 2, 2026, I submitted a neighborhood petition asking the City Council to REJECT SUP2026-00013, along with our first bundle of 120* physical signatures which were collected from Alexandria residents and Del Ray community members. **I would like to provide our COMPLETE petition & signature packet to be included in the City Council public hearing docket for June 13, 2026, regarding Item #19 (SUP2026-00013) and respectfully request that these materials be included in the public record and docket materials in opposition to SUP2026-00013; this bundle (marked as A1, A2, etc at the start of each file) includes:**

1. The full neighborhood petition outlining our OPPOSITION of SUP2026-00013 & asking City Council to DENY or DEFER this matter until all concerns can be sufficiently addressed and clarified.
2. Initial "b.undle" of signature pages which were submitted at the Planning Commission hearing
 - o This 06/02/20126 bundle includes 118* signatures which were collected as of June 2, 2026; we identified one signature that was a duplicate & one that did not print their name (but did sign with an address provided) and wanted the record to accurately reflect this;
3. An additional 50* signatures that have been collected in the week following the Planning

PETITION OPPOSING SUP #2026-00013

To: City of Alexandria Planning Commission and Alexandria City Council

Re: Special Use Permit #2026-00013 (Subject Parcel: 404-A E. Alexandria Ave)

Purpose: Submission for inclusion in the official public record

Petition Statement

We, the undersigned residents, property owners, and stakeholders in the City of Alexandria — specifically with a significant concentration from the Del Ray neighborhood and the blocks immediately surrounding the subject parcel — **respectfully oppose SUP #2026-00013.**

We request that this application be denied, or at minimum deferred until the issues outlined below are fully resolved, clarified, and documented prior to consideration of this application.

SUMMARY OF KEY ISSUES & ACTION REQUESTS

I. Fire & Emergency Access

The proposed development is an infill parcel lacking traditional frontage and presents unresolved fire and emergency access concerns, including access constraints and lack of a clearly defined emergency access plan.

ACTION REQUESTED: Require a clearly defined emergency access plan and resolution of life-safety fire safety concerns prior to consideration of SUP #2026-00013, consistent with prior City precedent in similar cases.

II. Construction Access & Right-of-Way Concerns

Adjacent right-of-way vacations approved by City Council remain unresolved despite repeated attempts to finalize implementation. Questions remain regarding whether construction and emergency access assumptions rely upon use of these areas.

ACTION REQUESTED: Require a construction & emergency access plan demonstrating that these activities can occur without reliance upon adjacent pending right-of-way areas.

III. Boundary and Lot Dimension Discrepancies

Survey discrepancies which have been acknowledged by city staff and inconsistencies in historic records raise unresolved questions regarding lot boundaries and the dimensions currently being used to evaluate compliance.

ACTION REQUESTED: Require independent resolution and verification of lot boundaries prior to consideration.

IV. Flooding, Stormwater & Soil Stability

The proposed large below-grade footprint is located at a site of known storm-related flooding and lies within the Hooffs Run watershed; there is significant concern that the proposed development will impact existing flooding conditions and subsurface water movement and this has not been sufficiently evaluated in the current report.

ACTION REQUESTED: Require a full engineering evaluation of above- and below-ground impacts prior to consideration.

V. Tree Removal & Environmental Impact

Required removal of nearby mature trees and further construction-related impacts to the surrounding trees have previously been acknowledged by city staff, yet remain vague and lack clearly defined monitoring or enforcement standards in the current report.

ACTION REQUESTED: Require a clear outline of trees that will be removed and a more detailed protection and monitoring plan for all other adjacent trees prior to consideration.

Certification

We certify that the individuals listed in the attached signature pages support the position stated in this petition and are residents, property owners, or stakeholders in the City of Alexandria.

Primary Contact:

Name: Alicia Montgomery
Address: 406 E. Alexandria Avenue
Email: NoOn404A@gmail.com

Attachments

Addendum 1: Supporting arguments which further outline details of our concerns.

Attachment A: Petition signature pages.

ADDENDUM 1: FINDINGS & SUPPORTING DOCUMENTATION

I. Fire & Emergency Access

The proposed development on an infill parcel without frontage presents unresolved fire and emergency access concerns for adjacent neighbors due to the ambiguity of the lot's address (*E. Alexandria Ave.*) versus its access point (*via Mt. Vernon Ave.*), substandard alley width, and lack of turnaround capacity for emergency vehicles accessing the lot. These unresolved deficiencies create life-safety issues which were not included in the "Health, Safety, and Public Welfare" section of the report, and that should be clearly addressed and resolved *prior* to further consideration of this application.

Importantly, the City has previously recognized that unresolved fire and emergency access concerns on lots lacking frontage should be addressed before an application proceeds. As reflected in the "previous case materials" included in the current staff report bundle (SUP #2004-0105), the Planning Commission deferred consideration specifically to allow additional review of fire and safety issues and establish a clear plan before moving forward:

"This case was deferred... to allow the applicant time to meet with the Fire Department to address fire and safety issues."

ACTION REQUESTED: Given the concerns involving access constraints due to the proposed development's location and lack of frontage, **we respectfully request that the Planning Commission follow prior precedent and require a more clearly defined plan for resolving fire and emergency access concerns prior to further consideration of SUP #2026-00013.**

II. Unclear Construction Access and Unresolved Right-of-Way Issues

The current staff report appears to assume use of the adjacent 4th Street right-of-way to the west of the subject lot during construction activities, specifically regarding their proposed Recommended Condition #5:

"The applicant shall be responsible for repairs to any adjacent City right-of-way if damaged during construction activity. (T&ES)"

This language, specifically stating "right-of-way" rather than "alley" here instead, allows uninformed parties to make assumptions about the availability of the adjacent 4th Street right-of-way area to be used as an access point for this development.

This adjacent right-of-way was previously unanimously approved for vacation to adjacent land-owners by the City Council in September 2024, yet implementation has been repeatedly and inexplicably stalled despite repeated efforts by two of the three parties to finalize their approved vacations.

ACTION REQUESTED: Given the stalled implementation of the adjacent right-of-way vacations, we have concerns that this application is being evaluated with an assumption that the adjacent right-of-way will remain available for construction access. **We therefore request a clear construction access plan demonstrating that construction activities can be completed without reliance upon the adjacent pending right-of-way areas prior to further consideration of SUP #2026-00013.**

III. **Incorrect or Inconsistent Lot Dimensions**

There are unresolved discrepancies regarding the dimensions and boundaries of the proposed 404-A lot that directly impact review of this application. Staff has acknowledged inaccuracies with the boundary survey that was provided by the current applicants in their 2024 application for vacation of the 4th street right-of-way (VAC #2024-00003) adjacent to the subject lot. Those boundary determinations were derived from the same survey framework and plat information currently being used to establish the dimensions of the proposed 404-A parcel. Logically, if the right-of-way boundaries are in dispute, the boundaries of the adjacent subject lot itself also remain in question.

Additional inconsistencies in the current staff report further highlight the need for clarification and verification of the lot's boundaries: Figure 3 of the current staff report includes a 1951 Sanborn map depicting the western alleyway as 12 feet, while the staff report and other supporting documentation elsewhere consistently identify this alley as 10 feet.

All other Sanborn maps associated with this development that have been found depict the western alley using the consistent 10-foot width reflected elsewhere in the record. Interestingly, these maps also clearly identify the subject parcel as “reserved for parking” which sheds more light on the original intent behind the creation of this substandard infill parcel as part of the Sanborn development. Inclusion of this map, which specifically does not reference parking, has only served to add to confusion regarding accuracy of the boundaries & lot dimensions currently being cited.

These discrepancies are not merely academic. Lot dimensions & alley width directly affect calculations cited throughout the staff report, including setbacks, lot width at the front-line, buildable area, floor area ratio (FAR), and other measurements assessed to determine compliance with requirements applicable to a substandard lot SUP application. If the underlying lot boundaries are inaccurate, then the calculations and compliance determinations derived from those boundaries cannot be approved until these discrepancies are resolved.

ACTION REQUESTED: We respectfully request that boundary discrepancies be independently resolved and verified prior to consideration of SUP #2026-00013. Clarification of these boundaries would not only establish confidence in the accuracy of the proposed development plans, but may also resolve the very discrepancies which

have been cited as justification for delaying implementation of the already-approved adjacent right-of-way vacations (VAC #2024-00001, VAC #2024-00002, VAC #2024-00003).

IV. **Flooding, Stormwater, and Soil Stability**

The scale and configuration of the proposed below-grade footprint of this development raise concerns regarding stormwater management, flooding, and soil stability within the constrained conditions of the surrounding environment. While the current staff report characterizes neighbor concerns as strictly related to diversion of surface runoff and above-ground stormwater management, we wish to clarify that our concerns extend beyond the surface water dynamics alone.

The subject parcel is located within the known boundaries of the Hooffs Run watershed and represents one of the lower elevations relative to surrounding properties, where flooding and drainage concerns already exist. Excavation and development at this scale may alter how water naturally moves through the site and surrounding area in ways not readily addressed through conventional surface stormwater controls. Given the substantial below-grade footprint proposed, concerns remain regarding potential disruption of natural subsurface water movement and groundwater flow patterns in an area already subject to flooding.

ACTION REQUESTED: Given the existing flooding concerns, the site's location within the Hooffs Run watershed, and the substantial below-grade footprint proposed, we respectfully request that an independent engineering evaluation be completed prior to further consideration of SUP #2026-00013. We specifically request that this evaluation consider potential above- and below-ground impacts of the proposed development, including but not limited to stormwater behavior, groundwater displacement, subsurface hydrology, soil stability, and impacts to surrounding properties.

V. **Tree Removal and Environmental Impact**

The current staff report continues to minimize the impact of required site and alley improvements on existing mature trees adjacent to the proposed development. These impacts are not speculative, and characterizing them as uncertain creates a significant inconsistency with prior facts: during previous hearings and discussions, staff acknowledged that improvements to the alley would necessitate removal of adjacent mature trees.

The staff report further acknowledges that adjacent trees may be impacted by construction and outlines general protective measures, including fencing and other "best practices." However, the proposed conditions provide little clarity regarding how these

measures will be defined, implemented, monitored, or enforced throughout construction activities.

ACTION REQUESTED: Given the acknowledged requirement for removal of adjacent mature trees (#4 & #5), we respectfully request less ambiguity as to their outcome in the staff report. Furthermore, given the cited risks to the other adjacent mature trees, we respectfully request a more clearly defined tree protection and monitoring plan be outlined prior to consideration of SUP #2026-00013. Specifically, we request clarification regarding what standards will constitute “best practices” during construction and request that the protection plan clearly address the types of monitoring and safeguards that will be considered, including (but not limited to) arborist-supervised root pruning and periodic inspections during excavation activities, use of less invasive excavation methods near root zones where appropriate (such as air-spading), geotechnical or soil stability evaluation prior to excavation, monitoring for settlement or ground movement during excavation (including vibration monitoring if heavy equipment is utilized), post-construction reassessments, and clearly defined responsibility for corrective action should impacts occur.

Name	City	State	Postal Code	Country	Signed On
Neighbors Opposing404A				United States	2026-05-25
Mary Reding	Alexandria	VA	22301	United States	2026-05-25
John Smith	Alexandria	VA	22301	United States	2026-05-25
Scout Smith	Alexandria	VA	22301	United States	2026-05-25
Amari Lucas	Reading	PA	19601	United States	2026-05-25
Sifen Geleta	Silver Spring	MD	20904	United States	2026-05-25
Kathy Delio	Owings	MD	20736	United States	2026-05-25
Noah Donkor	Riverdale Park	MD	20737	United States	2026-05-25
Maria Luna	Washington	DC	20032	United States	2026-05-25
Ethel Murphy	Baltimore	MD	21275	United States	2026-05-25
Danielle Sesay	Stafford	VA	22554	United States	2026-05-25
Bryce Skelton	Lusby	MD	20657	United States	2026-05-25
Jacque Drake	Colonial Beach		22443	United States	2026-05-25
Mary Feys	Germantown	MD	20874-6128	United States	2026-05-26
Eric Istvan				United States	2026-05-26
Melody weed	Lusby	MD	20657	United States	2026-05-26
Laurie Goldstein	Alexandria	VA	22312	United States	2026-05-26
Erika Stoutamire	Upper Marlboro	MD	20774	United States	2026-05-26
tania hampton	Washington	DC	20002	United States	2026-05-26
Martine Cantler	Owings	MD	20736	United States	2026-05-26
Michelle Chmela	Ashburn	VA	20149	United States	2026-05-28
somayeh karimi	Rockville	MD	20886	United States	2026-05-28
Lynn Massengill	Alexandria	VA	22301	United States	2026-05-29
Carol Lucet-Cou	Alexandria	VA	60602	United States	2026-05-29
Tim Piergalski	Alexandria	VA	22301	United States	2026-05-29
Aubrey Heberton	Alexandria	VA	22304	United States	2026-05-29
John Burdick	Alexandria	VA	22301	United States	2026-05-29
Dakota chamce	Alexandria	VA	22301	United States	2026-05-29
Eugene Chang	San Diego	CA	92101	United States	2026-05-29
Erinn Chang	San Diego	CA	92104	United States	2026-05-29
Jared Griffin	ALEXANDRIA	VA	22301	United States	2026-05-29
Jamal Lomax	Washington	DC	56972	United States	2026-05-29
Lauren Speers	Honolulu	HI	96818	United States	2026-05-29
Ashley Elmore	Ashburn	VA	20148	United States	2026-05-29
Vernon Lix	Alexandria	VA	22301	United States	2026-05-29
Ann Kammerer	Alexandria	VA	22301	United States	2026-05-29
Lauren Bartolozz	Alexandria	VA	22305	United States	2026-05-29
Emi Thorne	Alexandria	VA	22301	United States	2026-05-30
Jenna Freeman	Washington	DC	20018	United States	2026-05-30
Lauren Benedict	Alexandria	VA	22301	United States	2026-05-31
Donna Gupton	Oxon Hill	MD	20750	United States	2026-05-31
stephanie Cabell	Alexandria	VA	22304	United States	2026-05-31
David Dalton	Alexandria	VA	22301	United States	2026-06-01
Andrew Johnstor	Alexandria	VA	22301	United States	2026-06-02
Verenda camire	Alexandria	VA	22311	United States	2026-06-02

