

DOCKET ITEM #8
Special Use Permit #2026-00013
404-A East Alexandria Avenue

Application	General Data	
Public Hearing and consideration of requests for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street	Planning Commission Hearing:	June 2, 2026
	City Council Hearing:	June 13, 2026
Address: 404-A East Alexandria Avenue	Zone:	R-2-5/ Residential
Applicant: Eric Teran and Daniela Gross	Small Area Plan:	Potomac West

Staff Recommendation: **APPROVAL** subject to compliance with all applicable codes, ordinances, and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Rachel Drescher, rachel.drescher@alexandriava.gov
 Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 5, 2026: On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to defer Special Use Permit #2026-00013 due to a noticing issue. The motion carried on a vote of 6-1.

I. DISCUSSION

The applicants, Eric Teran and Daniela Gross, request Special Use Permit (SUP) approvals to develop a single unit dwelling on a vacant, substandard lot without street frontage at 404-A East Alexandria Avenue. The existing lot is substandard as it does not meet the R-2-5 zone’s minimum lot area and lot width requirements.



Figure 1 - Subject Property (vacant lot)

SITE DESCRIPTION

The subject property at 404-A East Alexandria Avenue is a vacant, substandard lot of record without frontage on an improved public street. The lot has a rectangular shape and measures approximately 59 feet (along its east and west lot lines) by 45 feet (along its north and south lot lines). It has a lot size of 2,662 square feet. 10-foot-wide alleys run along the north, west and south lot lines of the subject property. A portion of unimproved City right-of-way (ROW) abuts the subject property to the east. Single unit, two unit, and multi-unit dwellings coexist within the same block. Figure one, above, shows the subject property. Figure two, right, shows a survey plat of the property.

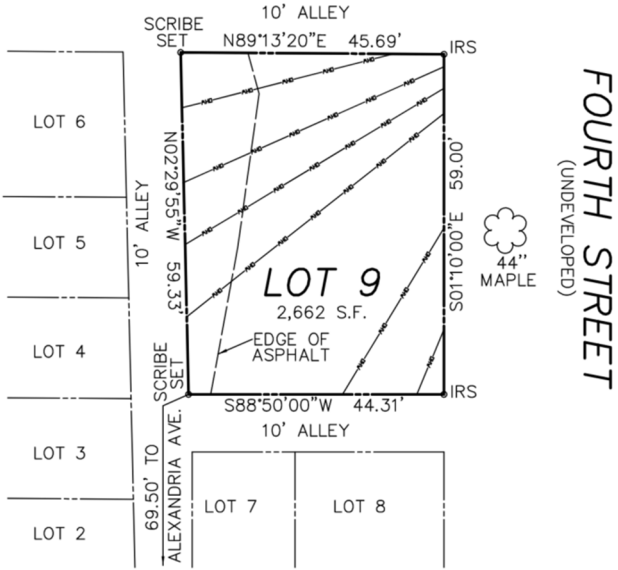


Figure 2 – Survey plat

BACKGROUND

The subject property was created in 1938 by a re-subdivision of a portion of Block 10 of the “Park Addition to Alexandria” subdivision. At the time, any new property was required to have frontage. The property was originally platted to have street frontage along 4th Street, which was never developed. Aerial imagery and Sanborn maps dating back to 1937 show that the subject property has been continuously vacant since its creation.

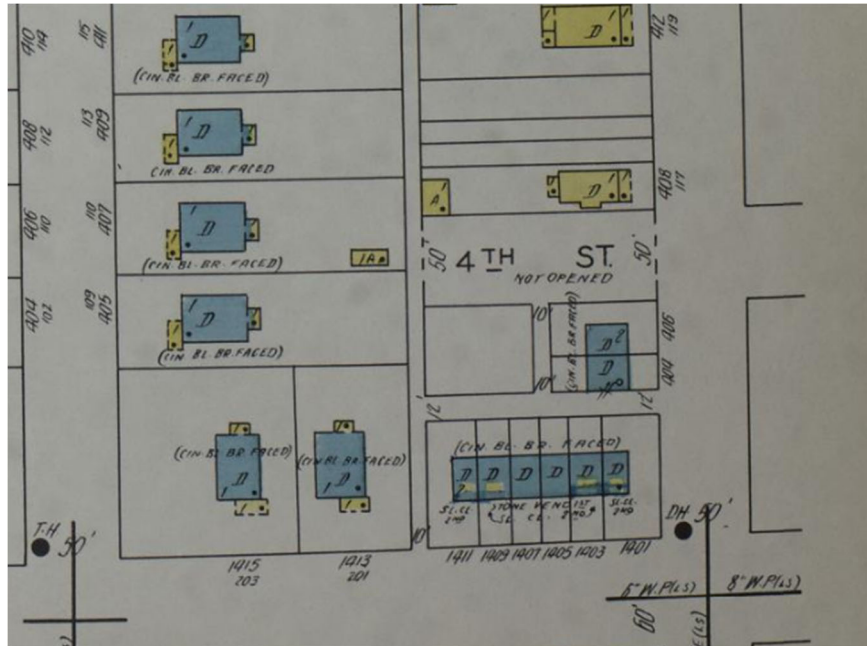


Figure 3: Sanborn maps 1951

RECENT HISTORY OF LAND USE APPLICATIONS

Several land use applications have been reviewed for the property and adjacent public right-of-way.

- In early 2013, a vacation request, VAC #2013-00001, was submitted to vacate a portion of the public right-of-way adjacent to the subject property. It was subsequently withdrawn.
- On March 12, 2024, City Council denied Special Use Permit, SUP #2023-00067 to develop the subject property.
- On September 14, 2024, City Council approved vacations, VAC #2024-00001, VAC #2024-00002, VAC #2024-00003, of the public right-of-way (4th Street) to be split between the adjoining property owners. At the time of this report, the vacation has not been finalized.
- On November 14, 2024, City Council denied a resubmittal of the revised SUP application (SUP #2024-00041) for this property.

PROPOSAL

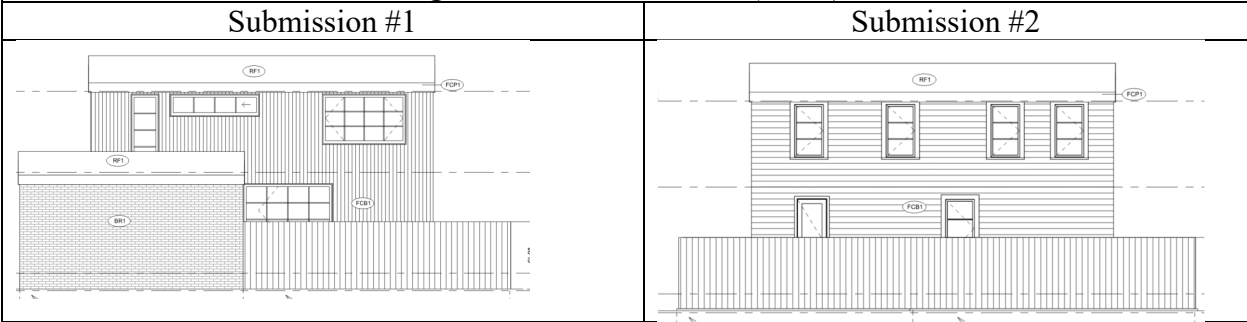
The applicants request SUP approvals to develop the subject property with a two-story dwelling. The proposed dwelling would have approximately 1,100 square feet of net floor area and would measure 19.83 feet in height from average pre-construction grade to the midpoint of the dwelling’s gable roof.

The applicants’ have altered the architectural style from the previous proposals. The new design would have a predominately Contemporary style with a small front portico, a low-pitched side facing gable, and windows featuring three divided lites. Figures four through nine, below, show the proposed elevations as they compare to the previous applications.





Figure 5 - North Elevation (Front)



Current proposal

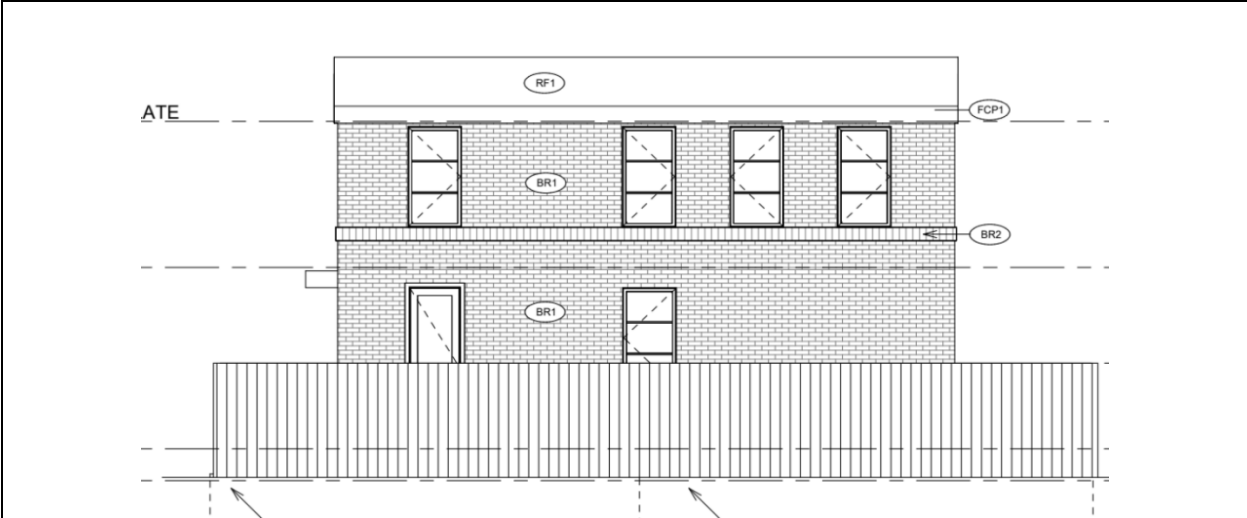
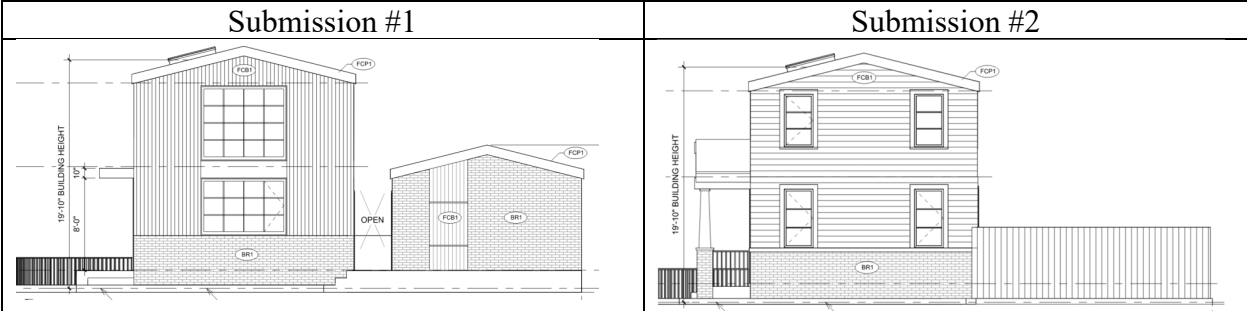