Alicia Montgome	Alexandria	VA	22301	United States	2026-06-02
Angela Rice	Alexandria	VA	22301	United States	2026-06-02
Paula Kara	Alexandria	VA	22301	United States	2026-06-02
DWAYNE BRISC	Alexandria	VA	22301	United States	2026-06-02
Catharine Rice	Alexandria	VA	22301	United States	2026-06-02
Angela Calos	Alexandria	VA	22301	United States	2026-06-02
COLLEEN O'Car	Alexandria	VA	22301	United States	2026-06-02
Julia Ortiz	Alexandria	VA	22301	United States	2026-06-03
Vineeta Anand	Alexandria	VA	22301	United States	2026-06-05
Barbra Byington	Alexandria	VA	22301	United States	2026-06-05
Thomas Garofal	Washington	DC	20010	United States	2026-06-05
Carolyn McKee	Alexandria	VA	22301	United States	2026-06-06
Breely Ungar	Alexandria	VA	22301	United States	2026-06-07
Drew Haldane	Alexandria	VA	22305	United States	2026-06-07
Nina Barrett	Alexandria	VA	22301	United States	2026-06-07
Stephen Price	Alexandria	VA	22314	United States	2026-06-08
Dana Mehanna	Alexandria	VA	22301	United States	2026-06-08
Dolores Dunn	Romulus	MI	48174	United States	2026-06-08
Linda Lewis	Laurel	MD	20723	United States	2026-06-08
Nicole Mackenzi	Essex	MD	21221	United States	2026-06-08
Baraka Moran-Ri	Arlington	VA	22204	United States	2026-06-08
Jade Waters	Arlington	VA	22206	United States	2026-06-08
Bill Hughes	Alexandria	VA	22314	United States	2026-06-09
Robin Noonan-P	Alexandria	VA	22301	United States	2026-06-09
Matthew Kaim	alexandria	VA	22301	United States	2026-06-09
Nat Barron	Alexandria	VA	22311	United States	2026-06-09
Dolores Flores	Annapolis	MD	21403	United States	2026-06-09
Zach Childress	St. Leonard	MD	20685	United States	2026-06-09
Ashley Hines	Alexandria	VA	22311	United States	2026-06-09
Nancy Fischer	Huntingtown	MD	20639	United States	2026-06-09
Melissa Fernand	Alexandria	VA	22306	United States	2026-06-09
Gigi Getaround	Arlington	VA	22204	United States	2026-06-10
Keyshawn Morg	Clinton	MD	20735	United States	2026-06-10
Bianca Bernardi	Alexandria	VA	22310	United States	2026-06-10
Lori Idol	Chesapeake Bea	MD	20732	United States	2026-06-10
William Shen	Alexandria	VA	22301	United States	2026-06-11
Gisele mcauliffe	Alexandria,	VA	22301	United States	2026-06-12
Janet Zeenat Kai	Falls Church	VA	22044	United States	2026-06-12
Amanda Sutton	Alexandria	VA	22314	United States	2026-06-12
Maisey Bostick	Lexington Park	MD	20653	United States	2026-06-12
Thomas F Lee	Baltimore	MD	21209	United States	2026-06-12
Amy Linden	Springfield	VA	22153	United States	2026-06-12
Aylene Fallah	Springfield	VA	22153	United States	2026-06-12
Chris West	Fairfax Station	VA	22039	United States	2026-06-12



Alicia Montgomery <lishmo.202@gmail.com>

Submission of Survey Evidence Relevant to Unresolved Boundary Issues Affecting SUP #2026-00013 and the Previously Approved Adjacent Right-of-Way Vacations

Alicia Montgomery <lishmo.202@gmail.com>

Mon, Jun 8, 2026 at 2:01 PM

To: Alyia Gaskins <alyia.gaskins@alexandriava.gov>, Sarah Bagley <Sarah.Bagley@alexandriava.gov>, Canek Aguirre <Canek.Aguirre@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, abdel.elnoubi@alexandriava.gov, sandy.marks@alexandriava.gov, jacinta.greene@alexandriava.gov
Cc: Brett Rice <brett@homescafe.com>, Brian Dofflemyer <Brian.Dofflemyer@alexandriava.gov>

Dear Mayor, Vice Mayor, Members of City Council,

(cc: *TES Staff to document that all relevant materials related to the ROW vacations have been made available to their department*)

I am submitting the attached materials to ensure that the City has a complete record of the survey evidence documenting boundary and right-of-way discrepancies affecting the properties surrounding 404-A East Alexandria Avenue.

Attached materials include:

- The completed survey analysis by R.C. Fields & Associates (RCF) and supporting exhibits, including "24077-SKETCH FIELD WORK," which shows where the 404-A lot is physically marked incorrectly by iron rods/pipe previously set by the applicant's surveyor
- Historical subdivision plats and survey records relied upon by RCF
- Full email chain documenting communications among all neighboring property owners and their respective surveyors

Participants in these communications:

- Gary Faulhaber, R.C. Fields & Associates — surveyor for Alicia Montgomery & Brett Rice
- Wim De Sutter, R.C. Fields & Associates
- Roger K. Bohr, Bohr Design, LLC — surveyor for the applicant
- Michael L. Flynn, Merestone Land Surveying PLLC — contracted surveyor for Bohr Design
- Windy Bettis, Office Manager, Merestone Land Surveying PLLC
- Eric Teran — owner/applicant, 404-A East Alexandria Avenue
- Alicia Montgomery — owner, 406 East Alexandria Avenue
- Brett Rice — owner, 408 East Alexandria Avenue

Why I am submitting this now:

City Staff have maintained that unresolved boundary issues are the key factor blocking implementation of the approved 2024 "4th Street" right-of-way vacations. RCF's survey analysis concluded that the physical evidence, surrounding subdivision geometry, historical surveys, and record information do not support the currently marked configuration of "Lot 9" (404-A). Their findings were shared directly with the applicant and his surveyor. RCF provided detailed technical explanations and supporting evidence. No technical rebuttal, revised analysis, or contrary survey evidence was provided in response, and communications ceased after RCF presented its conclusions.

To my knowledge, the City Council has not previously received this complete RCF correspondence and supporting documentation. I am submitting it now to ensure decision-makers have the full record.

I respectfully request that the City:

1. Acknowledge receipt of these materials and include them in the official record for the approved 2024 right-of-way vacations and SUP #2026-00013;
2. Confirm whether and how TES, P&Z, and the City Surveyor have evaluated the survey discrepancies identified by RCF;
3. Explain how SUP #2026-00013 can be accurately and legally be evaluated while those same boundary issues have halted implementation of the adjacent right-of-way vacations; and
4. Ensure that SUP #2026-00013 does not move forward until these property boundaries are accurately established and verified.

The issue here is straightforward: if unresolved boundary questions exist for purposes of the vacations, they remain unresolved for purposes of the SUP. Accurate property boundaries are the foundational fact upon which setbacks, alley relationships, and all other development standards in the SUP analysis depend -- and if those boundaries remain unresolved, the fundamental criteria for evaluating this SUP cannot be accurately evaluated.

If this item moves forward to the City Council Public Hearing on Saturday, I respectfully request that the City include in the public record and staff presentation that unresolved boundary issues affecting the 404-A lot do exist, and that City Staff or City Council ask the city attorney to explain on the record how SUP #2026-00013 can be legally be evaluated while those same boundary issues have halted implementation of the adjacent right-of-way vacations.

Thank you, once again, for your time and consideration.

Alicia Montgomery
406 E. Alexandria Ave.
lishmo.202@gmail.com

7 attachments



24077-SKETCH FIELD WORK.pdf

46K



LOT 5 - BLOCK 10 - PARK ADDN TO ALEXANDRIA.pdf

99K



LOT 4 - BLOCK 10 - PARK ADDN TO ALEXANDRIA.pdf

383K



LOT 8 - BLOCK 10 - PARK ADDN TO ALEXANDRIA.pdf

241K



Resubd PARK ADDITION - PLAT.pdf

637K



ROW Group Email Ending With GF to AM final.pdf

159K



ROW Group Email Ending With AM to ET unanswered.pdf

625K

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed): Biruktawit Sullivan Signature: Biruktawit Sullivan
Address: 204 E Luray Ave ☒ Resident ☒ Owner

Name (printed): Ben Watson Signature: Ben Watson
Address: 434 E Nelson Ave ☒ Resident ☐ Owner

Name (printed): ANTHONY DONALD Signature: Anthony Donald
Address: 210 EAST ALEXANDRIA ☐ Resident ☒ Owner

Name (printed): Rod Kuckro Signature: Rod Kuckro
Address: 209 East Alexandria Ave ☐ Resident ☒ Owner

Name (printed): Melissa Rice Kuckro Signature: Melissa Rice Kuckro
Address: 209 E. Alexandria Ave. ☐ Resident ☒ Owner

Name (printed): Kate Stanton Signature: Kate Stanton
Address: 405 E Luray Ave ☐ Resident ☐ Owner

Name (printed): Kelly Drexler Signature: Kelly Drexler
Address: 501 E. Luray Ave ☒ Resident ☐ Owner

Name (printed): Jason Plosch Signature: Jason Plosch
Address: 404 E. Alexandria Ave ☒ Resident ☐ Owner

Name (printed): Amy Biondi Signature: Amy Biondi
Address: 833 S. Lee St Alex 22314 ☐ Resident ☒ Owner

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed): Andrew Fick Signature: [Signature]

Address: 1403 Mt. Vernon Ave ☒ Resident ☐ Owner

Name (printed): Cathryn Julia P. Valentine Signature: [Signature]

Address: 1400 Mt. Vernon Ave #B ☒ Resident ☒ Owner

Name (printed): Dennis Valentine Signature: [Signature]

Address: 1400 Mt Vernon Ave Unit B ☐ Resident ☒ Owner

Name (printed): Chris Grove Signature: [Signature]

Address: 1400 Mt Vernon Ave unit A ☐ Resident ☒ Owner

Name (printed): Kathy Madrick Signature: [Signature]

Address: 1400 mt Vernon Ave ☐ Resident ☒ Owner

Name (printed): Aaron Probst Signature: [Signature]

Address: 302 E Alexandria Ave ☒ Resident ☐ Owner

Name (printed): ~~Andrew~~ John Smith Signature: [Signature]

Address: 412 E Alexandria Ave ☐ Resident ☐ Owner

Name (printed): Brendan Muller Signature: [Signature]

Address: 205 E Alexandria Ave Alexandria VA ☒ Resident ☒ Owner

Name (printed): James Kirshtein Signature: [Signature]

Address: 206 E Luray Ave Alexandria VA ☒ Resident ☒ Owner

total
#4

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed): Carla Cimo Signature: [Signature]
Address: 1504 Wayne St ☒ Resident ☐ Owner

Name (printed): Katherine Ames Signature: [Signature]
Address: 541 E. Nelson Ave. ☒ Resident ☐ Owner

Name (printed): Mike Chiad Signature: [Signature]
Address: 1207 Van Valkenburg Ln ☒ Resident ☐ Owner

Name (printed): LYDIA HACKBART Signature: [Signature]
Address: 564 E NELSON AVE ☐ Resident ☒ Owner

Name (printed): Carter Gray Signature: [Signature]
Address: 564 E Nelson Ave ☐ Resident ☒ Owner

Name (printed): ANGELA RICE Signature: [Signature]
Address: 408 E. ALEXANDRIA AVE ☒ Resident ☒ Owner

Name (printed): KRISTA DEPEYROT Signature: [Signature]
Address: 20 W Walnut St Alexandria ☒ Resident ☐ Owner

Name (printed): Philippe Depuyrot Signature: [Signature]
Address: 2709 Mt. Vernon Ave. ☒ Resident ☒ Owner

Name (printed): Josh M... Signature: [Signature]
Address: 57 E... ☒ Resident ☐ Owner

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed): Brian Biondi Signature: [Signature]
Address: 833 S. Lee St. Alexandria ☒ Resident ☒ Owner

Name (printed): Ryan Oswald Signature: [Signature]
Address: 832 S Lee St ☒ Resident ☐ Owner

Name (printed): LEE Gutwald Signature: [Signature]
Address: 400 Madison St #502, Alexandria ☐ Resident ☒ Owner

Name (printed): Sarah Kocsis Signature: [Signature]
Address: 411 E Alexandria Ave Alexandria ☒ Resident ☒ Owner

Name (printed): JAMES WILKS Signature: [Signature]
Address: 403 E Nelson Ave ☒ Resident ☒ Owner

Name (printed): Noah Mark Signature: [Signature]
Address: 410 E Nelson Ave ☒ Resident ☒ Owner

Name (printed): Jenny Perinovic Signature: [Signature]
Address: 436 E Nelson Ave ☒ Resident ☒ Owner

Name (printed): Eric Perinovic Signature: [Signature]
Address: 436 E Nelson Ave ☒ Resident ☐ Owner

Name (printed): Josh ~~Perinovic~~ Rothman Signature: [Signature]
Address: 441 E Nelson Ave. ☒ Resident ☐ Owner

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition opposing SUP #2026-00013.

Name (printed): Mary Reding Signature: [Signature]
Address: 412 E. Alexandria Ave ☒ Resident ☒ Owner

Name (printed): Scout Smith Signature: [Signature]
Address: 412 E Alexandria Ave ☒ Resident ☐ Owner

Name (printed): BERNARD KEMPINSKI Signature: [Signature]
Address: 415 E ALEXANDRIA, ALEXANDRIA, VA 22301 ☒ Resident ☒ Owner

Name (printed): Heather Walden Signature: [Signature]
Address: 405 E Nelson Ave 22301 ☐ Resident ☒ Owner

Name (printed): Samuel S. Wuk Signature: [Signature]
Address: 405 E. Nelson Ave. 22301 ☐ Resident ☒ Owner

Name (printed): Rachel Walden Signature: [Signature]
Address: 405 E. Nelson Ave 22301 ☒ Resident ☐ Owner

Name (printed): Olivia Laury Signature: [Signature]
Address: 1307 Van Valkenburgh Ln 22301 ☒ Resident ☐ Owner

Name (printed): Nancy Widmer Signature: [Signature]
Address: 13 E. Walnut St ☐ Resident ☒ Owner

Name (printed): Scott Sugarman Signature: [Signature]
Address: 4669 Lambert Dr. ☒ Resident ☒ Owner

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed): Catharine Rice Signature: Catharine Rice
Address: 424 E Alexandria Ave ☐ Resident ☐ Owner

Name (printed): Sonia Teran Signature: Sonia Teran
Address: 423 E Alexandria Ave ☐ Resident ☒ Owner

Name (printed): Lean Farchmin Signature: Lean Farchmin
Address: 423 E Alexandria Ave ☐ Resident ☒ Owner

Name (printed): Ann Kammerer Signature: Ann Kammerer
Address: 1703 Mt. Vernon Ave. ☐ Resident ☒ Owner

Name (printed): Staci Bears Signature: Staci Bears
Address: 1409 Mt. Vernon Ave ☒ Resident ☐ Owner

Name (printed): Celeste Heather Signature: Celeste Heather
Address: 421 E. Alexandria Ave. ☒ Resident ☐ Owner

Name (printed): SEAN HATHAWAY Signature: SEAN HATHAWAY
Address: 421 E ALEXANDRIA AVE ☒ Resident ☐ Owner

Name (printed): KATHLYN TAYLOR Signature: KATHLYN TAYLOR
Address: 1318 DEWITT AVE 22301 ☐ Resident ☐ Owner

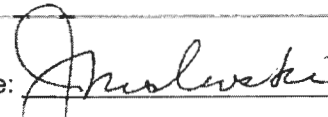
Name (printed): Robert J. Sweeney Signature: Robert J. Sweeney
Address: 418 E ALEXANDRIA ☐ Resident ☒ Owner

total #9

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

*All signatures below support the attached petition **opposing** SUP #2026-00013.*

Name (printed):	Joyce Milewski	Signature:	
Address:	3218 GUNSTON RD, ALEX, VA 22302	☒ Resident	☒ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner
Name (printed):		Signature:	
Address:		☐ Resident	☐ Owner

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): Atilla Kocsis Signature: Atilla Kocsis

Address: 411 E Alexandria Ave

2. Name (printed): Sarah Kocsis Signature: Sarah Kocsis

Address: 411 E Alexandria Ave

3. Name (printed): CHERYL COWAN Signature: Cheryl Cowan

Address: 409 E Alexandria Ave, Alexandria, Va 22301

4. Name (printed): Sophie Marfori Signature: Sophie Marfori

Address: 409 e. Alexandria Ave

5. Name (printed): PATRICK WELSH Signature: Patrick Welsh

Address: 413 EAST ALEXANDRIA AVE. ALEXANDRIA VA 22301

6. Name (printed): Eric Weiner Signature: Eric Weiner

Address: 414 E. Alexandria Ave

7. Name (printed): ANGELA C WELSH Signature: Angela C Welsh

Address: 413 East Alex Ave Alex Va 22301

8. Name (printed): Alicia Worthington Signature: Alicia Worthington

Address: 415 E Alex Ave, Alex Va 22301

9. Name (printed): LUCIA MONTGOMERY Signature: Lucia Montgomery

Address: 406 E. ALEXANDRIA AVE 22301

10. Name (printed): _____ Signature: _____

Address: _____

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council
All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): Joseph Foucart Signature: [Signature]
Address: 1605 Russell Rd Alexandria, VA
2. Name (printed): Darlene Duffett Signature: [Signature]
Address: 115 West Alexandria Ave, Alexandria, VA 22301
3. Name (printed): Tim Piernigalski Signature: [Signature]
Address: 4034 E Nelson Ave. Alexandria, VA 22301
4. Name (printed): Lauren Bartolozzi Signature: [Signature]
Address: 2916 Landover Street, Alexandria, VA 22305
5. Name (printed): NICK BROWN Signature: [Signature]
Address: 2916 LANDOVER ST Alexandria VA 22305
6. Name (printed): Chris West Signature: [Signature]
Address: 218 E. Del Ray Ave
7. Name (printed): Theresa West Signature: [Signature]
Address: 218 E Del Ray Ave
8. Name (printed): Karolita Hany Signature: [Signature]
Address: 306 E Glendale Ave
9. Name (printed): Paul Moniz Signature: [Signature]
Address: 216 E Luray Ave
10. Name (printed): Wendy Moniz Signature: [Signature]
Address: 216 E. Luray Ave

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): George Mahanna Signature: [Signature]

Address: 1411 Mount Vernon Ave Alexandria

2. Name (printed): George Mahanna Signature: [Signature]

Address: 1411 Mount Vernon Ave Alexandria VA

3. Name (printed): Elizabeth Mendel Signature: [Signature]

Address: 312 N. Henry St. Alex 22314

4. Name (printed): Hannah Sander Signature: [Signature]

Address: 410 E Luray Ave

5. Name (printed): Albany Hebertson Signature: [Signature]

Address: 424 E Luray Ave

6. Name (printed): John Kaplan Signature: [Signature]

Address: 424 E Luray Ave

7. Name (printed): Kristen McCall Signature: [Signature]

Address: 428 E. Luray

8. Name (printed): Margbeth Krajcik Signature: [Signature]

Address: 437 E Luray

9. Name (printed): Joe Krajcik Signature: [Signature]

Address: 437 E. Luray

10. Name (printed): MAKY O'REILLY Signature: [Signature]

Address: 1135 E LURAY

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): Thao Miller Signature: [Signature]
Address: 1327 D.W.H Ave Alexandria, VA 22301
2. Name (printed): John Sabers Signature: [Signature]
Address: 1102 Belmont St, Arlington, VA 22202
3. Name (printed): Barbara Peluso Signature: [Signature]
Address: 407 E Howell Avenue, Alexandria VA 22301
4. Name (printed): REBECCA ROBINSON Signature: [Signature]
Address: 4801 20th St. N, Arlington, VA 22207
5. Name (printed): Francoise Thomas Signature: [Signature]
Address: 3104 Holly Street Alexandria, VA 22305
6. Name (printed): Courtney Lombardi Signature: [Signature]
Address: 12 Groves Ave, Alex Va 22305
7. Name (printed): Caroline McGervey Signature: [Signature]
Address: 229 Evans Lane Alexandria, VA 22305
8. Name (printed): PATRICK M'GERVEY Signature: [Signature]
Address: 224 EVANS LANE ALEXANDRIA, VA 22305
9. Name (printed): Matt Busby Signature: [Signature]
Address: 650 Potomac Ave, Alex VA
10. Name (printed): Anthony Hallmann Signature: [Signature]
Address: 650 Potomac Ave Alexandria, VA 22025

SIGNATURE SHEET – PETITION

OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): Deborah L'Heureux Signature: Deborah L'Heureux

Address: 3300 Ayers Dr. Alexandria, VA 22309

2. Name (printed): Heather Mackinlay Signature: Heather Mackinlay

Address: 7509 Wexford Place, Alexandria, VA 22315

3. Name (printed): Jennifer Zambiski Signature: Jennifer Zambiski

Address: 434 N Saint Asaph St, Alexandria, VA 22314

4. Name (printed): Natali Kancheva Signature: Natali Kancheva

Address: 6124 Edsall Rd. APT 204 Alexandria VA 22304

5. Name (printed): Yasmin Molina Lopez Signature: Yasmin Molina Lopez

Address: 7840 Bluebird Lane, Alexandria VA 22306

6. Name (printed): Fatima Valverde Signature: Fatima Valverde

Address: 2109 Mill road apt 214, Alexandria 22314

7. Name (printed): Andrew Johnson Signature: Andrew Johnson

Address: 2220 Arlington Terr Alexandria VA 22303

8. Name (printed): Delila Alvarez H Signature: Delila Alvarez H

Address: 2451 Menoken Dr. 110 Alexandria 22303

9. Name (printed): Chelsea Burton Signature: Chelsea Burton

Address: 6803 Elicka Ave Alexandria, VA 22310

10. Name (printed): Leah Kregler Signature: Elizabeth Kregler

Address: 414 E. Alexandria Ave, Alexandria, VA 22301

total
#10

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

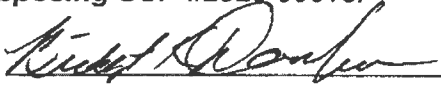
All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): Rafael Dutler Signature: [Signature]
Address: 423 E. Luray Ave Alex 22301
2. Name (printed): Mori Bl-6 Signature: [Signature]
Address: 402 E. Luray
3. Name (printed): Larry London Signature: [Signature]
Address: 512 N13 Civerlook W Alex 22305
4. Name (printed): Kathy London Signature: [Signature]
Address: 512 N. Overlook DR. Alex. VA 22305
5. Name (printed): GAIL JUHLIN Signature: [Signature]
Address: 411 EAST LURAY AVE, ALEXANDRIA, VA 22301
6. Name (printed): JAMES Marshall Signature: [Signature]
Address: 411 East Luray Ave
7. Name (printed): JEREMY WALLACE Signature: [Signature]
Address: 502 E EAST LURAY AVE
8. Name (printed): Britney Wallace Signature: [Signature]
Address: 502 E. Luray Ave
9. Name (printed): 518 E Luray Ave Signature: [Signature]
Address: _____
10. Name (printed): Andrea Cabin Signature: [Signature]
Address: 513 E. Luray Ave

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

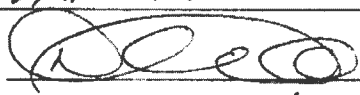
All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): BRIDGET DOVONJE Signature: 

Address: 422 E. Alexandria Ave. ALEX. VA 22301

2. Name (printed): ERNEST PICKELL Signature: 

Address: 422 E. ALEXANDRIA AVE, ALEXANDRIA VA 22301

3. Name (printed): Deborah Sikes Signature: 

Address: 420 E. Alexandria Ave, Alexandria, Va 22301

4. Name (printed): _____ Signature: _____

Address: _____

5. Name (printed): _____ Signature: _____

Address: _____

6. Name (printed): _____ Signature: _____

Address: _____

7. Name (printed): _____ Signature: _____

Address: _____

8. Name (printed): _____ Signature: _____

Address: _____

9. Name (printed): _____ Signature: _____

Address: _____

10. Name (printed): _____ Signature: _____

Address: _____

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council
All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): Lynn Massengill Signature: [Signature]

Address: 403A E Nelson Ave Alexandria, VA 22301

2. Name (printed): YASHIN LN Signature: [Signature]

Address: 1407 Mount Vernon Avenue Alexandria VA 22301

3. Name (printed): Mary R Luce Signature: [Signature]

Address: 5903 Mt Eagle Dr. Alexandria, VA 22305

4. Name (printed): _____ Signature: _____

Address: _____

5. Name (printed): _____ Signature: _____

Address: _____

6. Name (printed): _____ Signature: _____

Address: _____

7. Name (printed): _____ Signature: _____

Address: _____

8. Name (printed): _____ Signature: _____

Address: _____

9. Name (printed): _____ Signature: _____

Address: _____

10. Name (printed): _____ Signature: _____

Address: _____

total
#3

Case: SUP #2026-00013

Page 15 of 15

"All signatures collected in support of the attached petition statement."

as of
6/2/20

From: Gary Faulhaber gfaulhaber@rcfassoc.com
Subject: RE: RCF # 24-077 East Alexandria Ave.
Date: November 6, 2024 at 9:52 AM
To: Alicia Montgomery lishmo.202@gmail.com



That is exactly right and interpreted correctly.

Gary M. Faulhaber LS, RLS I Director of Land
Surveying



700 S Washington St, Ste 220
Alexandria, VA 22314
T: 703.549.6422
D: 571.662.5824
E: gfaulhaber@rcfassoc.com
W: www.rcfassoc.com

From: Alicia Montgomery <lishmo.202@gmail.com>
Sent: Tuesday, November 5, 2024 9:35 PM
To: Gary Faulhaber <gfaulhaber@rcfassoc.com>
Subject: Re: RCF # 24-077 East Alexandria Ave.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gary!

Can you clarify what this means - is it that Teran's 404-A lot is not correct as marked physically by the iron rods/pipe?

Thanks,

- Lot 9 (Teran) must line up with the surrounding streets and alleys. The Iron rods (IRF) and nails (PKF) set by Mr. Flynn nor the pinched pipe on East Alexandria do not.

On Fri, Oct 11, 2024 at 3:25 PM Gary Faulhaber <gfaulhaber@rcfassoc.com> wrote:

Good afternoon to all,

R.C. Fields has completed its fieldwork and survey. We surveyed all of the subdivisions bounded by East Alexandria Avenue, Mount Vernon Avenue, East Nelson Avenue and DeWitt Avenue all the way to the East. As you can see we covered a large area and our work incorporates at least five (5) prior surveys in the block.

When compiling the subdivision to the East of Fourth Street, Mr. Rice's property and the subdivision to the west, Montgomery and Teran properties, we have a resulting right-of-way that are perfectly parallel to each other and at 90 degrees and perpendicular to East Alexandria Avenue. The resulting width measures 49.5 feet, much closer to the record width of 50 feet.

We have attached both subdivision plats and surveys that were held and reflected in the attached sketch.

A few things to note:

- We matched the house ties for the townhomes on Lots 4 & 5 within + or – 0.1’.
- We match the house tie for Lot 8 (Montgomery) within + or – 0.1’.
- The property line between Lots 7 & 8 (Montgomery) split and run down the center of the party wall.
- Lot 9 (Teran) must line up with the surrounding streets and alleys. The Iron rods (IRF) and nails (PKF) set by Mr. Flynn nor the pinched pipe on East Alexandria do not.

We would be happy to share our results with Mr. Flynn. Our plan is to update our vacation plats to reflect a right-of-way at 49.5 feet.

As always, do not hesitate to contact us should you have any additional questions.

Gary M. Faulhaber LS, RLS I Director of Land Surveying



700 S Washington St, Ste 220
Alexandria, VA 22314
T: 703.549.6422
D: 571.662.5824
E: gfaulhaber@rcfassoc.com
W: www.rcfassoc.com

From: Windy Bettis <windy@merestone.net>

Sent: Friday, October 11, 2024 10:53 AM

To: 'Eric Teran' <eteran@eustilus.com>; Wim Sutter <wsutter@rcfassoc.com>

Cc: 'Roger Bohr' <roger@bohr-design.com>; Paul Wilder <pwilder@rcfassoc.com>; brett@homesafe.com; lishmo.202@gmail.com; flynn@merestone.net; Gary Faulhaber <gfaulhaber@rcfassoc.com>

Subject: RE: Re[2]: East Alexandria Property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Eric

Mike has reviewed all of this with Roger, and they reached out to RC Fields, which was the other surveying company involved. They asked us to send us their files, and they wanted to go out and do a boundary survey and incorporate our points/file into it. we sent all that data to them and are awaiting their response. They have had the info in for about a week, so Mike was planning to reach out to them at beginning of next week if we do not hear back from them before then. It is a bit time consuming, so we did expect it to take a bit. I spoke to him this morning, and he said he and Roger are going to discuss again today and get an update. Thank you for your patience. We will keep you posted on status!!!