Figure 6 - South Elevation (Rear)



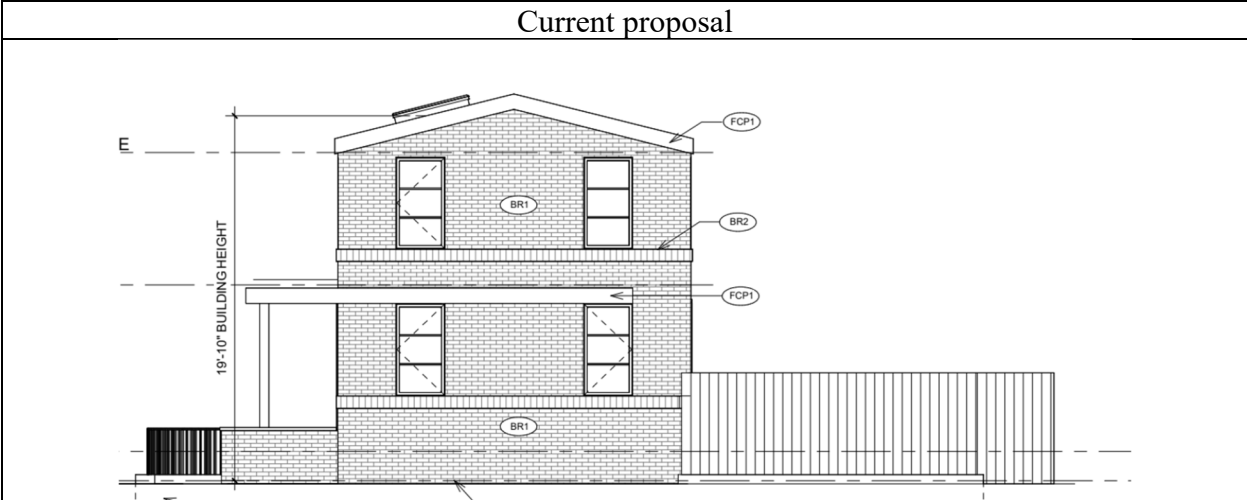
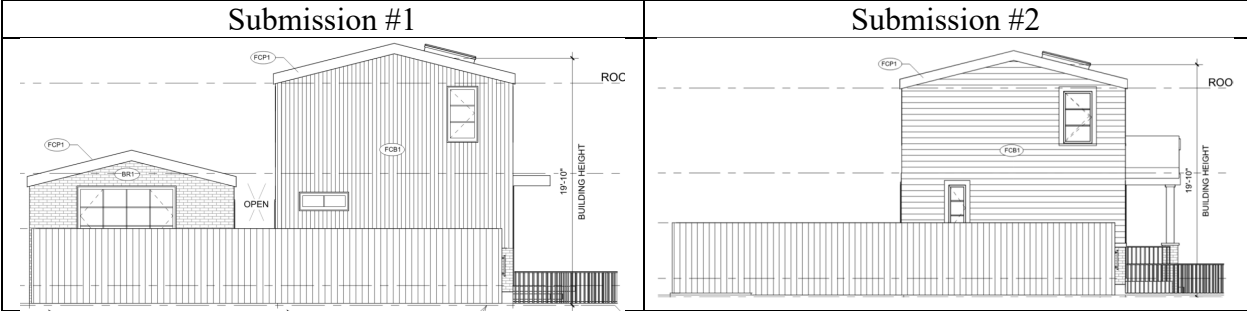


Figure 7 - West Elevation (Side)



Current proposal

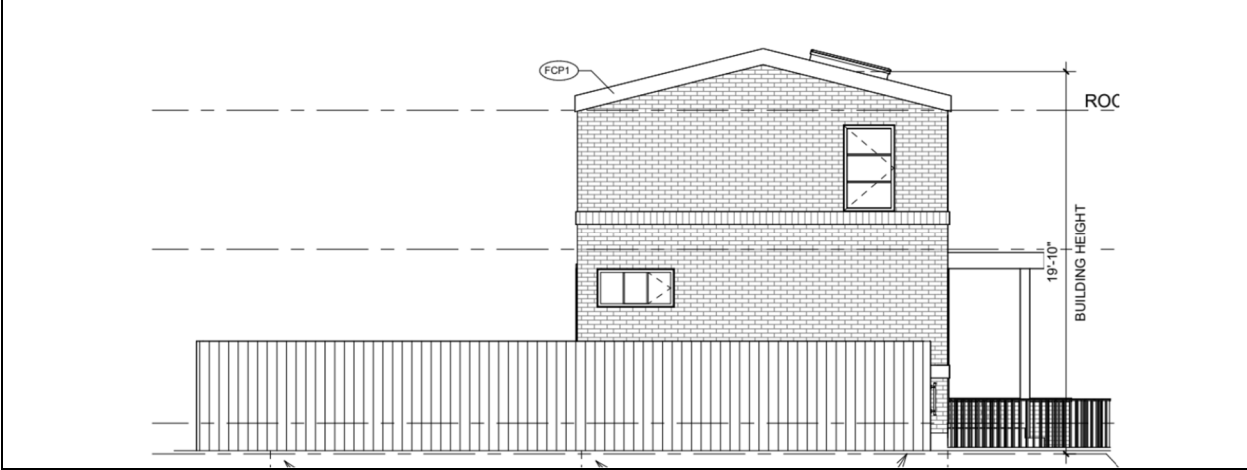
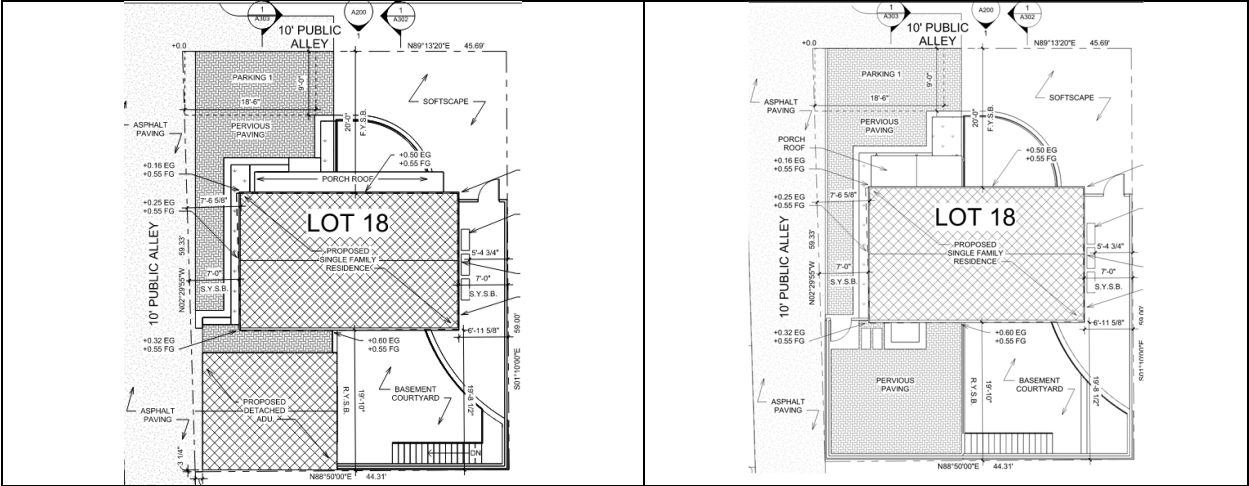


Figure 8 - Elevation (Side)





Current proposal

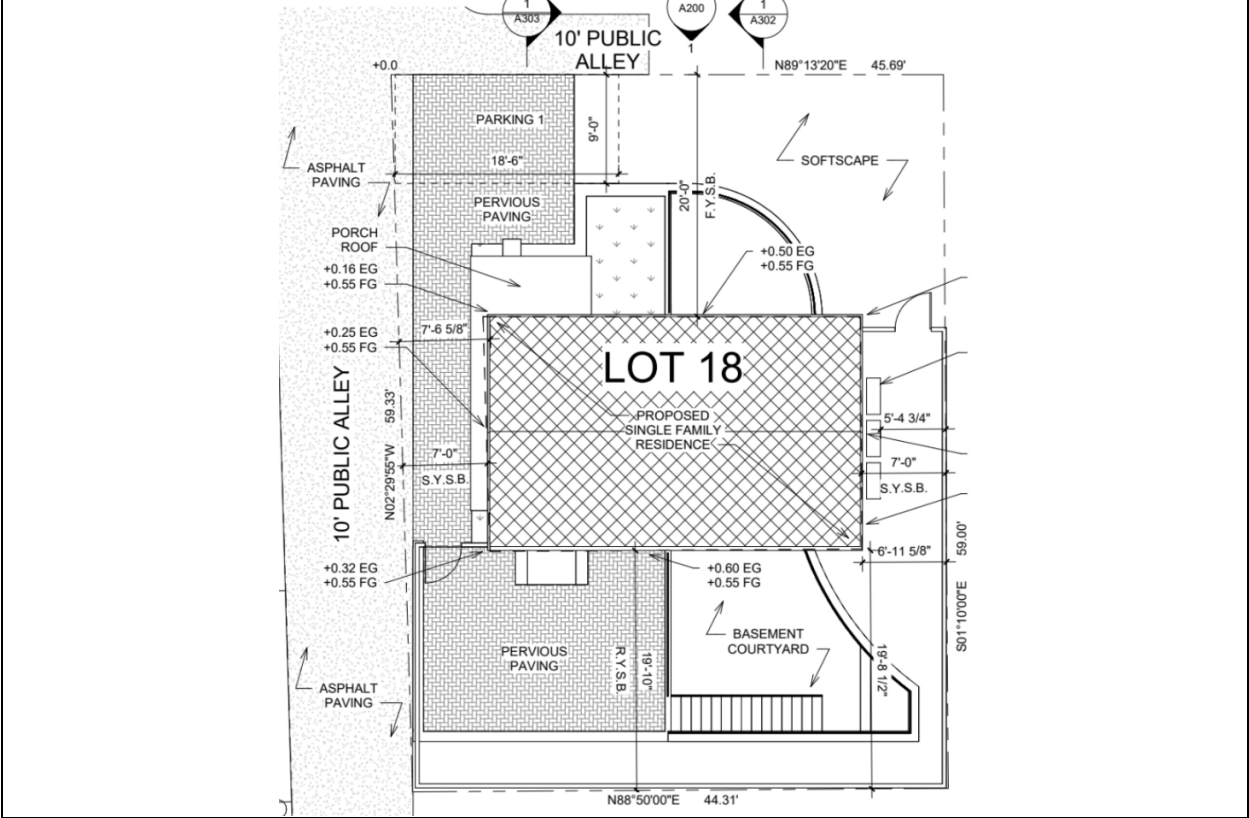


Figure 9 - Site Plan

The dwelling would measure approximately 30.67 feet by 19.17 feet with a footprint of about 655 square feet. It would provide a front yard of 20 feet; a west side yard of 7.0 feet; an east side yard of 7.0 feet; and a rear yard setback of 19.83 feet. Figure 9, above, shows the previous and current proposed site plans.