Windy Bettis

Office Manager

Merestone Land Surveying PLLC

1229 Garrisonville Road

Suite 105
Stafford VA 22556

540.752.9197 (office)
540.752.9198 (fax)
540.834.7974 (direct line/text)

From: Eric Teran <eteran@eustilus.com>
Sent: Thursday, October 10, 2024 7:37 PM
To: Wim Sutter <wsutter@rcfassoc.com>
Cc: Roger Bohr <roger@bohr-design.com>; Paul Wilder <pwilder@rcfassoc.com>; brett@homescafe.com; lishmo.202@gmail.com; flynn@merestone.net; windy@merestone.net; Gary Faulhaber <gfaulhaber@rcfassoc.com>
Subject: Re: Re[2]: East Alexandria Property

Hello All,

I'm following up on this. Are we closer to resolving this issue? We don't want to push our hearing date to another month.

Best,
Eric Teran
Architect, LEED AP BD+C
202-569-9620
www.eustilus.com

On Thu, Oct 3, 2024 at 7:41 AM Wim Sutter <wsutter@rcfassoc.com> wrote:

Got it. Thank Roger.

Wim De Sutter, LS I Principal



700 S Washington St, Ste 220
Alexandria, VA 22314
T: 703.549.6422
D: 571.933.6909
E: wsutter@rcfassoc.com
W: www.rcfassoc.com

From: Roger Bohr <roger@bohr-design.com>
Sent: Wednesday, October 2, 2024 4:40 PM
To: Wim Sutter <wsutter@rcfassoc.com>; Paul Wilder <pwilder@rcfassoc.com>; eteran@eustilus.com; brett@homescafe.com; lishmo.202@gmail.com; flynn@merestone.net; windy@merestone.net; Gary Faulhaber <gfaulhaber@rcfassoc.com>
Subject: Re[2]: East Alexandria Property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wim,
See attached. Please note we have not set the pipes that are marked with red circles.

We were waiting on Staff to OK plat design and had not scheduled crew yet. All other corners are as noted on the plat.

Roger K. Bohr
Bohr Design, LLC
540-207-5681
Please use my new email roger@bohr-design.com

----- Original Message -----

From: "Wim Sutter" <wsutter@rcfassoc.com>
To: "Paul Wilder" <pwilder@rcfassoc.com>; "roger@bohr-design.com" <roger@bohr-design.com>; "eteran@eustilus.com" <eteran@eustilus.com>;
"brett@homescafe.com" <brett@homescafe.com>; "lishmo.202@gmail.com" <lishmo.202@gmail.com>; "flynn@merestone.net" <flynn@merestone.net>;
"windy@merestone.net" <windy@merestone.net>; "Gary Faulhaber" <gfaulhaber@rcfassoc.com>
Sent: 10/2/2024 4:13:09 PM
Subject: RE: East Alexandria Property

Hi all,

We received the plat attached and are looking into it. As Roger mentions below. There could be a difference in monumentation held.

RC Fields will field locate the monumentation found and set by Merestone, and add to its own found boundary control.

Once we have collected the data from the field we will compare and share our findings.

Best regards,

Wim De Sutter, LS I Principal



700 S Washington St, Ste 220
Alexandria, VA 22314
T: 703.549.6422
D: 571.933.6909
E: wsutter@rcfassoc.com
W: www.rcfassoc.com

From: Roger Bohr <roger@bohr-design.com>
Sent: Wednesday, October 2, 2024 9:08 AM
To: Eric Teran <eteran@eustilus.com>; Brett Rice <brett@homescafe.com>; Alicia Montgomery <lishmo.202@gmail.com>; Paul Wilder <pwilder@rcfassoc.com>;
flynn@merestone.net; windy@merestone.net
Subject: Re: East Alexandria Property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Eric,

We will have the two surveyors discuss the differences. Generally it's a difference in monumentation held. So they can decide between them which is correct.

Mike Sr.,

Can you discuss with Paul's surveyor? See difference in surveyes. RCF has 50 feet for road vacation area and we have 47 feet.

Paul,

Can you have your surveyor email Mike Sr.?

Thank you all.

Roger K. Bohr

Bohr Design, LLC

540-207-5681

Please use my new email roger@bohr-design.com

----- Original Message -----

From: "Eric Teran" <eteran@eustilus.com>

To: "Brett Rice" <brett@homescape.com>; "Alicia Montgomery" <lishmo.202@gmail.com>; "Paul Wilder" <pwilder@rcfassoc.com>; "Roger Bohr" <roger@bohr-design.com>

Sent: 10/2/2024 8:49:25 AM

Subject: East Alexandria Property

Good morning all,

There is a discrepancy between the survey provided by Paul of RC Fields for Alicia and Brett and my surveyor Roger Bohr. Before we can finalize the vacation request, Brian Dofflemyer emailed me to coordinate the surveys.

I've attached what I have for the survey and the legal description. I've also attached what RC Fields provided for the original applications.

Roger and Paul please figure out the discrepancies and send us the updated plat and legal descriptions.

Let's keep this thread open until we resolve this issue. Sooner the better so the City Council can finalize their vote.

Best,

Eric Teran

Architect, LEED AP BD+C

202-569-9620

www.eustilus.com

--

Alicia Montgomery

406 E. Alexandria Ave.

lishmo.202@gmail.com

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition opposing SUP #2026-00013.

1. Name (printed): Alex Grohowsky Signature: [Signature]
Address: 315 E. Windsor Ave.

2. Name (printed): Peter Hiebert Signature: [Signature]
Address: 404 E Monroe Apt 7

3. Name (printed): Haven John Signature: [Signature]
Address: 2600 Dewitt Ave Alex 22301

4. Name (printed): Sammie Mosher Signature: [Signature]
Address: 408 Home Ave Alex VA 22301

5. Name (printed): DAVE L MOSHER Signature: [Signature]
Address: 408 Home Ave Alex VA 22301

6. Name (printed): Dino Drudi Signature: [Signature]
Address: 315 N West St., Alex, VA 22314

7. Name (printed): Daniel Calvi Signature: [Signature]
Address: 650 Potomac Ave Alexandria VA 22301

8. Name (printed): Thomas McHenry Signature: [Signature]
Address: 470 South Saint Asaph St Alexandria 22304

9. Name (printed): TIM GANSEN Signature: [Signature]
Address: 216 ADAMS ALEXANDRIA 22301

10. Name (printed): James Perrin Signature: [Signature]
Address: 904 Hanson Lane Alexandria, VA 22302

Case: SUP #2026-00013

Page 1 of 6

"All signatures collected in support of the attached petition statement."

as of added-on
6/12/26

total
#10

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): Kim Nielsen Signature: [Signature]

Address: 516 E Alexandria Ave, 22301

2. Name (printed): J. KRAJEWSKI Signature: [Signature]

Address: 403 E. LURAY AVE #6, ALEX 22301

3. Name (printed): Adam Lush Signature: [Signature]

Address: 4625 Seminary Rd. Alexandria, VA 22304 (Apt. 304)

4. Name (printed): Crissey Seaborn Signature: [Signature]

Address: 404 E. Alexandria Ave. 22301

5. Name (printed): Tom Burdick Signature: [Signature]

Address: 9 AUBURN CREST UNIT D 22305

6. Name (printed): Terry Ryan Signature: [Signature]

Address: 100 W. Rosemont Ave Alex VA 22301

7. Name (printed): Trish Ryan Signature: [Signature]

Address: 160 W Rosemont Ave. Alex VA 22301

8. Name (printed): Deb Plunkett Signature: [Signature]

Address: 110 Winkler Ave, Alexandria, VA 22301

9. Name (printed): Erica Haldane Signature: [Signature]

Address: 1 Clifford Ave Alexandria VA 22305

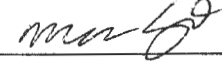
10. Name (printed): Bruce Haldane Signature: [Signature]

Address: 1 Clifford Ave, Alexandria VA 22305

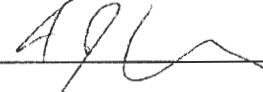
SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

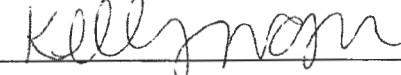
All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): Meagan Doalea Signature: 

Address: 132 Sanborn Pl

2. Name (printed): AUDREY SMITH Signature: 

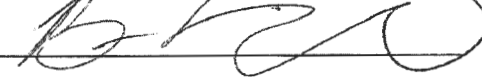
Address: 2201 RUSSELL RD

3. Name (printed): Kelly Nguyen Signature: 

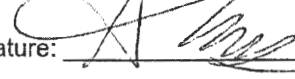
Address: 2941 Sycamore St

4. Name (printed): Hillary Moore Signature: 

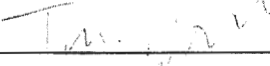
Address: 2931 Hickory St

5. Name (printed): Brian Schneider Signature: 

Address: 3026 manning st

6. Name (printed): Alyssa Masud Signature: 

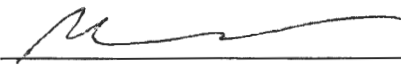
Address: 2938 Hickory St

7. Name (printed): Teresa Proctor Signature: 

Address: 3908 Gresham Pl

8. Name (printed): Alex Gresch Signature: 

Address: 416 E. Alexandria, VA 22301

9. Name (printed): BRET D RICE Signature: 

Address: 408 E ALEXANDRIA AVE ALEX VA

10. Name (printed): _____ Signature: _____

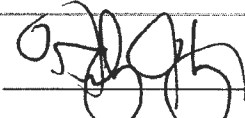
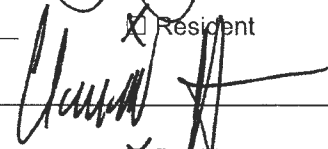
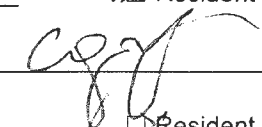
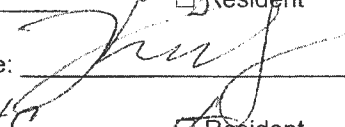
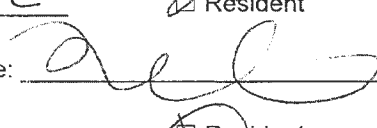
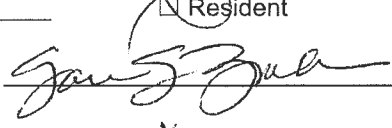
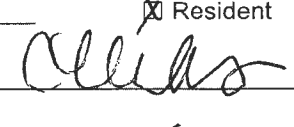
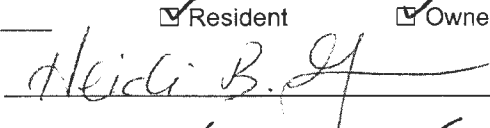
Address: _____



SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed):	<u>Timothy Herzog</u>	Signature:		
Address:	<u>1406 Mt Vernon Ave, Alexandria</u>	☒ Resident	☒ Owner	
Name (printed):	<u>Claudia Jellet</u>	Signature:		
Address:	<u>1406 Mount Vernon Ave</u>	☒ Resident	☒ Owner	
Name (printed):	<u>Jason Marcelle</u>	Signature:		
Address:	<u>414 E. Nelson Ave.</u>	☒ Resident	☒ Owner	
Name (printed):	<u>Cherie Marfori</u>	Signature:		
Address:	<u>459 E. Alexandria Ave</u>	☐ Resident	☐ Owner	
Name (printed):	<u>THOMAS ORTIZ</u>	Signature:		
Address:	<u>1400 MT. VERNON AVE HE</u>	☒ Resident	☒ Owner	
Name (printed):	<u>- Farly</u>	Signature:		
Address:	<u>525 Montgomery St</u>	☐ Resident	☐ Owner	
Name (printed):	<u>SANDRA ZIELINSKI</u>	Signature:		
Address:	<u>1404 Mount Vernon Ave</u>	☒ Resident	☒ Owner	
Name (printed):	<u>Caitlin McAndrews</u>	Signature:		
Address:	<u>205 E Alexandria Ave</u>	☒ Resident	☒ Owner	
Name (printed):	<u>Heidi Gesch</u>	Signature:		
Address:	<u>416 E. Alexandria Ave.</u>	☒ Resident	☒ Owner	

Case: SUP #2026-00013

Page 4 of 6

"All signatures collected in support of the attached petition statement."

total
#3

as of added-on
6/12/26

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): Caitlin Doherty Signature: [Signature]
Address: 3101 N Hampton #1204 Alexandria, VA 22302

2. Name (printed): Laura Gladstone Signature: [Signature]
Address: 1405 Mount Vernon Ave Alexandria VA 22301

3. Name (printed): MaryEllen File Signature: [Signature]
Address: 1461 Mount Vernon Ave, Alexandria, VA 22301

4. Name (printed): Katie Yorke Signature: [Signature]
Address: 610 N West St Alexandria VA 22314

5. Name (printed): Sarah Endorf Signature: [Signature]
Address: 4717 31st St S Alexandria VA

6. Name (printed): Lauren Benedict Signature: [Signature]
Address: 522 E Glendale Ave Alexandria, VA 22301

7. Name (printed): Mark D. Lin Signature: [Signature]
Address: 1401 Mt Vernon Ave, ALEXANDRIA, VA 22301

8. Name (printed): Carlos Cruz Signature: [Signature]
Address: _____

9. Name (printed): _____ Signature: _____
Address: _____

10. Name (printed): _____ Signature: _____
Address: _____

Case: SUP #2026-00013

Page 5 of 6

"All signatures collected in support of the attached petition statement."

as of / added-on
6/12/20

total
#3

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

Submission to: City of Alexandria Planning Commission and Alexandria City Council

All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): RICHARD SMITH Signature: [Signature]