The site currently contains no trees nor landscaping. The applicants propose a Black Gum tree in the front yard of the property.

PARKING

The property is located within the enhanced transit area. As such, Zoning Ordinance section 8-200(A)(1) requires no off-street parking spaces for the proposed single-unit dwelling. The applicant proposes one parking space on the site.

ZONING

The subject property is zoned R-2-5/Residential. For single unit dwellings, the R-2-5 zone requires a minimum lot size of 5,000 square feet. The zone also requires the lot to be at least 50 feet wide and have at least 40 feet of frontage on a public street. The subject property has a lot size of 2,662 square feet and is 45 feet wide.

Per Section 12-400 – Substandard residential lots, for a dwelling to be built on a vacant substandard lot, approval of a special use permit by City Council is required. Per Section 7-1007 – Land without frontage, for a lot without frontage on a public street, development also requires SUP.

Given that the subject property is zoned R-2-5, was a lot of record prior to September 1988, and does not meet the R-2-5 zone’s minimum lot size nor lot width requirements, Zoning Ordinance section 12-402 applies and states:

Notwithstanding the provisions of Section 12-401 – Substandard residential lots, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a residential use in compliance with the zone where it is situated, subject to the following provisions:

- (A) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and
 - (1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located; or
 - (2) The substandard lot contains at least 90 percent of the minimum lot area, and 90 percent of the required lot width at both the front lot line and front building line, as required by the zone in which the substandard lot is located; and
- (B) A special use permit is granted under the provisions of section 11-500; and
- (C) City council, upon consideration of the special use permit, finds that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property value in the surrounding areas, and will be compatible with the existing neighborhood character.
- (D) Where the location of a substandard lot is such that the minimum number of lots or the minimum length of street frontage herein specified for a block face as defined in this ordinance is not present, the director may designate an appropriate block

face for such substandard lot, if any there be, without regard to intersecting streets, subject to city council approval as part of the special use permit granted pursuant to this section 12-402. Where the street frontage, on either side of a street, within a block face contains more than 30 lots or is greater than 1,200 feet in length, as measured along the front lot lines, the director shall designate an appropriate block face comprised of the closest and most appropriate 30 lots or 1,200 feet lot frontage, whichever is less, on each side of the street, subject to city council approval as part of the special use permit granted pursuant to this section 12-402.

ELIGIBILITY OF APPLICATION

Staff has received questions regarding the eligibility of the application. Below provides a breakdown of staff's analysis which concludes the applicants' requests are eligible for SUP review.

Section 12-402(A) requires the vacant substandard lot to meet an eligibility test to determine whether its lot width and lot area are similar to other developed lots on the same block. Section 12-402(A) requires staff to take two lot width measurements: one at the front building line and another at the front lot line. The two measurements are intended to capture lot width for lots that are not rectangular, where the width of the lot may vary. In this case, the lot is rectangular and the measurement at the lot line and the building line are the same. Staff received a concern that due to the lack of frontage there is no front lot line to measure lot width. Section 2-170 defines lot line as "Lines bounding a lot and recorded" and Section 2-124 defines building line as "a line beyond which no part of any building or structure except footings shall project." Neither of these definitions relates to the lot having public street frontage, thus public street frontage does not preclude the lot from having a lot width measurement.

Further, Section 12-402(D) states that the director may designate an appropriate block face for a substandard lot where the minimum number of lots is not present, subject to City Council approval as a part of the special use permit. A zoning guidance memo dated January 4, 1995 outlines the factors to be used in determining block face in the following order of priority until there are 10-20 lots:

- 1) Lots on the same block face as the subject lot and lots on the block face across the street from the subject lot
- 2) Other lots on the same block touching the subject lot
- 3) Lots on the same street within line of sight of the subject lot (i.e. the midpoint of the front lot line
- 4) Lots on the same block as subject lot but within line of sight of the rear lot line of the subject lot
- 5) Lots on the same street as the subject lot located in adjacent blocks

Factors 1 through 3 do not apply because the subject property does not touch other lots and does not front on a street. Factor 4 states lots on the same block as the subject lot and within line of sight of the rear lot line of the subject lot. Table 1 exhibits the properties staff determined to meet factor 4, which provided 19 lots.

Table 1 – Properties Used for Block Face

	Address	Lot Area (square feet)	Lot Width
1	1413 Mount Vernon Ave	5,225	52.3'
2	1411 Mount Vernon Ave	1,910	27.3'
3	1409 Mount Vernon Ave	1,222	17.5'
4	1407 Mount Vernon Ave	1,222	17.5'
5	1405 Mount Vernon Ave	1,222	17.5'
6	1403 Mount Vernon Ave	1,222	17.5'
7	1401 Mount Vernon Ave	2,258	32.3'
8	404 E Alexandria Ave	1,070	17.8'
9	406 E Alexandria Ave	1,550	25.8'
10	408 E Alexandria Ave	9,600	75'
11	405 E Nelson Ave	3,915	25'
12	405-A E Nelson Ave	3,915	25'
13	407 E Nelson Ave	7,800	50'
14	409 E Nelson Ave	7,800	50'
15	403-A E Nelson Ave	2,749	26.3'
16	403 E Nelson Ave	1,879	18'
17	401 E Nelson Ave	1,879	18'
18	1415 Mount Vernon Ave	4,176	41.5'
19	411 E Nelson Ave	7,800	50'
	404-A E Alexandria Ave	2,662	45.7'

Out of the 19 lots in the block face, 10 lots have less than 2,662 square feet in total lot area (53 percent) and 14 lots have less than 45.7 feet of lot width (74 percent).

Since the vacant lot meets the eligibility criteria listed in Section 12-402(A)(1) and because the subject property is surrounded by alleys and unimproved right-of-way, it does not have any “contiguous undeveloped or unimproved lot of record;” thus, Section 12-402(A) is met. Therefore, City Council may consider a SUP request for development of the subject property with a single-unit dwelling. In order to approve the SUP, City Council must find that the proposal meets the requirements of Section 11-504 – Consideration on review and Section 12-402 - Substandard residential lots.

Staff has also received concerns that Section 7-1007 – Land without frontage, is not applicable because the lot is not “otherwise usable as a building site.” The lot without frontage SUP approval is dependent on the approval of the substandard lot SUP. With approval of the substandard lot SUP, the lot will be “usable as a building site.”

The proposed dwelling would meet all bulk and open space requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 2 – Zoning Analysis

	Required	Proposed
Lot Area	5,000 Sq. Ft.	2,662 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	45.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	0 Ft.
Front Yard	Min. 20 Ft.	20.0 Ft. (Main Building) 15.0 Ft. (Open Porch)
Side Yard (East)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Side Yard (West)	7.0 Ft. (Main Building) (1:3 height to setback ratio, 7 Ft. min.)	7.0 Ft. (Main Building)
Rear Yard	19. Ft. (Main Building) (1:1 height to setback ratio, 7 Ft. min.)	19.83 Ft. (Main Building)
Net Floor Area	1,197 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,100.50 Sq. Ft. 0.41 Floor Area Ratio (FAR)
Height	Max. 30.0 Ft. (Main Building)	19.80 Ft. (Main Building)
Threshold Height	Max. 2.50 Ft.	2.33 Ft.

*Deficiency resulting in a substandard lot

MASTER PLAN DESIGNATION

The proposed residential use is consistent with the Potomac West Small Area Plan which designates this area for medium-density residential development.

II. STAFF ANALYSIS

Staff supports the applicants’ proposal as it meets the criteria as required by Zoning Ordinance Sections 11-504 and 12-402, the proposed development would not adversely affect health and safety or public welfare impact, conforms with the master plan, would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with the existing neighbor character in terms of height, bulk, and design. In addition, the proposal provides sufficient access, and the single unit dwelling use would be compatible with the surrounding residential uses.

HEALTH, SAFETY, AND PUBLIC WELFARE

Staff does not anticipate any health, safety, or public welfare impacts, considering the proposed residential use complies with the bulk regulations of the R-2-5 zone and the residential density would be consistent with the surrounding residential properties. Light and air impacts, which are health and public welfare related, are addressed in the following section.

LIGHT AND AIR

The proposed design of the new dwelling would meet the required side, rear, and front yard setbacks established by the R-2-5 zone, providing adequate light and air to the adjacent parcels. The side yards would be comparable or larger than the side yards of the semi-detached dwellings at 404 and 406 East Alexandria Avenue. The property is surrounded by alleys and public right-of-way, which provide an additional buffer between the proposed dwelling and adjacent properties.

PROPERTY VALUES

The City’s Real Estate Department assessed the property as a vacant lot with no building valuation. The development of a new dwelling on the vacant lot would increase the assessed value for the property. This would increase the assessed value of comparably sized properties in the neighborhood. The new infill construction will not adversely affect surrounding property values.

In 1974, the City amended the Zoning Ordinance to require SUP approval for development of substandard lots. Related to property values, staff found:

As available vacant land grows more scarce in the City, these substandard lots will become prime targets for development of small homes, which could conceivably be fifteen (15) feet wide or less. Such narrow single-family homes would in most cases be aesthetically unattractive and certainly would be incompatible with the neighborhood, especially in those older areas of the City containing large older homes. Construction of these narrow single-family dwellings could create a negative impression on the neighborhood and cause property values to decline.

In this case, the proposed dwelling would be as wide or wider than the townhouses to the west and semi-detached dwellings to the south. Further, it would be similar in size and width to the existing single-unit dwelling at 420 East Alexandria Avenue and several others in Del Ray. Given that the proposed dwelling would not be an outlier in terms of size or width as compared to the surrounding dwellings and neighborhood, the proposal would not impact property values.