Address: 2201 RUSSELL RD ALEXANDRIA, VA 22301

2. Name (printed): Barbara Wade Signature: [Signature]

Address: 505 W. Woodcroft Ave Alex 22302

3. Name (printed): Susan Morrison Signature: [Signature]

Address: 12 WEST CUSTIS Ave

4. Name (printed): Robert H. Trawlt Signature: [Signature]

Address: 10 Rosecrest Ave, Alex 22301

5. Name (printed): James Hughes Signature: [Signature]

Address: 2205 Russell Rd Alex 22301

6. Name (printed): _____ Signature: _____

Address: _____

7. Name (printed): _____ Signature: _____

Address: _____

8. Name (printed): _____ Signature: _____

Address: _____

9. Name (printed): _____ Signature: _____

Address: _____

10. Name (printed): _____ Signature: _____

Address: _____

total
#3

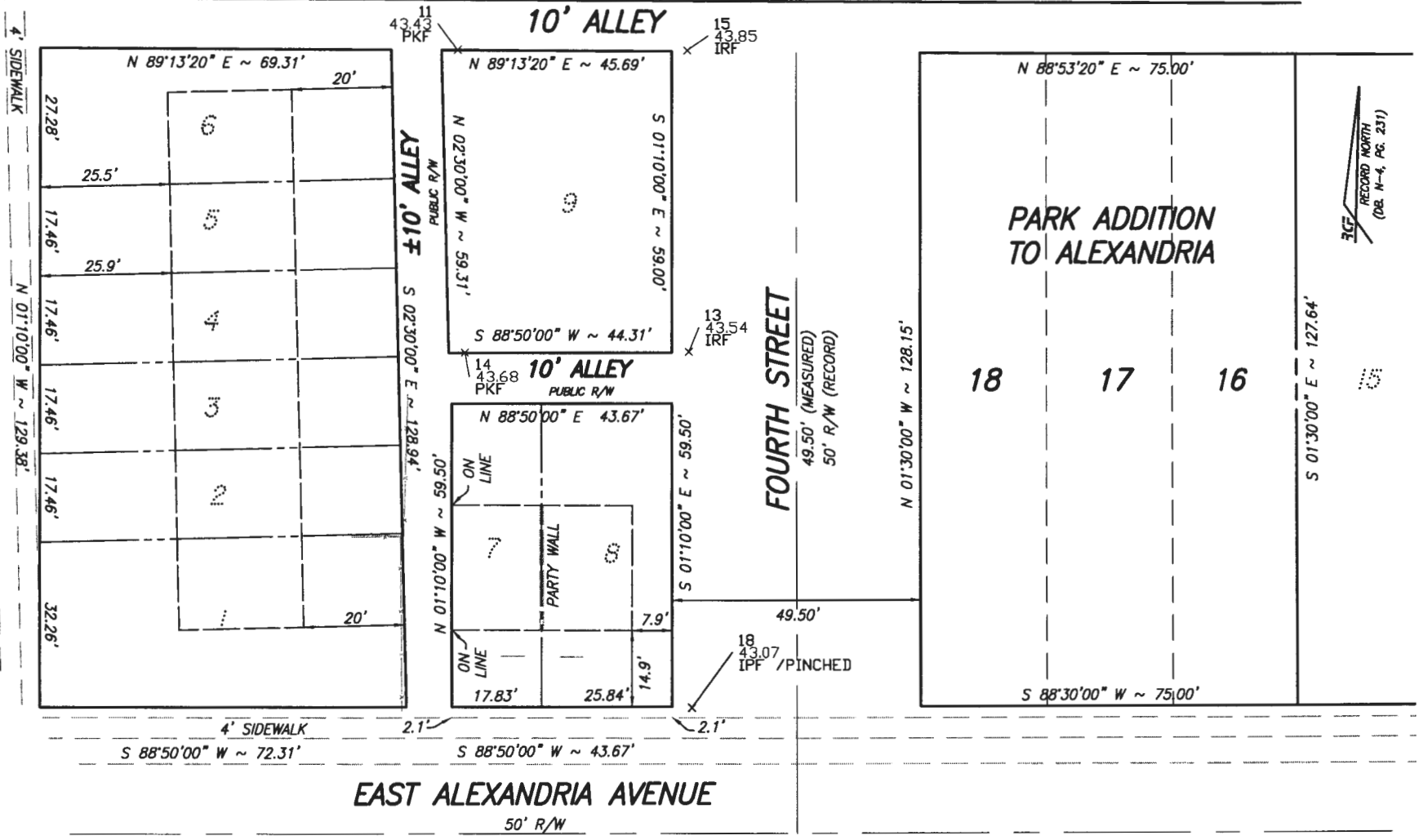
Case: SUP #2026-00013

"All signatures collected in support of the attached petition statement."

Page 6 of 6

as of / added-on
6/12/20

MOUNT VERNON AVE
50' R/W



191

the election of the holder thereof; and Lastly, to pay the remainder of said proceeds, if any there be, to said parties of the first part or assigns, upon the delivery and surrender to the purchase, his, her or their heirs or assigns, of possession of the premises so as aforesaid sold and conveyed, less the expense, if any, of obtaining possession.

AND the said parties of the first part doe hereby agree at their own cost, during all the time wherein any part of the matter hereby secured shall be unsettled or unpaid, to keep the said improvements insured against loss by fire in the full sum of One Thousand and no/100 dollars, in the name and to the satisfaction of the party of the second part, or substituted trustee, in such fire insurance company or companies as the said party of the second part may select, who shall apply whatever may be received therefrom to the payment of the matter hereby secured, whether due or not, unless the party entitled to receive shall waive the right to have the same so applied, and also to pay all the taxes and assessments, both general and special, that may be assessed against, or become due on said land and premises during the continuance of this trust, and that upon any neglect or default to so insure, or to pay taxes and assessments, any party hereby secured may have said improvements insured and pay said taxes and assessments, and the expense thereof shall be a charge hereby secured

AND it is further agreed that if the said property shall be advertised for sale, as herein provided, and not sold, the trustee or trustees acting shall be entitled to one-half the commission above provided, to be computed on the amount of the debt hereby secured.

AND the said parties of the first part covenant that they will warrant especially the land and premises hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

WITNESS the following signatures and seals:

Hugh D. Greer, (Seal)
Minerva J. Greer, (Seal)

STATE OF VIRGINIA, CITY OF ALEXANDRIA, to-wit:--

I, Virginia Davis, a Notary Public, in and for the City aforesaid, in the State of Virginia, do hereby certify that Hugh D. Greer and Minerva J. Greer, his wife, whose names are signed to the foregoing writing bearing date on the 8th day of June, 1938, have acknowledged the same before me in my City and State aforesaid.

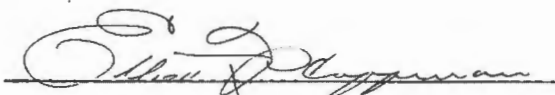
Given under my hand this 8th day of June 1938. My commission expires October 25, 1939.

Virginia Davis.

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria, August 9th, 1938, this deed was received and with the annexed certificate admitted to record at 9:50 o'clock A. M.

Teste:

 , Clerk.-

Pohl and Hepburn, Inc.)

DEED OF DEDICATION

Deed of Dedication.)

THIS DEED OF DELICATION made this 27th day of July, 1938, by Pohl and Hepburn, Incorporated, owner, and Charles A. Davis and Albert V. Bryen, Trustees;

WHEREAS, said Pohl and Hepburn, Incorporated is the owner of Lots numbered one (1), two (2), three (3), four (4), and five (5), in Block numbered ten (10), in the subdivision of Park Addition, as the same is duly dedicated, platted and recorded among the land records of Arlington County, Virginia, in Liber N., Number 4, page 231, and which by annexation proceedings duly consummated, are now located within the extended limits of the City of Alexandria, Virginia; and

WHEREAS, it is the desire of the said Pohl and Hepburn, Incorporated to re-subdivide said lots in accordance with the plat hereto attached and made a part hereof and pursuant to

Indexed
Examined
and
Delivered
To
Maurice D.
Rosenburg
8/11/38

any there be, to said parties of the first part or assigns, upon the delivery and surrender to the purchase, his, her or their heirs or assigns, of possession of the premises so as aforesaid sold and conveyed, less the expense, if any, of obtaining possession.

AND the said parties of the first part do hereby agree at their own cost, during all the time wherein any part of the matter hereby secured shall be unsettled or unpaid, to keep the said improvements insured against loss by fire in the full sum of One Thousand and no/100 dollars, in the name and to the satisfaction of the party of the second part, or substituted trustee, in such fire insurance company or companies as the said party of the second part may select, who shall apply whatever may be received therefrom to the payment of the matter hereby secured, whether due or not, unless the party entitled to receive shall waive the right to have the same so applied, and also to pay all the taxes and assessments, both general and special, that may be assessed against, or become due on said land and premises during the continuance of this trust, and that upon any neglect or default to so insure, or to pay taxes and assessments, any party hereby secured may have said improvements insured and pay said taxes and assessments, and the expense thereof shall be a charge hereby secured.

AND it is further agreed that if the said property shall be advertised for sale, as herein provided, and not sold, the trustee or trustees acting shall be entitled to one-half the commission above provided, to be computed on the amount of the debt hereby secured.

AND the said parties of the first part covenant that they will warrant especially the land and premises hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

WITNESS the following signatures and seals:

Hugh D. Greer, (Seal)
Minerva J. Greer, (Seal)

STATE OF VIRGINIA, CITY OF ALEXANDRIA, to-wit:--

I, Virginia Davis, a Notary Public, in and for the City aforesaid, in the State of Virginia, do hereby certify that Hugh D. Greer and Minerva J. Greer, his wife, whose names are signed to the foregoing writing bearing date on the 8th day of June, 1938, have acknowledged the same before me in my City and State aforesaid.

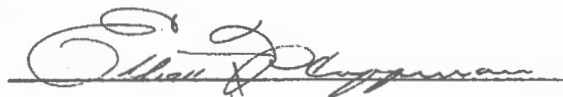
Given under my hand this 8th day of June 1938. My commission expires October 25, 1939.

Virginia Davis.

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria, August 9th, 1938, this deed was received and with the annexed certificate admitted to record at 9:50 o'clock A. M.

Teste:

, Clerk.-

Pohl and Hepburn, Inc.)

DEED OF DEDICATION

Deed of Dedication.)

THIS DEED OF DEDICATION made this 27th day of July, 1938, by Pohl and Hepburn, Incorporated, owner, and Charles A. Davis and Albert V. Bryan, Trustees;

WHEREAS, said Pohl and Hepburn, Incorporated is the owner of Lots numbered one (1), two (2), three (3), four (4), and five (5), in Block numbered ten (10), in the subdivision of Park Addition, as the same is duly dedicated, platted and recorded among the land records of Arlington County, Virginia, in Liber N., Number 4, page 231, and which by annexation proceedings duly consummated, are now located within the extended limits of the City of Alexandria, Virginia; and

WHEREAS, it is the desire of the said Pohl and Hepburn, Incorporated to re-subdivide said lots in accordance with the plat hereto attached and made a part hereof and pursuant to the provisions of Section 5217 of the Code of Virginia, and

WHEREAS, the said property is subject to a Deed of Trust, dated January 10, 1936, from Hazel T. Clem and T. Briley Clem, her husband, to Charles A. Davis, Trustee, securing one promissory note for \$1500.00 due on or before three years after date, with interest at six per cent (6%) per annum, payable to order of J. Kenneth Aitcheson and John Aitcheson at the First National Bank, Alexandria, Virginia; and subject further to a second Deed of Trust, dated February 11, 1938, from Hazel T. Clem and T. Briley Clem, her husband, to Albert V. Bryan, Trustee, securing five hundred dollars and interest to bearer, one year after date, at First National Bank, Alexandria, Virginia, and

WHEREAS, the said J. Kenneth Aitcheson and John Aitcheson are beneficiaries under the aforesaid first Deed of Trust, and the Mutual Ice Company, Incorporated, is the beneficiary under the aforesaid second Deed of Trust and it is in accordance with the free consent and the desire of the said J. Kenneth Aitcheson and John Aitcheson and the Mutual Ice Company, Incorporated, beneficiaries, that the land be subdivided in accordance with the plat hereto attached, and

WHEREAS, the said J. Kenneth Aitcheson and John Aitcheson and the Mutual Ice Company, Incorporated, the beneficiaries under the Deeds of Trust, aforesaid, do hereby direct and request Charles A. Davis, Trustee, and Albert V. Bryan, Trustee, under the Deeds of Trust, respectively, to join in and sign this Deed of Dedication, with their free consent and in accordance with their desire.

NOW THEREFORE, THIS DEED OF DEDICATION WITNESSETH: That the said Pohl and Hepburn, Incorporated, owner and proprietor, does hereby subdivide and dedicate the said land as shown upon the plat hereto attached, the tract or parcel of land being bounded and described as follows, to-wit:

Lots numbered 1, 2, 3, 4, and 5, in Block numbered Ten (10), in the subdivision of Park Addition as the same is duly dedicated, platted and recorded among the land records of Arlington County, Virginia, in Liber K., No. 4, page 231. Being the same property acquired by Hazel T. Clem by deed dated December 27, 1937, of record in Deed Book 141, page 520, of the Alexandria City land records.

Title to said property was acquired by Pohl and Hepburn, Incorporated, by deed duly of record among the Alexandria City land records in Deed Book ¹⁴⁵~~146~~, page 407.

The aforesaid beneficiaries and trustees do hereby consent to and join in this deed of dedication.

IN WITNESS WHEREOF, Pohl and Hepburn, Incorporated, has caused this Deed to be signed by its President, and its Corporate Seal to be hereto affixed, duly attested by its Secretary.

(seal)

POHL AND HEPBURN, INCORPORATED

Attest: George P. Beach
Secretary.

By: Ralph L. Hepburn
President.

And also witness the following signatures and seals:

Albert V. Bryan (seal)
Trustee.

Charles A. Davis (seal)
Trustee.

J. Kenneth Aitcheson (seal)
Beneficiary.

John Aitcheson (seal)
Beneficiary.
By: J. K. Aitcheson, agent.

(seal)

MUTUAL ICE COMPANY, INCORPORATED
Beneficiary.

By: O. A. Bearden (Seal)
Secretary.

STATE OF VIRGINIA, CITY OF ALEXANDRIA, to-wit:

I, Mary Elizabeth Ward, a Notary Public in and for the State and City aforesaid, do hereby certify that Ralph L. Hepburn, President and George P. Beach, Secretary of Pohl and Hepburn,

WHEREAS, the said property is subject to a Deed of Trust, dated January 10, 1938, from Hazel T. Clem and T. Briley Clem, her husband, to Charles A. Davis, Trustee, securing one promissory note for \$1500.00 due on or before three years after date, with interest at six per cent (6%) per annum, payable to order of J. Kenneth Aitcheson and John Aitcheson at the First National Bank, Alexandria, Virginia; and subject further to a second Deed of Trust, dated February 11, 1938, from Hazel T. Clem and T. Briley Clem, her husband, to Albert V. Bryan, Trustee, securing five hundred dollars and interest to Bearer, one year after date, at First National Bank, Alexandria, Virginia, and

WHEREAS, the said J. Kenneth Aitcheson and John Aitcheson are beneficiaries under the aforesaid first Deed of Trust, and the Mutual Ice Company, Incorporated, is the beneficiary under the aforesaid second Deed of Trust and it is in accordance with the free consent and the desire of the said J. Kenneth Aitcheson and John Aitcheson and the Mutual Ice Company, Incorporated, beneficiaries, that the land be subdivided in accordance with the plat hereto attached, and

WHEREAS, the said J. Kenneth Aitcheson and John Aitcheson and the Mutual Ice Company, Incorporated, the beneficiaries under the Deeds of Trust, aforesaid, do hereby direct and request Charles A. Davis, Trustee, and Albert V. Bryan, Trustee, under the Deeds of Trust, respectively, to join in and sign this Deed of Dedication, with their free consent and in accordance with their desire.

NOW THEREFORE, THIS DEED OF DEDICATION WITNESSETH: That the said Pohl and Hepburn, Incorporated, owner and proprietor, does hereby subdivide and dedicate the said land as shown upon the plat hereto attached, the tract or parcel of land being bounded and described as follows, to-wit:

Lots numbered 1, 2, 3, 4, and 5, in Block numbered Ten (10), in the subdivision of Park Addition as the same is duly dedicated, platted and recorded among the land records of Arlington County, Virginia, in Liber N., No. 4, page 231, Being the same property acquired by Hazel T. Clem by deed dated December 27, 1937, of record in Deed Book 141, page 520, of the Alexandria City land records.

Title to said property was acquired by Pohl and Hepburn, Incorporated, by deed duly of record among the Alexandria City land records in Deed Book ~~145~~¹⁴⁶, page 407.

The aforesaid beneficiaries and trustees do hereby consent to and join in this deed of dedication.

IN WITNESS WHEREOF, Pohl and Hepburn, Incorporated, has caused this Deed to be signed by its President, and its Corporate Seal to be hereto affixed, duly attested by its Secretary.
(seal)

POHL AND HEPBURN, INCORPORATED

Attest: George P. Beach
Secretary.

By: Ralph L. Hepburn
President.

And also witness the following signatures and seals:

Albert V. Bryan (seal)
Trustee.

Charles A. Davis (seal)
Trustee.

J. Kenneth Aitcheson (seal)
Beneficiary.

John Aitcheson (seal)
Beneficiary.
By: J. K. Aitcheson, agent.

(seal)

MUTUAL ICE COMPANY, INCORPORATED
Beneficiary.

By: O. A. Reardon (Seal)
Secretary.

STATE OF VIRGINIA, CITY OF ALEXANDRIA, to-wit:

I, Mary Elizabeth Ward, a Notary Public in and for the State and City aforesaid, do hereby certify that Ralph L. Hepburn, President and George P. Beach, Secretary of Pohl and Hepburn,

Incorporated, whose names are signed to the foregoing writing, bearing date on the 27th day of July, 1938, personally appeared before me in my State and City aforesaid, and acknowledged said writing to be the act and deed of said Corporation, and the seal thereto affixed to be its Corporate Seal, and that the said Deed was so signed and acknowledged by them and the said Corporate seal so affixed by authority of the Board of Directors of said Corporation.

Given under my hand this 9th day of August, 1938.

My commission expires June 29, 1941.

Mary Elizabeth Ward
Notary Public.

STATE OF VIRGINIA
CITY OF ALEXANDRIA to-wit:

I, Mary Elizabeth Ward, a Notary Public for the City and State aforesaid, do certify that Charles A. Davis and Albert V. Bryan, Trustees; J. Kenneth Aitcheson and John Aitcheson, beneficiaries; and O. A. Reardon, who is the representative of the Mutual Ice Company, Incorporated, Beneficiary, whose names are signed to the writing above, bearing date on the 27th day of July, 1938, have acknowledged the same before me in my city and state aforesaid.

My commission expires June 29, 1941.

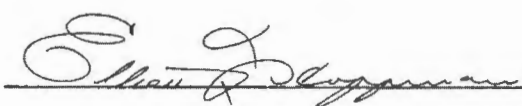
Given under my hand this 9th day of August, 1938.

Mary Elizabeth Ward
Notary Public.

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria, August 9, 1938 this deed was received and with the annexed certificate admitted to record at 10:15 o'clock A. M.

Teste:

 Clerk.

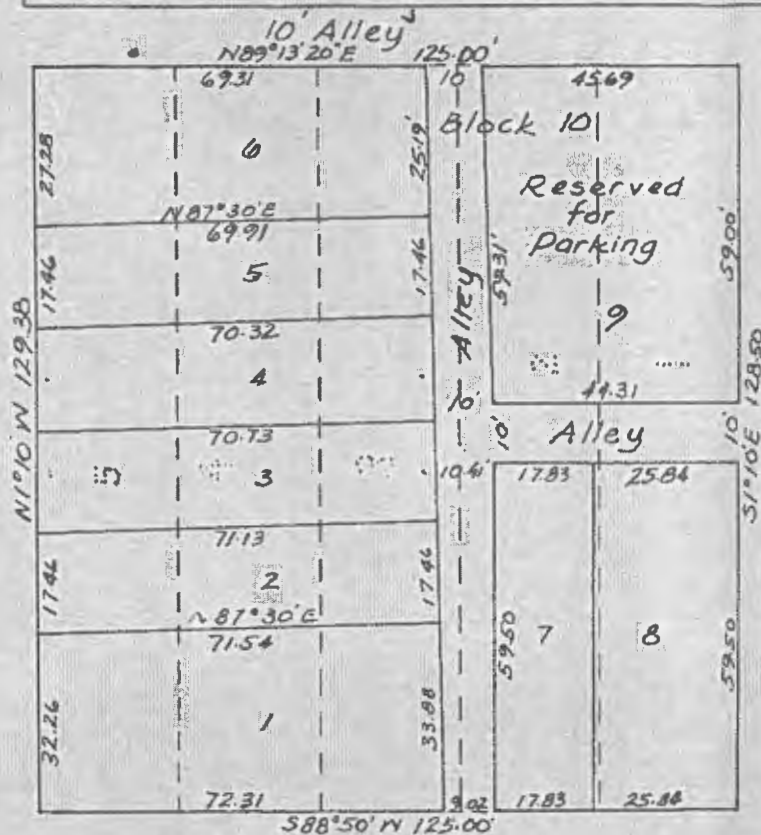
Rebecca Jacobson, et vir, et als }
to } DEED OF BARGAIN AND SALE
Esther Lipkin. }

THIS DEED, made this 14th day of March, 1938, by and between Rebecca Jacobson and Samuel Jacobson, her husband, and Louis Jacobson and Rita L. Jacobson, his wife, parties of the first part and Esther Lipkin, party of the second part. Maurice Rosenberg 8/11/38

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00), and of other good and valuable consideration in law, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with general warranty of title unto Esther Lipkin, all of that lot or parcel of ground, together with the improvements thereon and the appurtenances thereunto belonging, located on the west side of Royal Street between King and Cameron Streets, in the City of Alexandria, Virginia, known as number 124 North Royal Street, and more particularly bounded and described as follows, to-wit:

Beginning at a point on the west side of Royal Street 15 1/2 feet 7 inches south of Cameron Street and running thence north on Royal Street 24 feet; thence west parallel with Cameron Street 126 feet to an alley; thence south parallel with Royal Street 24 feet; thence east parallel with Cameron Street 126 feet to Royal Street and the point of beginning, with right of way over said alley in common with other entitled thereto and being the same property

Mt Vernon Ave



Alexandria Ave

PLAT
Showing Resubdivision of
a portion of
PARK ADDITION
Alexandria, Virginia
Scale 1"=20'

Sept 27, 1938 July 11, 1938

D. Stafford Kelley
Certified Civil Engineer
Alexandria, Va



Outlook

Re: SUP #2026-00013, 404-A East Alexandria Avenue

From Leah Kegler <lkegler@gmail.com>**Date** Mon 6/15/2026 7:31 PM**To** PlanComm <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>; Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

You don't often get email from lkegler@gmail.com. [Learn why this is important](#)

Good evening.

Thank you for the time and effort you spent reviewing the SUP over the last few months. I especially appreciate those who voted to oppose this particular SUP.

Best,
Leah Kegler

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From: Leah Kegler <lkegler@gmail.com>**Sent:** Friday, 12 June 2026 17:53:02**To:** PlanComm@alexandriava.gov <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>; kendra.jacobs@alexandriava.gov <kendra.jacobs@alexandriava.gov>**Cc:** Eric Weiner <ejw77@me.com>**Subject:** Fwd: SUP #2026-00013, 404-A East Alexandria Avenue

I am resubmitting my letter as it was not included in the materials for tomorrow's meeting. I am OPPOSED to SUP #2026-00013, 404-A East Alexandria Avenue.

Please find my letter below.

Thank you,
Elizabeth (Leah) Kegler
414 E Alexandria Ave.

Begin forwarded message:

From: Leah Kegler <lkegler@gmail.com>**Subject:** SUP #2026-00013, 404-A East Alexandria Avenue**Date:** May 3, 2026 at 7:37:51 PM EDT**To:** plancomm@alexandriava.gov, alicia.chase@alexandriava.gov,
mayorandcouncil@alexandriava.gov

May 3, 2026

Chair and Members of the Planning Commission
City of Alexandria
Alexandria, Virginia

Re: SUP #2026-00013, 404-A East Alexandria Avenue

Dear Chair and Members of the Planning Commission:

My name is Elizabeth Kegler, and I live at 414 East Alexandria Avenue. I am writing to respectfully urge the Planning Commission to deny SUP #2026-00013 for the property located at 404-A East Alexandria Avenue.

This application has previously come before the Commission twice. The current application does not appear to resolve the fundamental issues that led to the prior denials, including lack of street frontage, limited access through a narrow alley, and unresolved questions regarding emergency vehicle access.

My first concern is emergency access and public safety.

The only access to this property is through a 10-foot alley. The staff presentation describes that access as "sufficient." However, the record does not appear to demonstrate that emergency vehicles can safely and effectively access the site through that alley. Fire and emergency response access is a threshold public safety issue, particularly where the proposed dwelling would not front on a public street.

The City's own records acknowledge that alleys are generally not adequate for emergency vehicle access. The application should not be approved without emergency access that is adequate under real-world conditions.

My second concern is that approval of the SUP would not resolve the physical limitations of the site.

Approval of an SUP would not widen the alley, create street frontage, or independently establish that emergency access is safe and workable. The site's physical conditions remain the same regardless of whether permission to build is granted.

A lot should be considered usable only if it can function safely and appropriately under actual site conditions.

My third concern is that the analysis supporting the application appears inconsistent.

The application discusses lot frontage, yet the need for an SUP arises because the lot lacks frontage on a public street. The applicant also appears to define the "front" of the lot based on the orientation of the proposed house rather than where the lot meets a public street. That approach does not resolve the frontage issue.

Finally, this application has been denied twice before for substantially the same reasons.

Although the applicant has made design changes, the fundamental site conditions remain unchanged. The site lacks street frontage. Access remains limited to a narrow alley.

Emergency access remains unresolved. These are physical site constraints, not design issues.

The Commission should give weight to the fact that these same concerns have twice led to a denial by the city. Nothing in the current application appears to resolve them.

For these reasons, I respectfully ask the Planning Commission to deny SUP #2026-00013. The record does not demonstrate that the site is safe, usable under actual conditions, or supported by a consistent and reliable analysis.

Respectfully,

Elizabeth Kegler
414 E. Alexandria Ave.
Alexandria, VA 22301

19
6-13-26



[EXTERNAL]THANK YOU - for opposing SUP #2026-00013, 404-A East Alexandria Ave

From Eric Weiner <ejw77@me.com>

Date Mon 6/15/2026 6:28 PM

To Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Abdel Elnoubi <abdel.elnoubi@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Sandy Marks <sandy.marks@alexandriava.gov>; Jacinta Greene <Jacinta.Greene@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>

Cc CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

You don't often get email from ejw77@me.com. [Learn why this is important](#)

Good evening council members,

Just a quick note to thank all of you for taking the time and making the effort to thoroughly review the 404-A East Alexandria issue.

And a special thanks to those of you who opposed the SUP.

Kind regards,

Eric Weiner
414 E Alexandria Ave

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Outlook

[EXTERNAL]Docket Item 18 - Support for Housing 2040 Plan from Habitat for Humanity

From Regine Sellote <Regine.Sellote@habitatdcnova.org>**Date** Mon 6/15/2026 10:19 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

You don't often get email from regine.sellote@habitatdcnova.org. [Learn why this is important](#)

Dear City Council:

The City of Alexandria's Housing 2040 staff have done an excellent job putting together a comprehensive, detailed and progressive Housing 2040 Plan that will addresses the City's housing shortage, while also speaking to the need for preservation of existing affordable housing and protecting current residents, renters, homeowners, and unhoused. Habitat for Humanity of Northern Virginia and I thank them for their hard work on developing this draft, and we hope you supported and will continue to support the plan.

Habitat for Humanity of Northern Virginia, which works to expand affordable homeownership opportunities and stability in Northern Virginia, including the City of Alexandria, building safe, quality, and affordable homes, would like to briefly comment sharing that we especially appreciate the initiatives on increasing access to affordable and attainable homeownership and encourages that you keep the following goals and the corresponding strategies in the final draft:

Goals:

- Goal 5. EXPAND affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and ENHANCE resources to support existing homeowners. (Doc pages 43-45)
- Goal 7. EXPAND resources and options for seniors and persons with disabilities to live and age safely within the city. (Doc pages 49-52)
- Goal 8. ENHANCE housing quality, safety, and livability to support resident health, security, and well-being. (Pages 53 and 54)
- Goal 9. EMPOWER residents to maintain housing stability and pursue economic mobility and FOSTER pathways to help them build and sustain wealth. (Pages 55-57)

Specific recommendations and strategies:

- Maximize the creation of committed affordable homeownership units and affordable housing resources through the development process.
- Evaluate and prioritize opportunities to use City remnant parcels for affordable homeownership development projects.
- Homeowners to explore development of accessible ADUs on their properties to help expand housing options for adult children with disabilities or to enable parents and other elders to age in place in proximity to family and caregivers.
- Provide rehabilitation services prioritizing repairs critical to habitability, health, and safety for income-eligible renters and owners.
- Continue to partner with organizations that provide rehabilitation and aging-in-place services that complement City programs.