HEIGHT

Staff finds the proposed dwelling to be compatible with neighborhood character in terms of height. The height of the surrounding dwellings, as measured to the roof ridgeline, is shown in Table 3.

Staff finds the height of the proposed two-story dwelling to be compatible with the neighborhood,

Table 3 – Dwelling heights

Address	Height of roof ridge
1413 Mt Vernon Ave	16.75 Ft.
Proposed Dwelling at 404-A E. Alexandria Ave	21.02 Ft.
1403 Mt Vernon Ave	25.92 Ft.
1409 Mt Vernon Ave	25.92 Ft.
Average Height	26.96 Ft.
1401 Mt Vernon Ave	27.92 Ft.
1405 Mt Vernon Ave	27.92 Ft.
1407 Mt Vernon Ave	27.92 Ft.
1411 Mt Vernon Ave	27.92 Ft.
404 E. Alexandria Ave	27.92 Ft.
406 E. Alexandria Ave	27.92 Ft.
408 E. Alexandria Ave	33.50 Ft.

overall. The 1400 block of Mount Vernon Avenue and 400 block of East Alexandria Ave, which contains the subject property includes a mix of one and two-story single-family dwellings as well as two-story semi-detached and townhouse dwellings. The proposed dwelling would be one of the shorter dwellings that surround the subject property.

BULK

Staff finds the applicants’ proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would be of similar size or smaller in terms of mass and scale than a majority of the other buildings within the block. The dwelling is also surrounded by alleys on three sides of the lot and public right-of-way on the fourth side, providing additional distance from other surrounding dwellings, further reducing the visual impact of the proposed dwelling.

The smaller lot size necessitates a smaller and shorter dwelling. The proposed floor area of the dwelling would be comparable to the surrounding townhouses and semi-detached dwellings. Table 4 shows the proposed Floor Area Ratio (FAR) as compared with the surrounding dwellings.

Table 4 – Gross FAR of surrounding dwellings

Address	Gross FAR
1413 Mount Vernon Ave	0.28
1401 Mount Vernon Ave	0.38
407 E Nelson Ave	0.38
408 E Alexandria Ave	0.39
Subject property	0.41
1411 Mount Vernon Ave	0.45
405 E Nelson Ave	0.52
405-A E Nelson Ave	0.52
406 E Alexandria Ave	0.56
1403 Mount Vernon Ave	0.70
1407 Mount Vernon Ave	0.70
1409 Mount Vernon Ave	0.70
404 E Alexandria Ave	0.79

DESIGN

Staff finds the proposed design to be compatible with the established neighborhood character. The Del Ray Pattern Book states the following regarding infill development:

*“Building heights, roof shape and slope, yard setbacks, front porches, and the pattern of windows and doors on surrounding houses can provide direction and inspiration. New construction should be designed to reflect the existing development pattern by integrating these visual qualities and features. **However, new construction should be a product of its own time and not an exact replica of a historic building.** Taking cues from the existing houses, the use of subtle variations in materials and features, or the use of new materials in a similar manner, can achieve a contemporary design that is compatible with the existing building, in the case of an addition, or neighborhood.”* (pg. 50 of Del Ray Pattern Book)

While new development should draw on common architectural characteristics of the Del Ray neighborhood, the area is defined by diverse architectural styles and design. As such, new development in Del Ray should reflect a unique design that incorporates common architectural elements within the neighborhood.

The proposal is a contemporary architectural style, with a simple rectangular form, brick exterior, and side gable roof would be similar to the surrounding dwellings. Further, the house would be minimally visible from both Mount Vernon Avenue and East Alexandria Avenue and would not impact the streetscape.

Surrounding dwellings with brick exterior:



Rear of townhouses on Mount Vernon Avenue



404 and 406 E Alexandria Avenue

Regarding the smaller lot size, while not a requirement of the Zoning Ordinance, staff finds the lot to be compatible in terms of size of the surrounding development, as shown in Table 3 below, and while this would be one of the smaller lots in Del Ray developed with a single unit dwelling, there are other examples of single unit dwellings in Del Ray on small lots as shown in Table 4.

Table 3 – Surrounding lot sizes

Address	Lot size (square feet)
404 E Alexandria Ave	1,070
1403 Mount Vernon Ave	1,222
1405 Mount Vernon Ave	1,222
1407 Mount Vernon Ave	1,222
1409 Mount Vernon Ave	1,222
406 E Alexandria Ave	1,550
1411 Mount Vernon Ave	1,910
1401 Mount Vernon Ave	2,258
<i>Subject property</i>	2,662
<i>Average</i>	3,240
405 E Nelson Ave	3,915
405-A E Nelson Ave	3,915
1413 Mount Vernon Ave	5,225
407 E Nelson Ave	7,800
408 E Alexandria Ave	9,600

Table 4 – Single unit dwellings on substandard lots under 3,500 square feet in Del Ray

Address	Lot size (square feet)
3 W Mount Ida Ave	1,332
2602 Commonwealth Ave	1,489
510 E Mount Ida Ave	1,881
11 W Wyatt Ave	2,500
13 W Wyatt Ave	2,500
1717 Price St	2,504
409 Clifford Ave	2,625
405 Clifford Ave	2,625
<i>Subject Property</i>	2,662
3333 Helen St	2,800
103 E Del Ray Ave	2,875
103-A E Del Ray Ave	2,875
104 E Oxford Ave	2,875
113 E Del Ray Ave	2,875
111 E Del Ray Ave	2,875
214 E Windsor Ave	2,875
103 E Howell Ave	2,875
518 E Howell Ave	2,875
516 A E Howell Ave	2,875
16 Leadbeater St	2,938
107 E Custis Ave	3,013
201 Clifford Ave	3,030
213 E Raymond Ave	3,030
218 E Custis Ave	3,105
420 E Alexandria Ave	3,150

Regarding which yard would be considered the subject property's front yard, staff found the proposed orientation to be compatible with the surrounding properties. Without exception, the dwellings that surround the subject property are located on rectangular lots with their front yards placed along one of the short sides of the lot. The proposed design would mirror this configuration. Also, the proposed design orients the rear of the dwelling toward the rear of the dwellings along East Alexandria Ave, and one side yard toward the rear of the dwellings along Mount Vernon Avenue.



Figure 10 – Aerial showing orientation of buildings around the subject property

Staff has included further design analysis with regard to the subject property's lack of frontage in the following section.

REGARDING LOT WITHOUT FRONTAGE

Prior to 1969, existing lots without frontage were not subject to the frontage requirements of the Zoning Ordinance. In June 1969, the Zoning Ordinance was amended to require a special use permit to develop lots without frontage to enable a review of whether adequate access to the property could still be provided based on the use of the property. For example, at the time, there was a concern about allowing a use with frequent truck traffic if there was no access close to the building.

The purpose of public street frontage is to ensure that a lot can be accessed from a public right-of-way and to guarantee that utilities could serve the lot. When a lot has no frontage, the SUP process enables City Council to review whether a proposed development can still provide sufficient access despite its lack of frontage if it meets the SUP criteria under Zoning Ordinance Section 11-500. In this case, staff finds this lot to have sufficient access for the proposed single unit dwelling use. At 10 feet wide, the alley connecting the subject property to Mount Vernon Avenue meets the minimum width requirement for vehicular access, including construction vehicles. Additionally,

lots with vehicular access only by alleys are common within the Del Ray neighborhood and using an alley as the primary access to the property does not create compatibility issues with the surrounding properties. Finally, the alley is improved and is currently utilized by adjacent neighbors to provide vehicular access to their properties.

Other examples of alley lots or lots without frontage

While most lots within the City have public street frontage, there are other examples of lots that face alleys or private streets, which lack public street frontage. Some examples of lots with insufficient frontage approved for development include Pickett’s Ridge (approved 2004), 104 and 106 North Quaker Lane (approved 2004), 1115 Yeaton Alley (approved 1999), and 913 Cameron Street (approved 1989) as shown below.



Pickett’s Ridge



102 and 104 N Quaker Lane

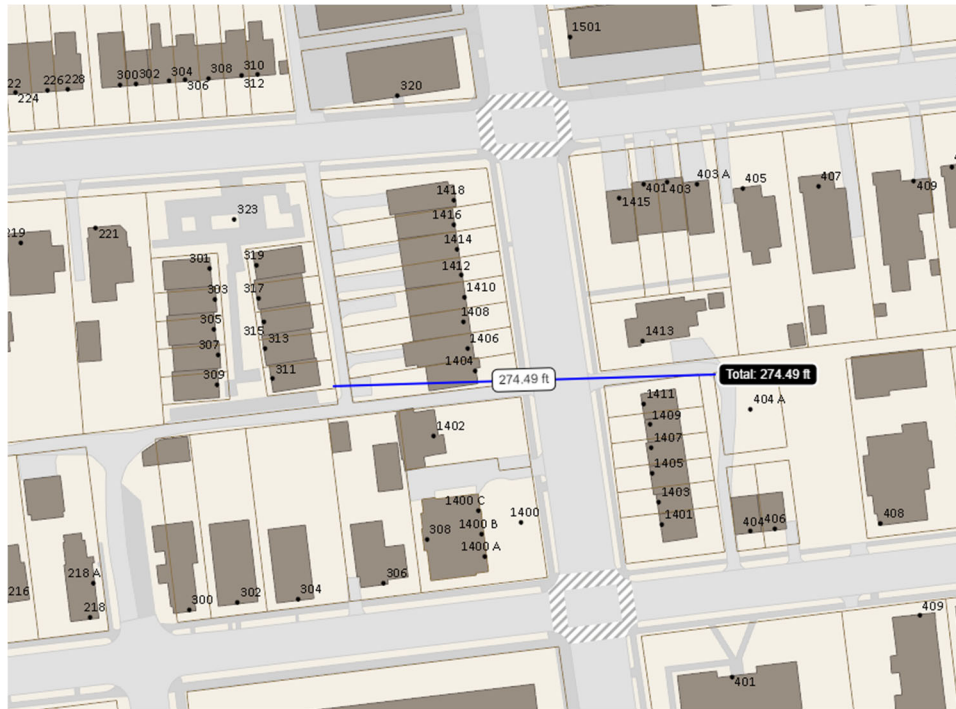


1115 Yeaton Alley



913 Cameron Street

Staff would also like to highlight that within 300 feet of the subject property, there are 10 townhouses without frontage on a public street.