- Continue to evaluate the allocation of Virginia Housing and similar funding to maximize the use and reach of available state mortgage interest reduction resources.
- Continue to offer down payment and closing-cost assistance towards the purchase of affordable homeownership set-aside units and other resale-restricted units to eligible homebuyers with incomes up to 100% AMI.

We're available for any questions or elaboration you may need. Thank you so much for your consideration, and for the opportunity to comment.

In partnership,
Regine

Warm regards,
Regine Sellote (she/her)
Director of Policy and Advocacy
Habitat for Humanity of Washington, D.C. & Northern Virginia
Regine.Sellote@habitatdcnova.org
Cell: 703-862-8274
4245 North Fairfax Drive, Suite 650, Arlington VA 22203

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City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 17, 1995

TO: RICHARD SANDERSON, DIRECTOR
REAL ESTATE ASSESSMENTS

THROUGH: SHELDON LYNN, DIRECTOR *SL*
DEPARTMENT OF PLANNING AND ZONING

FROM: TOD CHERNIKOFF, URBAN PLANNER P&Z *tal*

SUBJECT: SUBSTANDARD LOT RESEARCH

Ralph Rosenbaum and I have analyzed Real Estate Assessment's list of 160 substandard lots.

Staff has analyzed each substandard lot and categorized each of them into four categories -- category 1, substandard lots that cannot apply for development under a special use permit; category 2, substandard lots that qualify to apply for a special use permit; category 3, substandard lots zoned RM or POS that can only be evaluated under the RM and POS zone regulations; and, category 4, substandard lots which have been consolidated with other lots, resubdivided or classified as outlots.

Category 1: One hundred and six (106) lots are substandard and do not meet the physical criteria of section 12-402 of the zoning ordinance. They are therefore not eligible to apply for a special use permit for development.

Category 2: Eighteen (¹⁹~~18~~) lots are substandard but do meet the physical criteria of either section 12-402(A)(2) or 12-402(A)(1) of the zoning ordinance and may be eligible to request a special use permit for development of a single family house. We did not research ownership of the subject lots or surrounding lots, which could affect eligibility.

Category 3: Ten (10) are substandard but are, because of their zone designation, analyzed differently. Nine (9) lots are located in the RM zone, and one (1) lot was located in the POS zone. Lot 55 located in the POS zone is City parkland and must be dropped from the list. A dwelling is not a permitted use in the POS zone. Of the nine lots zoned RM, five lots substandard, are not grandfathered and cannot be developed for single-family dwellings. The

potential for a special use permit for development pursuant to section 12-400 does not apply to lots in the RM zone. The remaining four lots zoned RM are classified as outlots. I discuss the four outlots further under category 4 and conclude that none are developable.

Category 4: The final twenty-six (26) lots include two lots that must be dropped from the list because they comply with the R-2-5 and R-8 zone regulations (lots 42 and 135). The remaining 24 lots in this category are (1) lots that have been consolidated with adjacent lots recently to create larger lots, (2) lots approved by the Planning Commission as part of a subdivision with variations of lot size, width, or frontage, and thus developable, or (3) outlots (lots with no frontage on a public street) which can meet the lot frontage requirements with a special use permit pursuant to section 7-1007 of the zoning ordinance.

Staff has analyzed the outlots including the four lots zoned RM to determine their potential for development. The criteria used in this analysis included the following: (1) comparison of lot area with zone requirements, (2) a comparison of the outlot's characteristics (ie. lot area, dimensions, location, and lot configuration) with similarly zoned lots within the immediate area, (3) the character of the surrounding lots in relation to the outlot, (4) the degree in which the outlot is landlocked with adjoining land, and (5) the availability of alley access or the opportunity to allow access by easement with an adjoining property. We have concluded that only two outlots (lots 37 and 146) may be eligible to request a special use permit for development of a single family house.

Attached are lists of the substandard lots organized by the four categories. Should you require additional information on any of these lots please call me at 838-4688.

cc: Sheldon Lynn
Peter Leiberg

Attachment

CATEGORY 1

Page No. 4
03/16/95

SUBSTANDARD LOT ANALYSIS
DEPT. OF PLANNING & ZONING
RALPH A. ROSENBAUM
MARCH 10, 1995

NO.	ADDRESS	MAP/BLOCK/LOT	LOT AREA	LOT WIDTH	LOT DEPTH	ZONE	HAS 90% OF ZONING REQUIRED FOR LOT	HAS 50%+ OF SIZE OF DEV. LOTS ON STD. BLOCK FACE	HAS 50%+ OF SIZE OF DEV. LOTS ON CREATED BLOCK FACE	COMMENTS
006	4630 RALEIGH AV	49.00.06.02	6223	159.00	78.00	R12	N		N	
007	415 CLIFFORD AV	2.01.02.16	2625	25.00	25.00	R-2-5	N		N	
008	111 WINDSOR AV	34.04.06.07	2875	25.00	25.00	R-2-5	N	N		
009	104 HOWELL AV	34.04.06.19	2875	25.00	25.00	R-2-5	N		N	
011	404 ALEXANDRIA AV	43.04.03.18	2593	59.00	59.00	R-2-5	N		N	
012	411 THOMAS ST	33.00.10.25	2950	50.00	50.00	R8	N		N	
013	805 HERMITAGE COURT	52.00.04.03-05	642	125.00	0.00	R8	N		N	
014	803 HERMITAGE COURT	52.00.04.03-06	1137	166.00	0.00	R8	N		N	
015	801 HERMITAGE COURT	52.00.04.03-07	1330	78.30	0.00	R8	N	N		
024	5122 ECHOLS AV	10.00.03.09	10140	50.00	50.00	R12	N	N		
025	1808 ORCHARD ST	42.00.04.10	5524	55.10	56.00	R12	N		N	
026	1037 QUAKER LN N	32.00.10.26	2766	6.70	6.70	R20	N	N		
027A	1023A QUAKER LN N	32.00.10.30	3493	18.00	18.00	R20	N	N		
029	1401 KEY DR	41.00.01.29	2059	30.00	18.00	R20	N	N		
030	703 QUAKER LN N	41.00.03.02	13275	88.50	88.50	R20	N		N	
033	3121 COMMONWEALTH AV	24.02.03.01	3682	83.70	70.00	R-2-5	N		N	
034	203 ASHBY ST	24.02.03.08	3738	25.00	25.00	R-2-5	N	N		
035	315 ASHBY ST	24.02.03.20	2925	35.00	35.00	R-2-5	N	N		
038	103 MT. IDA AV. W	24.03.05.13	5000	40.00	40.00	R-2-5	N		N	
039	101 MT. IDA AV. W	24.03.05.14	4000	40.00	40.00	R-2-5	N		N	
040	19 FORREST ST	24.03.06.06	2563	25.00	25.00	R-2-5	N	N		
041	22 FORREST ST	24.03.06.09	2409	23.50	23.50	R-2-5	N	N		
043	7 UHLER AV	24.03.08.12	2563	25.00	25.00	R-2-5	N	N		
044	13 FORREST ST	24.04.01.26	2562	25.00	25.00	R-2-5	N	N		
045	10 FORREST ST	24.04.01.38	2562	25.00	25.00	R-2-5	N	N		
046	2511 DEWITT AV	24.04.05.22	3025	50.00	50.00	R-2-5	N	N		
047	326 LAVERNE AV	25.01.01.06	2750	25.00	25.00	R-2-5	N	N		



Outlook

[EXTERNAL]SUP2026-00013

From Heidi FromTexas <heidifromtexas@hotmail.com>**Date** Sat 6/13/2026 12:37 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

1 attachment (797 KB)

1995 memo re- 404A Ineligible to Apply for SUP.pdf;

You don't often get email from heidifromtexas@hotmail.com. [Learn why this is important](#)

To Whom It May Concern:

I oppose the Special Use Permit for 404A E Alexandria Ave. I am including a letter I submitted on May 4, 2026, below. I am also adding my statement below, and I am attaching a memo from March 1995 reflecting the decision that this lot is "not eligible to apply for a special use permit for development." To my knowledge, there has been no change to that determination, so this application is not even permissible, and I am not sure why it is being considered and even recommended.

For decades, the City has treated 404A East Alexandria Avenue as a site that was not eligible for development – indeed not even eligible to apply for a Special Use Permit. Nothing has changed that would alter that determination, and the city should not change decades of precedent—on which home buyers relied—to now reach a different conclusion.

The history is important here:

In 1995, Planning & Zoning conducted a citywide review of substandard lots, including 404A E Alexandria. Planning & Zoning determined that the lot failed the eligibility requirements of Zoning Ordinance Section 12-402 and that a special use permit application could not even be submitted. That conclusion was reached following a two-year effort coordinated across city departments, including Planning & Zoning, Real Estate Assessments, Finance, and others. The results were presented to City Council and then relied upon for assessment and taxation purposes for decades. The City adjusted assessments and even issued retroactive tax refunds to sub-standard lot owners based upon those determinations.

In 2012, the City again relied upon the 1995 substandard lot study and policy, and former Planning & Zoning Director Barbara Ross clearly stated to the Board of Zoning Appeals that frontage was one of the three criteria considered in determining substandard lot eligibility. ("Lot area, lot width measured at the building line, and lot frontage at the front lot line.") This lot does not have any public street frontage, as the current staff report acknowledges. Yet, in spite of that, the Planning & Zoning come to a conclusion that is entirely inconsistent with the requirements for substandard lot eligibility for development. And

they have not offered any new analysis to show why the decision that has been relied on for 20 years is wrong.

The question before Council is simple: What changed? Until that question is answered, the record does not support overturning decades of Planning & Zoning determinations that 404A East Alexandria Avenue was not eligible for development. For the last 20+ years, this lot was not eligible to even apply for a special use permit. Now, the city is not only allowing the applications but considering approving SPUs that approve development on a lot that meet threshold street frontage requirements. To my knowledge, nothing about the lot or the eligibility requirements has to change to justify this complete reversal from the city's position for the last two decades. In light of this, I urge the council to deny the Special Use Permits for 404A E Alexandria Ave. Thank you.

From: Heidi FromTexas <heidifromtexas@hotmail.com>
Sent: Monday, May 4, 2026 8:50 PM
To: PlanComm@alexandriava.gov <PlanComm@alexandriava.gov>
Subject: SUP2026-00013

Dear Members of the Planning Commission,

We are writing to oppose the Special Use Permit application for 404A E Alexandria Avenue.

This proposal has already been denied twice by City Council (March and November 2024), and the core issues remain unchanged. The lot is still substandard, lacks street frontage, and does not provide adequate access for emergency vehicles.

Most importantly, this proposal is unsafe. As noted by the Fire Marshal, there is insufficient access for fire trucks and EMS, and no turnaround for emergency vehicles. These are fundamental safety concerns that cannot be resolved through minor design changes or code modifications.

The proposal is also inconsistent with the Del Ray Pattern Book and the established neighborhood development pattern, which emphasizes homes oriented to and accessed from the street. A primary residence on a lot with no street frontage does not align with these principles. The Del Ray Citizens' Association has similarly opposed this type of development.

Finally, the examples cited in the staff report are not comparable. Those lots meet zoning requirements and have some street frontage—this lot has none and is located in the R-25 zone.

For these reasons, we respectfully urge you to recommend denial of this SUP.

Sincerely,

Heidi and Alex Gesch

416 E Alexandria Ave.

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19
6-13-26



Re: Vote NO - #SUP2026-00013 for 404A East Alexandria Ave

From John Burdick <john.cam.burdick@gmail.com>

Date Fri 6/12/2026 11:34 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Dakota Chance <chance.djc@gmail.com>; John Burdick <john.cam.burdick@gmail.com>; PlanComm <PlanComm@alexandriava.gov>

You don't often get email from john.cam.burdick@gmail.com. [Learn why this is important](#)

Dear Members of the Planning Commission,

NOTE: Please accept this as Version 2 of my comments regarding SUP #SUP2026-00013. I am submitting a corrected copy to address several typographical and grammatical errors in my original email, which was sent in haste while I was rushing to pick up my three children while my wife is away during a military exercise.

My name is John Burdick, and my wife, Dakota Chance (copied on this email), and we own 1409 Mount Vernon Avenue. We are dual Active Duty Air Force officers currently stationed at Joint Base Pearl Harbor-Hickam, Hawaii. Because we are stationed overseas with our three sons, we are unable to attend the hearings in person.

I respectfully request that you deny Special Use Permit #SUP2026-00013 for 404A East Alexandria Avenue.

This application fails to resolve the same fundamental deficiencies that led to two prior denials by City Council: lack of street frontage, unsafe emergency access, and incompatibility with the neighborhood. It is also worth noting that we purchased our property in 2022 with the understanding that the land directly behind our home was an unbuildable lot and would not be developed into a structure awkwardly placed on a site with significant physical constraints.

First, the lot still lacks street frontage.

City Council rejected this proposal twice (March 12 and November 14, 2024) because the lot does not front a public street and was determined to be incompatible with Del Ray's established character. That condition has not changed. Approval would establish a new and inconsistent precedent contrary to § 7-1007 and longstanding development patterns within the neighborhood.

Second, the proposal creates a clear fire and emergency access concern.

The property is accessible only through two 10-foot alleys—half the 20-foot width required under the Virginia State Fire Prevention Code (§ 503.2.1). The proposed structure would also exceed the 100-foot maximum distance from street access, at 107 feet. This is not merely a theoretical concern: in 2024, emergency vehicles were reportedly unable to access these alleys during a utility fire. Reliance on a future waiver is not a mitigation measure; it acknowledges that the site cannot satisfy basic safety standards as proposed.

Third, the project will likely exacerbate existing flooding conditions.

The lot sits at one of the lowest points on the block and has a documented history of flooding. The proposed basement excavation has the potential to increase runoff and groundwater impacts, further affecting adjacent properties that already experience saturation and recurring flood-related issues.

Finally, the project does not meaningfully advance affordable housing objectives.

The applicant has indicated that the property will be used as a rental unit, with anticipated market rents substantially above affordable housing thresholds. This proposal represents a high-density intensification of a constrained site rather than a meaningful contribution to housing affordability.

These are not design issues; they are fixed physical constraints. Approval of an SUP does not create street frontage, widen alleys, or provide safe emergency access. The conditions that justified the prior denials remain unchanged.

For these reasons, I respectfully urge the Commission to deny SUP #SUP2026-00013.