COMMUNITY CONCERNS

The previous requests to develop this property were extremely contentious with many concerns from the surrounding neighbors and Del Ray Citizens' Association. Staff has included materials from the previous requests, which include these concerns along with staff responses. The applicant presented at Del Ray Citizens' Association on March 31st, and staff would like to address the issues that continue to be of concern:

Alley paving

The neighbors continued to express concerns about the impact the alley re-paving would have on trees. Currently, portions of the alley's pavement extends into the subject property, and staff proposes a condition that adjacent alleys must be realigned and paved to the satisfaction of the director. This condition is to ensure the alleys are maintained in good condition for access to the rear of the adjacent dwellings and for City to collect trash. Repaving the asphalt to be within the alley boundaries would impact the trees that are partially located in the alley, and the applicant and City would work with the neighbors if safe removal of the trees is necessary.

Stormwater management

The neighbors expressed concern that stormwater management requirements would not be effective as flooding is already a significant issue in this area.

There is nothing different or unique about this site than any other site being developed in the City in terms of complying with stormwater management requirements. All new dwellings are subject to rigorous grading plan reviews, a process independent of the SUP review, and must comply with the City's stormwater management requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Staff will evaluate the impervious area, drainage patterns, and downspout locations along with grading on the site to ensure stormwater concerns are mitigated both during construction and after construction. Section 5-6-224 of City Code requires the connection of stormwater and ground water discharges, to include roof drains and sump pumps, to be directly connected to the City's storm sewer system. The connection requirement ensures that runoff of this type does not flow directly onto adjacent properties, creating a nuisance and potentially increasing flooding of adjacent structures. Staff determined that no further stormwater-related conditions were needed to address the impacts of this proposal that could arise if the SUPs were approved.

Trees

The neighbors have expressed concerns for the neighboring trees, specifically the Silver Maple located within the public right-of-way. The City Arborist has recently re-evaluated the Silver Maple and found it to be in better health than the previous years. The applicant made significant design adjustments to attempt to preserve the tree. Regardless, staff has included Condition #4 if the applicant's tree preservation measures fail.

In addition, the adjacent properties contain two Siberian Elms, a Northern Catalpa, and a White Mulberry that could be affected by construction work on the subject property. The applicant will be required to notify the immediate property owners of the potential impact to their trees and take measures to ensure minimal impacts per conditions #2 and #3. The applicant has also reduced the footprint of the basement in the rear to reduce the impact on the trees to the south.

CONCLUSION

Staff finds the proposal meets all approval criteria. Staff recommends approval of the SUP request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling's bulk, height, and design, including materials, shall be substantially consistent with the application materials submitted April 13, 2026 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The applicant shall install all tree protection fencing prior to demolition of the site or structures, delivery of materials (stockpiling), and/or placement or operation of heavy machinery on the site. (P&Z)

3. The applicant shall notify owners of the immediately adjacent properties of the potential impact to trees on their properties as a result of construction prior to the application of the grading plan and provide delivery information for the correspondence. The applicant shall ensure tree protection of neighboring trees by reducing the limit of disturbance around the trees as much as possible, root pruning, root matting and similar best practices. (P&Z)
4. If the applicant's tree preservation measures fail to preserve the existing Silver Maple located on public property (undeveloped 4th Street), the applicant shall be responsible for planting a replacement tree as determined by the City Arborist or paying a \$2,500 replacement fee to the City. (RPCA)
5. The applicant shall be responsible for repairs to any adjacent City right-of-way if damaged during construction activity. (T&ES)
6. The applicant shall improve the portion of the public alley abutting the subject property to the west to the satisfaction of the Director of Planning and Zoning. (P&Z)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
8. The applicant shall install a minimum of one (1) bollard near the electrical box to prevent vehicles from striking the equipment. (T&ES)

STAFF: Rachel Drescher, Urban Planner, Department of Planning and Zoning
Sam Shelby, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 All uses must comply with the Noise Code. (OEQ)
- C-2 If SUP is approved, the existing asphalt alleys will have to be repaved with this project and included as part of the Grading Plan submission review and approval process. (DED)

Code Enforcement:

- C-1 A building permit is required.

Recreation, Parks and Cultural Activities:

- F-1 The [44" DBH] Silver Maple in the public ROW adjacent to the proposed development is in decent condition for a tree of its species. While exhibiting some signs of environmental stressors (small cavity at base and a few small dead branches) at time of inspection the tree presented with above 80% canopy and represents a typical example of a healthy Silver Maple in the City of Alexandria.

Police Department:

No comments received.

Fire Department:

- F-1 The width of most, if not all, alleys within the city appear insufficient to accommodate fire department apparatus access. As a result, many properties may not meet required emergency access standards.
- C-1 Per City Code Section D101.1 – Access Requirements: Access for emergency vehicles shall be provided within 100 feet of the main or principal entrance of every building. This access must be provided via an approved public or private street or parking lot.

If compliant access cannot be achieved, a Code Modification will be required and must be reviewed and approved by the Authority Having Jurisdiction (AHJ).
- C-2 Building Address Identification - Section 502 - The building address must be clearly visible from the street or road fronting the property. Where required by the fire code official, additional address identification shall be provided in approved locations to facilitate emergency response.

Where access is provided by a private road and the building address is not visible from the public way, a monument sign, pole, or other approved means shall be installed to properly identify the structure.

Archeology

- F-1 This lot has remained vacant throughout the twentieth century up until today. Although the property has not been developed, it may contain significant archaeological evidence of the growth of early Del Ray beginning in the early 20th century.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 404-A East Alexandria Ave

TAX MAP REFERENCE: 43.04 **ZONE:** R-2-5

APPLICANT:

Name: Eric Teran and Daniela Gross

Address: _____

PROPOSED USE: Single Family Residence

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Eric Teran
Print Name of Applicant or Agent

Mailing/Street Address

City and State _____ Zip Code _____

Signature

Telephone #

Email address

2/23/26

Date

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 404-A East Alexandria Ave, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP use as
(use)
described in this application.

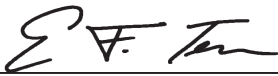
Name: Eric Teran

Phone: [REDACTED]

Please Print

Address: _____

Email: [REDACTED]

Signature: 

Date: 2/23/26

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

NA

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Eric Teran		50%
2. Daniela Gross		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 N. Rosser ST, Alexandria, VA 22311 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NA		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/23/26 Eric Teran
 Date Printed Name



 Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
NA

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

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

Day: NA _____	Hours: NA _____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NA

- B. How will the noise be controlled?
NA

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

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Typical of a single family residence

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

C. How often will trash be collected?
Weekly per the trash collection schedule for this neighborhood

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

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

NA

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

1 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? NA

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? NA

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

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is through an alley

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

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

0 sq. ft. (existing) + 588 sq. ft. (addition if any) = 588 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	(subtract B2 from B1)
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
B1. Total Gross <input type="text" value="0.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text" value="1,212.00"/>	Basement** <input type="text" value="1,212.00"/>	C1. <input type="text" value="2,428.00"/> Sq. Ft.
First Floor <input type="text" value="588.00"/>	Stairways** <input type="text" value="78.00"/>	Proposed Gross Floor Area*
Second Floor <input type="text" value="588.00"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="1,330.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text" value="40.00"/>	C3. <input type="text" value="1,098.00"/> Sq. Ft.
Porches <input type="text" value="40.00"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	(subtract C2 from C1)
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
C1. Total Gross <input type="text" value="2,428.00"/>	C2. Total Exclusions <input type="text" value="1,330.00"/>	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

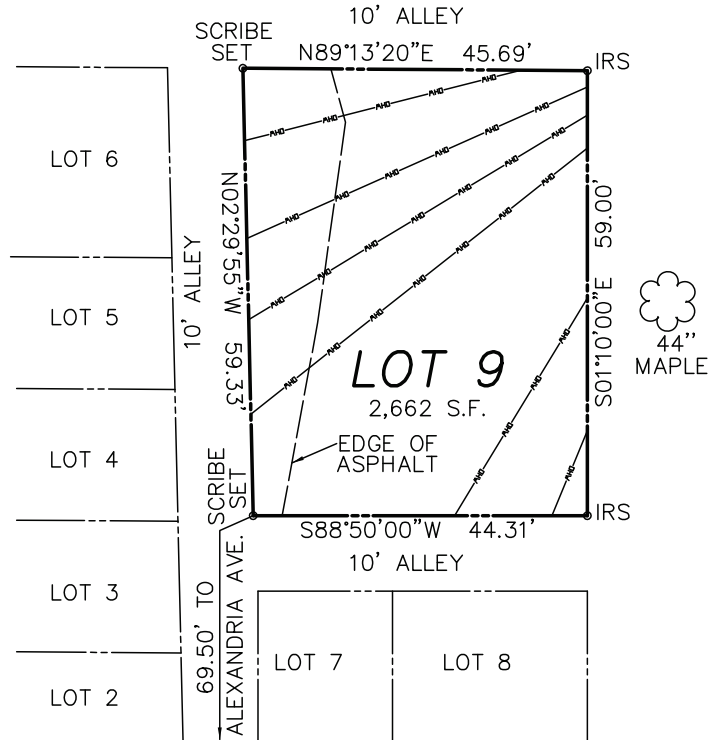
LINE TYPES:

- BOUNDARY LINE
- - - - EASEMENT
- ==== DRIVEWAY/ROAD
- x - x - x - FENCING
- o—o—o— OVERHEAD WIRE
- STRUCTURE

LEGEND:

- ADW- ASPHALT DRIVEWAY
- A/C- AIR CONDITIONING
- A/W- AREAWAY
- B.E.- BASEMENT ENTRANCE
- BRL- BUILDING RESTRICTION LINE
- CDW- CONCRETE DRIVEWAY
- CO- CLEANOUT
- CONC.- CONCRETE
- ER- ELECTRICAL RISER
- FIOS- FIBER OPTICS UTILITY BOX
- GDW- GRAVEL DRIVEWAY
- IPF- IRON PIPE FOUND
- IRS- IRON ROD SET
- IRF- IRON ROD FOUND
- MH- MANHOLE
- O.H.- OVERHANG

- PAD- CONCRETE PAD
- PP- POWER POLE
- R/W- RIGHT OF WAY
- SMH- SANITARY MANHOLE
- ST.- STOOP
- TELE- TELEPHONE PEDESTAL
- TR/TRANS- TRANSFORMER
- WM- WATER METER
- WV- WATER VALVE



FOURTH STREET
 (UNDEVELOPED)



44"
MAPLE

LOCATION SURVEY

LOT 9 BLOCK 10
PARK ADDITION TO
ALEXANDRIA

CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 07-21-23



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

MERESTONE LAND SURVEYING, PLLC.

LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING, PLLC
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE RENDERING
EUSTILUS architecture

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



- ALEXANDRIA VACANT LOTS 1
- DEL RAY VACANT LOTS 2
- DEL RAY SIMILAR LOTS 3
- SITE PHOTOS 4
- SIMILAR LOT ENTRIES 12
- AFFORDABLE HOUSING FOR MEDIUM INCOME HOUSEHOLDS 20
- HEIGHT STUDY 21
- PROJECT INFORMATION 22
- SITE PLAN 23
- FLOOR PLANS 24
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- SECTIONS 32
- SHADOW STUDY 36
- PARKING DIAGRAM 39
- FIRE DIAGRAM 40
- LANDSCAPE NOTES/PLANS/DETAILS 41
- RENDERINGS 45
- MATERIAL COMPATIBILITY 52
- SUSTAINABILITY FEATURES 53
- DESIGN EVOLUTION 54

EUSTILUS architecture

2800 N.ROSSER ST.
ALEXANDRIA, VA 22311

202.569.9620
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5213 FILLMORE AVE
 5233 SEMINARY RD
 2715 N ROSSER ST
 2211 & 2213 IVOR LA
 1101 FINLEY LA
 1321 N. PEGRAM ST

308 N. QUAKER LA



DEL RAY MAP, PAGE 2

2010 LA GRANDE AVE.

404A E. ALEXANDRIA AVE.

906 JUNOIR ST

1119 QUEEN ST

17 W LINDEN ST

1215 A CAMERON ST

310 A PRINCESS ST

211 COMMERCE ST

219 A S FAYETTE ST

16 VACANT LOTS PER THE FOLLOWING GUIDELINES:

1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



2010 LA GRANDE AVE.

NEIGHBORHOOD AREA,
PAGE 3

404A E. ALEXANDRIA AVE.

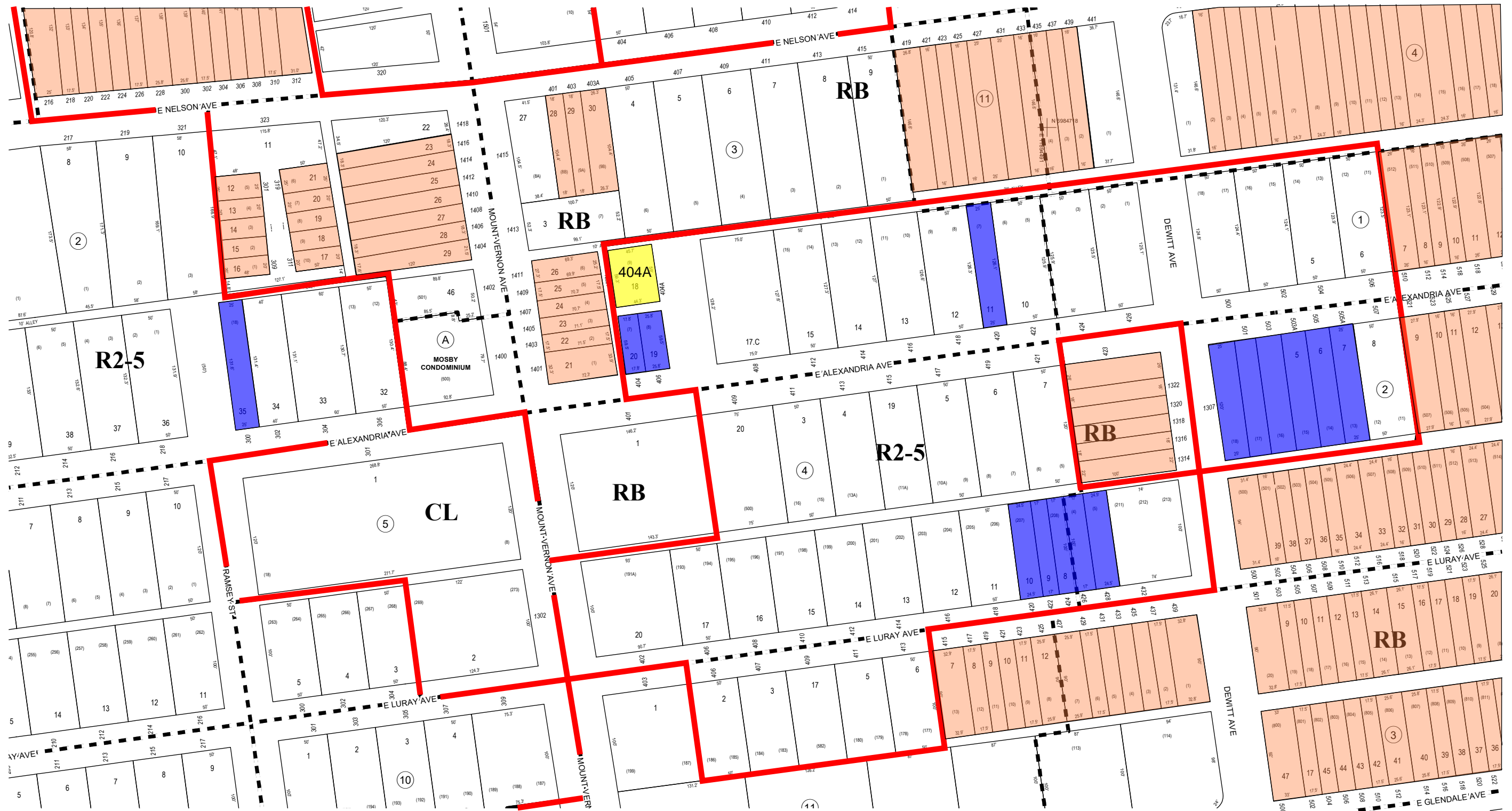
- 2 VACANT LOTS PER THE FOLLOWING GUIDELINES:
- 1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 - 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 - 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 - 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

GROSS - TERAN RESIDENCE


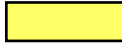


404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL RAY - VACANT LOTS

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LEGEND

	ZONE BOUNDARY
	R-2-5 404A, SUBJECT PROPERTY
	R-2-5 15 LOTS SIMILAR SIZE
	RB 134 LOTS SIMILAR SIZE

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL RAY - NEIGHBORING SIMILAR LOT SIZES

EUSTILUS architecture



1. NORTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



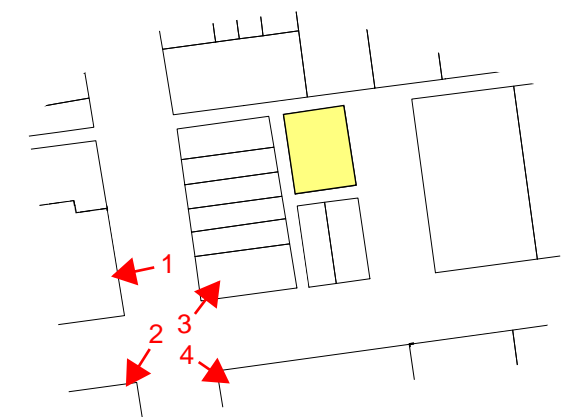
2. NORTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



3. SOUTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



4. SOUTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

4

EUSTILUS architecture



1. 1413 MT. VERNON AVE. NORTH OF PUBLIC ALLEY ENTRANCE



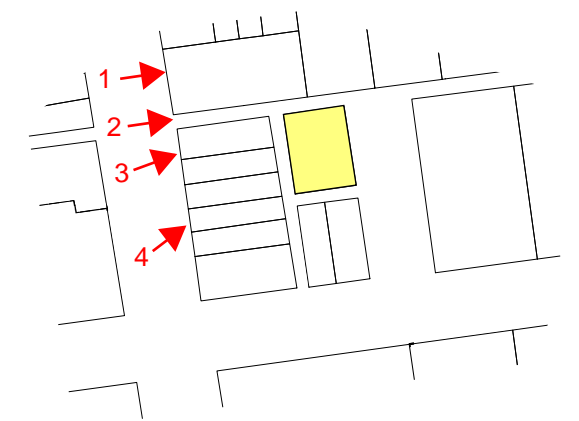
2. PUBLIC ALLEY ENTRANCE FROM MT. VERNON AVE.



3. 1405 - 1411 MT. VERNON AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. 1401 - 1407 MT. VERNON AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

5

EUSTILUS architecture



1. VIEW OF 1401 MT. VERNON AVE. ALONG E. ALEXANDRIA AVE.



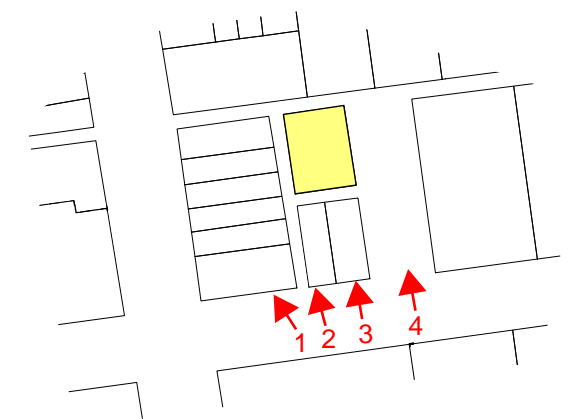
2. PUBLIC ALLEY ENTRY FROM E. ALEXANDRIA AVE.



3. 404 & 406 E. ALEXANDRIA AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

6

EUSTILUS architecture



1. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE., 404A BACK LEFT OF THE PHOTO



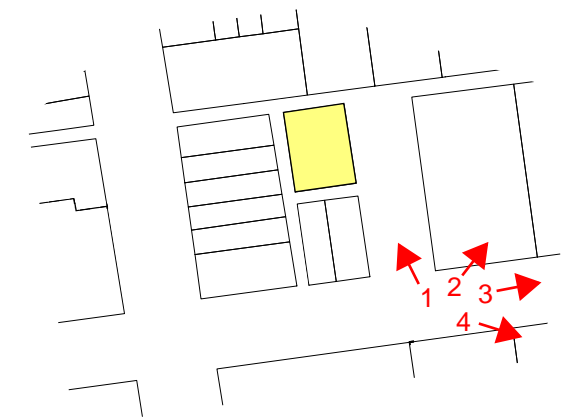
2. 408 - 414 E. ALEXANDRIA AVE.