Respectfully,

John Burdick/Dakota Chance
1409 Mount Vernon Avenue

19
6-13-26

Outlook

[EXTERNAL]Vote NO - #SUP2026-00013 for 404A East Alexandria Ave

From John Burdick <john.cam.burdick@gmail.com>**Date** Fri 6/12/2026 10:01 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Dakota Chance <chance.djc@gmail.com>; John Burdick <john.cam.burdick@gmail.com>; PlanComm <PlanComm@alexandriava.gov>

You don't often get email from john.cam.burdick@gmail.com. [Learn why this is important](#)

Dear Members of the Planning Commission,

My name is John Burdick and Cc'd is my wife Dakota Chance. We own 1409 Mount Vernon Ave. My wife and I are dual Active Duty Air Force officers stationed at Joint Base Hickam, HI, with our three sons and are unable to attend in person.

I respectfully request you deny Special Use Permit #SUP2026-00013 for 404A East Alexandria Avenue.

This application fails to resolve the same fundamental deficiencies that led to two prior denials by City Council: lack of street frontage, unsafe emergency access, and incompatibility with the neighborhood. It is also worth stating that we purchased the property in 2022 with the understanding the land directly behind our house was an unbuildable lot and would not be turned into a unsightly, unsafe property awkwardly crammed into an unfit location.

First, the lot still has no street frontage.

City Council rejected this same proposal twice (March 12 and November 14, 2024) because the lot is not on a public street and is therefore incompatible with Del Ray's established character. That condition has not changed. Approval would set a new and inconsistent precedent contrary to §7-1007 and longstanding practice in the neighborhood.

Second, the proposal creates a clear fire and emergency access hazard.

The property is accessible only via two 10-foot alleys—half the 20-foot width required under the Virginia State Fire Prevention Code (§503.2.1). The structure would also exceed the 100-foot maximum distance from street access (107 feet proposed). This is not theoretical risk: in 2024, emergency vehicles were unable to access these alleys during a utility fire. Staff reliance on a future waiver is not mitigation; it is an admission the site cannot meet basic safety standards.

Third, the project will worsen known flooding conditions.

This lot sits at the lowest point on the block and has a documented history of flooding. The proposed deep basement construction will increase runoff and groundwater pressure, further endangering adjacent properties already experiencing saturation and repeated flood damage.

Finally, the project does not advance affordable housing goals.

The applicant has indicated the property will be used as a rental, with expected market rates far above affordable thresholds. This is a high-density intensification of a constrained site, not a meaningful contribution to affordability.

These are not design issues—they are fixed physical constraints. Approval of an SUP does not create frontage, widen alleys, or enable safe emergency access. The conditions that justified prior denials remain unchanged.

For these reasons, I respectfully urge the Commission to deny SUP #SUP2026-00013.

Respectfully,
John Burdick
1409 Mount Vernon Ave.

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Outlook

[EXTERNAL]OPPOSED to SUP #2026-00013, 404-A East Alexandria Avenue

From Eric Weiner <ejw77@me.com>**Date** Fri 6/12/2026 8:33 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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On Jun 12, 2026, at 8:30 PM, Eric Weiner <ejw77@me.com> wrote:

Hello,

I am resubmitting my letter as it was not included in the materials for the June 13 City Council meeting. I am OPPOSED to SUP #2026-00013, 404-A East Alexandria Avenue.

Please find my letter below.

Eric Weiner
414 E Alexandria Ave.

Dear Mayor Gaskins and City Council Members,

I respectfully urge the Commission to deny SUP #2026-00013 for 404-A East Alexandria Avenue. My concerns center on three issues: public safety, site usability, and the consistency of the analysis supporting the application.

First, public safety.

The staff presentation concludes that a 10-foot alley provides "sufficient access." However, the City's own standards and practices indicate that fire apparatus typically require greater width, and that alleys are generally not relied upon for primary emergency access. In a real emergency, access to this site would be severely constrained.

This is not a minor technical issue—it is a life safety concern. The record does not demonstrate that emergency access is adequate.

Second, site usability.

The application relies on the premise that the lot becomes "usable" if the SUP is approved. But approval does not change the physical realities of the site. The property still lacks

street frontage, depends entirely on a narrow alley, and does not demonstrate adequate emergency access.

Usability must be based on actual site conditions—not on the approval itself

Third, inconsistencies in the analysis.

The application presents frontage measurements while simultaneously acknowledging that the lot lacks frontage and requires an SUP. The “front” of the lot appears to be defined by the proposed orientation of the structure, rather than by its actual physical condition.

Additionally, the block face analysis appears to incorporate properties with materially different conditions—including narrow townhouse lots and differing zoning contexts—which may skew the comparison.

The presentation also suggests that alley access is common. However, typical alley access is not comparable to a lot with no frontage and constrained access. These are fundamentally different conditions.

Finally, this application has been denied twice before.

While aspects of the design may have changed, the underlying constraints have not. The lot still lacks frontage, relies on limited access, and presents unresolved safety concerns.

For these reasons, I respectfully request that the Commission deny SUP #2026-00013. The record does not demonstrate that the site meets the threshold for safety, usability, or consistent analysis.

Thank you for your consideration.

Sincerely,

Eric Weiner
414 East Alexandria Avenue

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Outlook

[EXTERNAL]Fwd: Vote no on SUP 2026-00013

From Raj Singh <raj.singh.kumar@gmail.com>**Date** Fri 6/12/2026 7:20 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

You don't often get email from raj.singh.kumar@gmail.com. [Learn why this is important](#)

Morning. My email and opposition letter (email is below) is not listed as part of the case materials for 404A SUP.

Please ensure your staff is aware, as owner of 404 E Alexandria I am opposed to the SUP.

When we bought the house, both realtors and the City of Alexandria stated the lot behind my house was unbuildable, and this was the reason so many people bid on the house and the main reason we bought it.

Additionally there are major property line issues with my lot, the city, and Terans play.

V/r,
Raj

Begin forwarded message:

From: Raj Singh <raj.singh.kumar@gmail.com>**Date:** May 4, 2026 at 8:58:19 AM GMT+7**To:** PlanComm@alexandriava.gov**Subject:** Vote no on SUP 2026-00013

Members of the Planning Commission:

As a resident of the 400 block of East Alexandria Avenue, please reject and continue to vote NO for Special Use Permit #SUP2026-00013 on the grounds that: (as noted in two rejections by city council) it still has no street frontage and remains incompatible with the neighborhood's character; creation of dangerous fire safety threat to neighboring lots, it will increase traffic accidents by increasing traffic to and from two narrow alleys on which it depends for street access, and will exacerbate stormwater and flooding issues already present in this lowest lying section of the block. As a planned rental, it will not add to the City's affordable housing stock.

1. **No street frontage:** On March 12, and November 14, 2024, Alexandria's City council twice rejected 404A's SUP requests because this substandard R-2-5 lot lacks street frontage (is not located on a public street) and incompatible with the neighborhood character. This SUP is for the exact same lot, with exact same lack of street frontage. It should again be rejected. The City Council never approved any substandard lot SUPs without street frontage. It would create a jolting new precedent for the development of our neighborhood and inconsistent with its historical development. This is why the DRCA Executive Board continues to oppose this SUP (See May 1, 2026 letter).
2. **It will create a fire and emergency safety hazard for surrounding homes.** If 404A were to catch fire, the fire dept can NOT access the property, this means the occupants of the proposed dwelling as well as neighboring homes would be threatened by the fire emergency.

Both alleys are 10 feet wide...9 ft wide on the E Alexandria Ave side. Virginia State Fire Prevention Code, Section 503.21 requires an "unobstructed width of not less than 20 feet". The City's Fire Code also requires 100 feet maximum from the street to the main entrance of a building. 404A is 107 feet. This fire safety threat has already played out. The owners of 1413 Mount Vernon and 406 East Alexandria warned the City Council that in the summer of 2024, neither fire trucks nor Dominion Power were able to get down either alley to extinguish an electrical fire on a utility line transformer in the north corner alley of 404A's lot. City staff offer no solution except to provide a fire code waiver **after the SUP is approved**. That is not a solution. That is a "hope" The real solution is to reject this SUP approval because it creates a serious life threatening fire hazard for any future occupant of the proposed dwelling and the surrounding homes.

3. **It will exacerbate pre-existing flood conditions.** 404A is located on a lot at the lowest point in the neighborhood. Its design will include a nearly 2000 sqft foot basement. Surrounding neighbors have warned Mr. Teran and City staff of the area's flood prone history. Dr. Malfori, across the street from 404A, on 409 East Alexandria, described spending \$150,000 over three floods to try to remedy the lot's location on top of a pre-existing stream. He has now closed off his basement. The owner of 1413 Mount Vernon added to the City's record that his land is "supersaturated" and any additional diversion portends to exacerbate the flooding of his home and reduction of his home value.
4. **It will not facilitate the City's affordable housing goals, It will facilitate a potential future tragedy**

V/r,

Raj Singh
Owner of 404 E Alexandria Ave

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Outlook

[EXTERNAL]SUP 2026-00013

From Kate Madrick <katemadrick@gmail.com>**Date** Fri 6/12/2026 5:43 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

You don't often get email from katemadrick@gmail.com. [Learn why this is important](#)

I am writing to oppose the above SUP 404A east alexandria ave

I live on Mt Vernon Ave across the street from above location.

As an owner of 2 properties in Alexandria, I wish to comment.

I have written twice previously to planning committee and City council opposing this but I have not seen my previous emails on listed.

It would appear that since this SUP has been turned down twice previously because of survey questions, access and overall quality of life in Del Ray with many questionable tear downs of homes & trees, that City council should consider turning this SUP down,

Kindly, Katemadrick

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Mark Lim and Yashin Lin
1407 Mount Vernon Ave.
Alexandria, VA 22301

June 8, 2026

Members of the Alexandria City Council
301 King Street
Alexandria, VA 22314

Re: SUP #2026-00013 — 404-A East Alexandria Avenue

Dear Mayor and Members of City Council,

We are writing as neighbors directly affected by the proposed development at 404-A East Alexandria Avenue (SUP #2026-00013). The physical and legal constraints of this lot are unchanged from the previous two applications the Council has denied. We oppose approval of this Special Use Permit and urge the Council to deny the application — or, at minimum, to require an independent engineering evaluation before any vote is taken.

I. The Council's Obligation Under Zoning Ordinance Sections 11-504 and 12-402(C)

Section 12-402(C) requires the Council to make independent, affirmative findings that the proposed development will not adversely affect health, safety, and public welfare. This is a substantive obligation — not a checklist of code compliance. Code compliance is a floor, not a ceiling, and staff's determination that no existing regulation would be violated does not, by itself, satisfy the Council's duty to find that no harm will result. The Council must be satisfied, based on actual evidence in the record, that neighboring properties will not be harmed. Where that evidence is absent, the Council cannot make the required finding. That is precisely the situation here.

The SUP process exists in part because standard regulations cannot anticipate every impact a non-conforming proposal may have on adjacent properties. Section 11-504 gives the Council both the authority and the obligation to examine those impacts in depth — and to attach conditions that go beyond what standard regulations require. At the November 2024 City Council hearing, Planning Director Morris stated on the record that the SUP process is the appropriate vehicle for imposing conditions to address stormwater concerns “not otherwise covered by the city's stormwater requirements” — and that this discretion exists precisely to protect against impacts that standard requirements would not otherwise cover. That is precisely what we are asking the Council to do. Requiring an independent engineering evaluation as a condition of any approval — rather than deferring it to the post-approval grading plan stage — is not an extraordinary ask. It is exactly what the SUP process is designed to enable.

II. A Critical Gap: No Evaluation of Below-Grade Construction Impacts

The proposed development includes a substantial below-grade basement requiring excavation to nearly 10 feet across most of this constrained lot, which sits within the Hooffs Run watershed — a low-lying area with documented and ongoing flooding. To our knowledge, Alexandria's building and stormwater regulations contain no requirement to evaluate the subsurface effects of below-grade construction on neighboring properties — no assessment of groundwater displacement, disruption of drainage patterns below the surface, or impacts on adjacent foundations.

The consequence is straightforward: because no such evaluation has been required, none has been done. The approval record contains no analysis of whether this excavation will alter groundwater flow or displace

subsurface water toward neighboring properties. Our household, along with neighboring households, already experiences significant groundwater intrusion — sump pumps run continuously during heavy rain and sometimes cannot keep up. These are not surface runoff concerns; they reflect how water moves through the ground in this watershed. The staff report's stormwater analysis addresses surface drainage only and does not speak to what concerns us most.

The Council cannot make an affirmative finding that this development will not harm neighboring properties when the relevant question has never been asked, let alone answered. We ask the Council to acknowledge this evidentiary gap directly — and to require an independent engineering evaluation before any vote is taken.

III. Additional Unresolved Concerns

- Misapplication of the Article XIII stormwater exemption. The staff report treats this lot as exempt from Article XIII stormwater quality controls, citing the 2,500 square foot land disturbance threshold. That finding appears to be incorrect. The applicant's own plans show a basement footprint of 1,181 square feet requiring excavation to nearly 10 feet, plus a below-grade courtyard, window well, foundation walls, graded surfaces, and parking area — all on a 2,662 square foot lot. It is arithmetically impossible for total land-disturbing activity to remain below 2,500 square feet. The project is therefore subject to the development review process under Section 13-111(A), which requires water quality and quantity review before any site clearing or permit issuance. This error should be corrected before any SUP is granted.
- Fire and emergency access. The property has no street frontage and is reached only via a 10-foot alley. No fire apparatus can reach the structure, and the required 100-foot hydrant-to-structure distance cannot be met. This concern has been raised in prior proceedings and remains unresolved.
- Lot boundary discrepancies. Survey inconsistencies acknowledged by city staff have not been independently resolved. Compliance determinations based on inaccurate boundaries cannot be relied upon.

IV. Request for Action

We respectfully ask the Council to deny SUP #2026-00013. If the Council is not prepared to deny, we ask that approval be withheld until an independent engineer evaluates the below-ground hydrological impacts of this construction — including groundwater displacement, subsurface drainage effects, and soil stability — and until the Article XIII exemption error is corrected. Many neighbors who have signed in opposition are asking specifically for a more thorough examination of flooding impacts — above and below grade — with clear conditions established on the basis of that analysis before any SUP is granted.

The Council's discretionary authority under the SUP process exists for precisely this kind of case. That authority carries with it the responsibility to make genuine, evidence-based findings. The absence of any evaluation of subsurface impacts is not a reason to approve — it is a reason to pause.

Thank you for your time and continued attention to this matter.

Respectfully submitted,

Mark Lim and Yashin Lin
1407 Mount Vernon Ave., Alexandria, VA 22301