3. VIEW EAST ON E. ALEXANDRIA AVE.



4. 411 - 413 E. ALEXANDRIA AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

7

EUSTILUS architecture



1. PUBLIC ALLEY LOOKING WEST TO MT. VERNON AVE FROM 404A



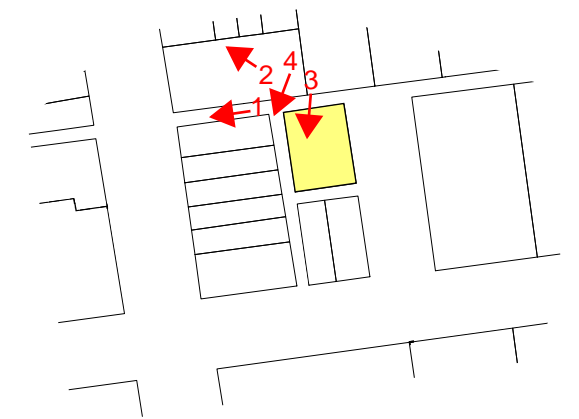
2. 1413 MT. VERNON AVE SIDE AND REAR FACADE



3. REAR FACADES OF HOUSES ALONG MT. VERNON AVE. TO THE RIGHT & MT. VERNON AVE. TO THE REAR OF THE PHOTO



4. 1403 TO 1411 MT. VERNON AVE. REAR FACADES



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

8

EUSTILUS architecture



1. EXISTING UTILITY POLE FOR HOMES AT 1405 TO 1411 MT. VERNON AVE. & 404 TO 406 E. ALEXANDRIA AVE.



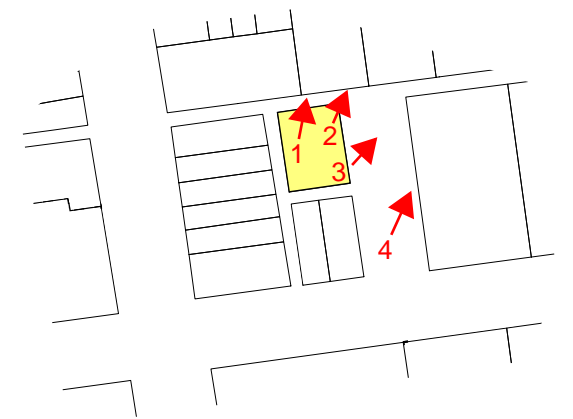
2. LOOKING NORTH FROM 404A TO UTILITY POLE AND REAR HOMES ALONG E. NELSON AVE.



3. 408 E. ALEXANDRIA AVE. DETACHED GARAGE AND ADU



4. 408 E. ALEXANDRIA AVE. WEST SIDE YARD



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

9

EUSTILUS architecture



1. 404A, APPROXIMATE LOT OUTLINED IN RED



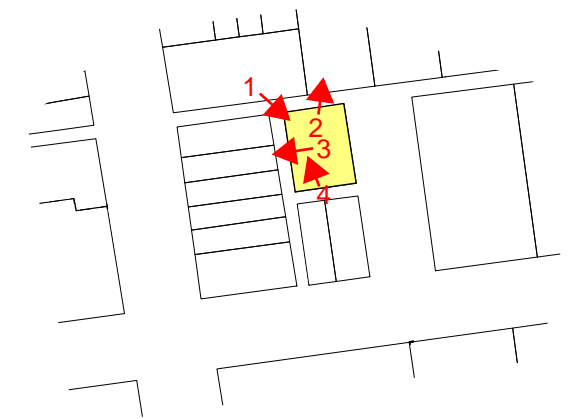
2. LOOKING NORTH FROM 404A



3. REAR FACADES AND YARDS OF 1407 - 1411



4. LOOKING NORTH FROM 404A TO 1413 MT. VERNON AVE. & THE REAR FACADES OF THE ROWHOMES ALONG E. NELSON AVE., APPROXIMATE LOT OUTLINED IN RED



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

10

EUSTILUS architecture



1. 404A, LOOKING SOUTHEAST, APPROXIMATE LOT OUTLINED IN RED



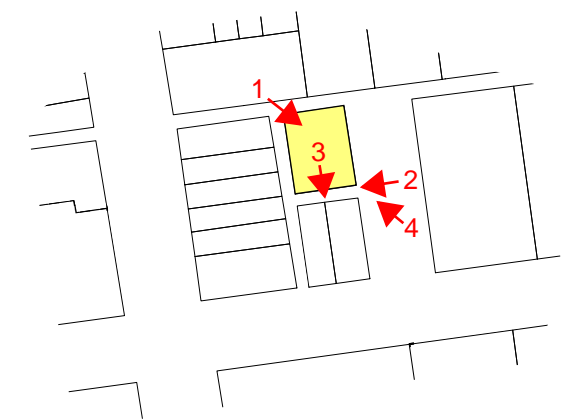
2. 404A, LOOKING WEST, APPROXIMATE LOT OUTLINED IN RED



3. 404A, LOOKING SOUTH AT 404 & 406 E. ALEXANDRIA AVE & ALLEY, APPROXIMATE LOT OUTLINED IN RED



4. LOOKING TOWARDS 404A, APPROXIMATE LOT OUTLINED IN RED



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

11

EUSTILUS architecture

DO SUBSTANDARD STREET FRONTAGE LOTS CAUSE ACCIDENTS

SUBSTANDARD STREET FRONTAGE LOTS

THE FOLLOWING SEVEN PAGES SHOW 21 PROPERTIES WITHIN THE CITY OF ALEXANDRIA THAT LACK THE REQUIRED STREET FRONTAGE AS REQUIRED BY THE BUILDING CODE. THE NEIGHBORS ARE CONCERNED THAT THIS MAY LEAD TO TRAFFIC ACCIDENTS.

THE CHART BELOW SHOWS THE NUMBER OF ACCIDENTS AT EACH ADDRESS WITHIN THE LAST TEN (10) YEARS PROVIDED BY VDOT'S VIRGINIA CRASH MAP.

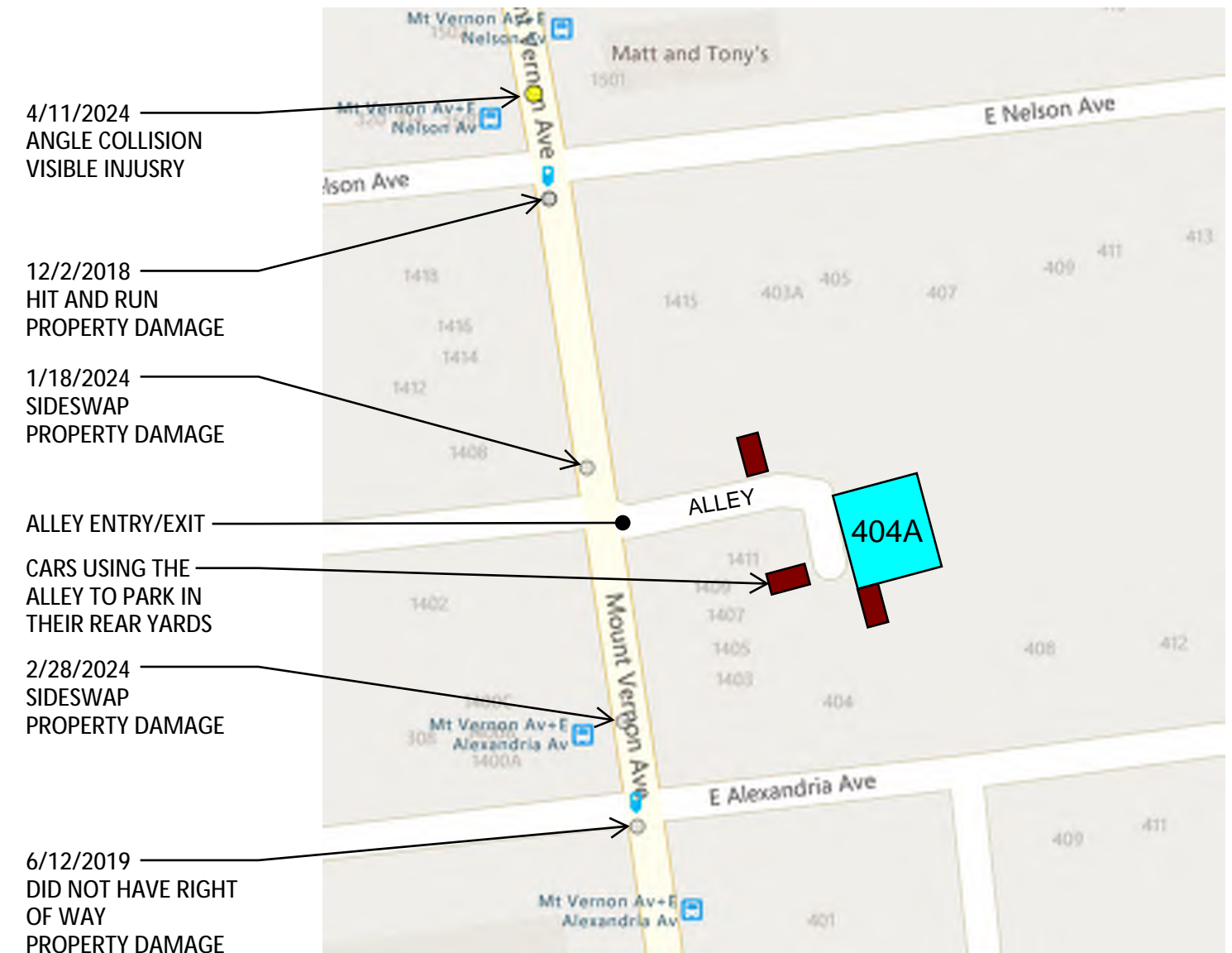
ADDRESS	ACCIDENTS	TYPE
215 WOODLAND TERRANCE	0	NA
1115 YEATON ALLEY	2017	PROPERTY DAMAGE
107A N. PAYNE ST.	0	NA
1207A KING ST	0	NA
220 HOLLIS ALLEY	0	NA
501 FRANCIS CT	0	NA
512 QUEEN ST.	0	NA
212A S. PITT ST.	0	NA
1005 JANNEYS LANE	2025	TAILGATING
1404 COVENTRY LANE	0	NA
1406 COVENTRY LANE	0	NA
911 VICAR LANE	0	NA
2508 N. CHAMBLISS ST.	0	NA
2510 N. CHAMBLISS ST.	0	NA
4620 STRATHBLANE PL.	0	NA
2208 RUSSELL RD.	0	NA
913 CAMERON ST.	0	NA
414 & 416 S. SAINT ASAPH ST.	0	NA
4638 STRATHBLANE PL	0	NA
1226 N. PEGRAM ST.	0	NA
320-1/2 MANDION DR.	0	NA

CONCLUSION

TWO ACCIDENTS OCCURED IN THE LAST TEN YEARS NEAR THE DRIVEWAY OF A SUBSTANDARD LOT. NEITHER OF THESE ACCIDENTS WERE DUE TO THE LACK OF STREET FRONTAGE. ONE WAS BY A SOLO DRIVER WHO DAMAGED PROPERTY AND THE OTHER WAS DUE TO TAILGATING.

A SUBSTANDARD STREET FRONTAGE DOES NOT LEAD TO MORE ACCIDENTS.

ACCIDENTS ALONG MOUNT VERNON AVE. & E. ALEXANDRIA AVE.



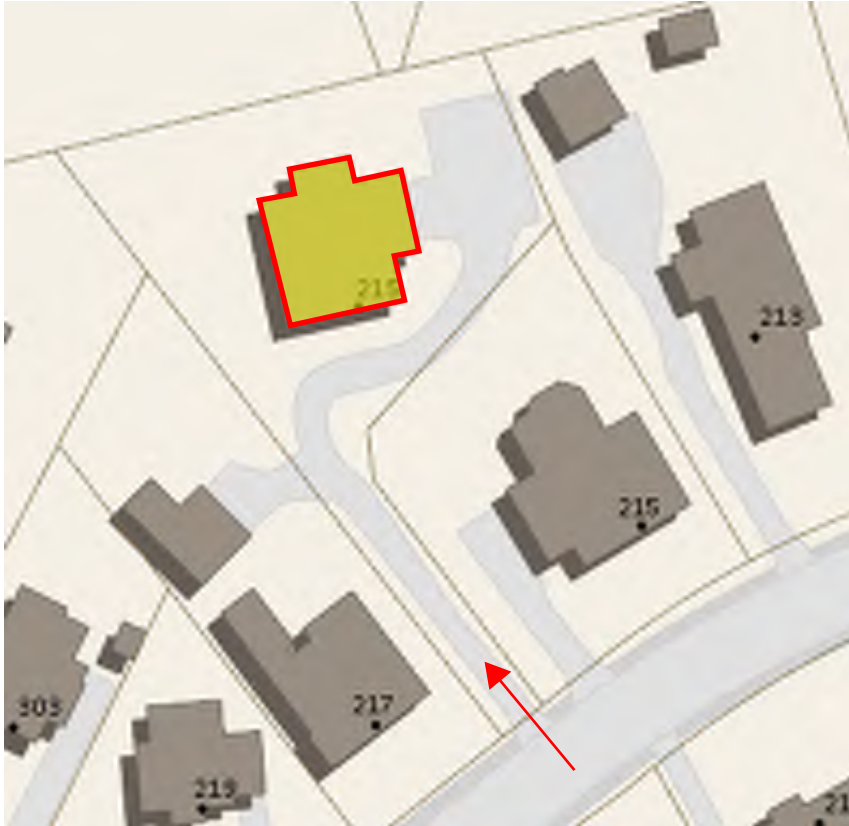
CONCLUSION

CARS ROUTINELY USE THE ALLEY TO ENTER AND EXIT TO ACCESS THEIR REAR YARDS TO PARK THEIR CARS AS SHOWN WITH THE THREE RED RECTANGLES.

THE PROPOSED PROPERTY IS NOT REQUIRED TO PROVIDE OFF-STREET PARKING. IT IS REASONABLE TO ASSUME ONE CAR WILL PARK AT THIS HOME. HOWEVER, ONE CAR WILL NOT SIGNIFICANTLY ALTER THE USE OF THE ALLEY.

USING THE ALLEY TO ENTER AND EXIT THE ALLEY DOES NOT LEAD TO MORE ACCIDENT.

215 WOODLAND TERRACE



1115 YEATON ALY



107A N. PAYNE ST.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

1207A KING ST



220 HOLLIS ALY



501 FRANCIS CT

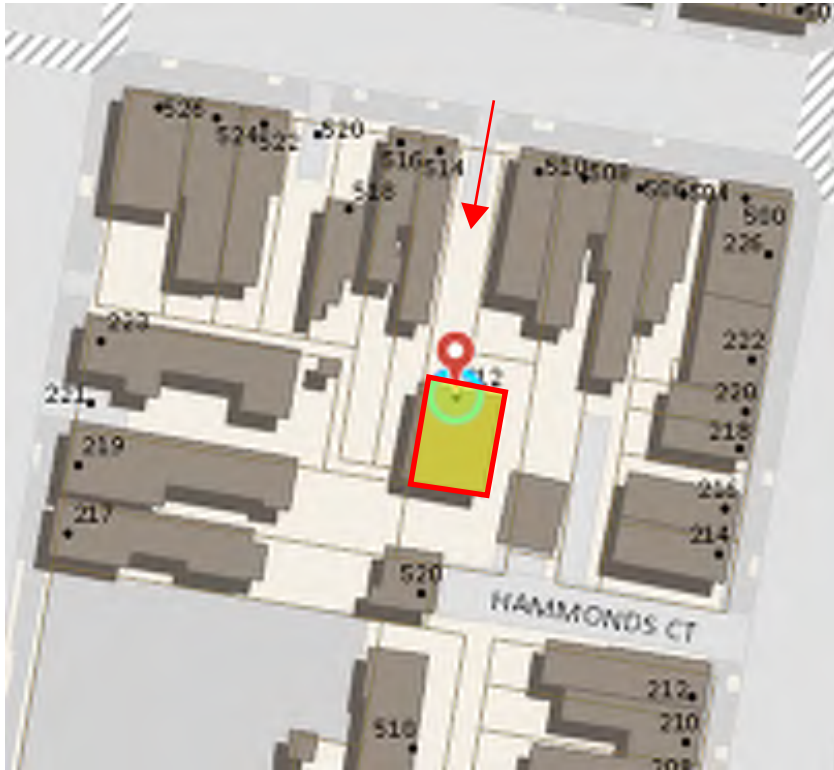


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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

512 QUEEN ST



212A S. PITT ST.



1005 JANNEYS LA



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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

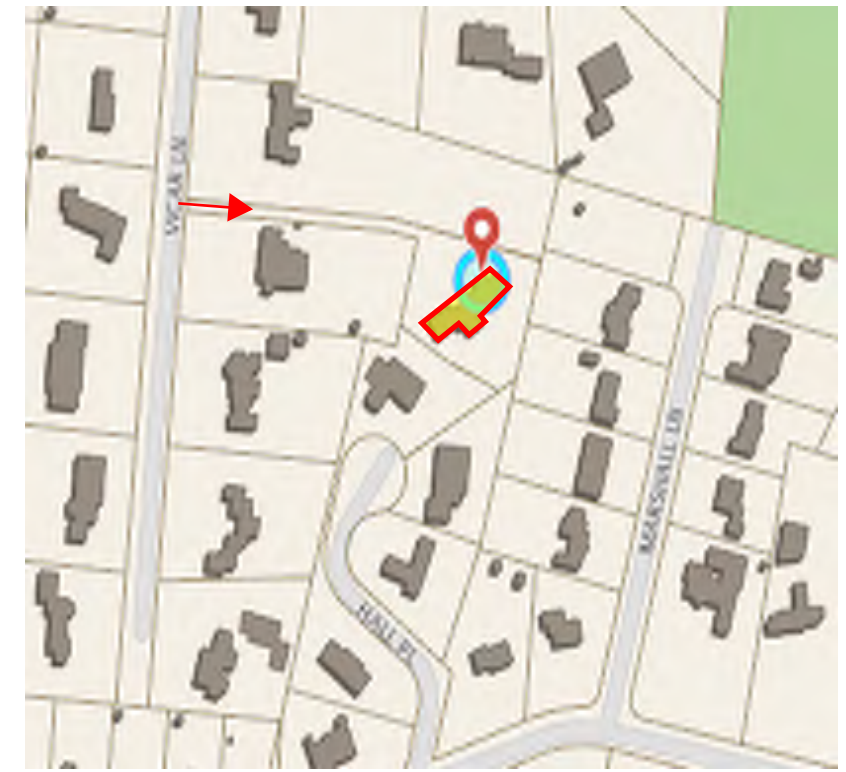
1404 COVENTRY LN



1406 COVENTRY LN



911 VICAR LA



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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

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2508 N. CHAMBLISS ST.



2510 N. CHAMBLISS ST.



4620 STRATHBLANE PL



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

2208 RUSSELL RD.



913 CAMERON ST



414 & 416 S. SAINT ASAPH ST



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SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

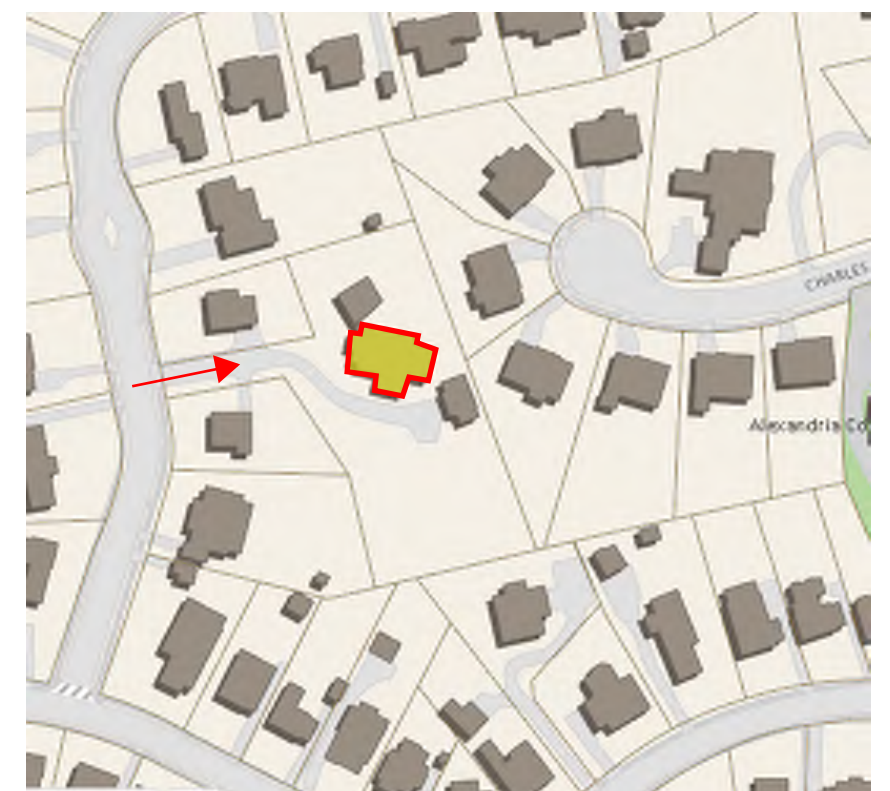
4638 STRATHBLANE PL



1226 N. PEGRAM ST



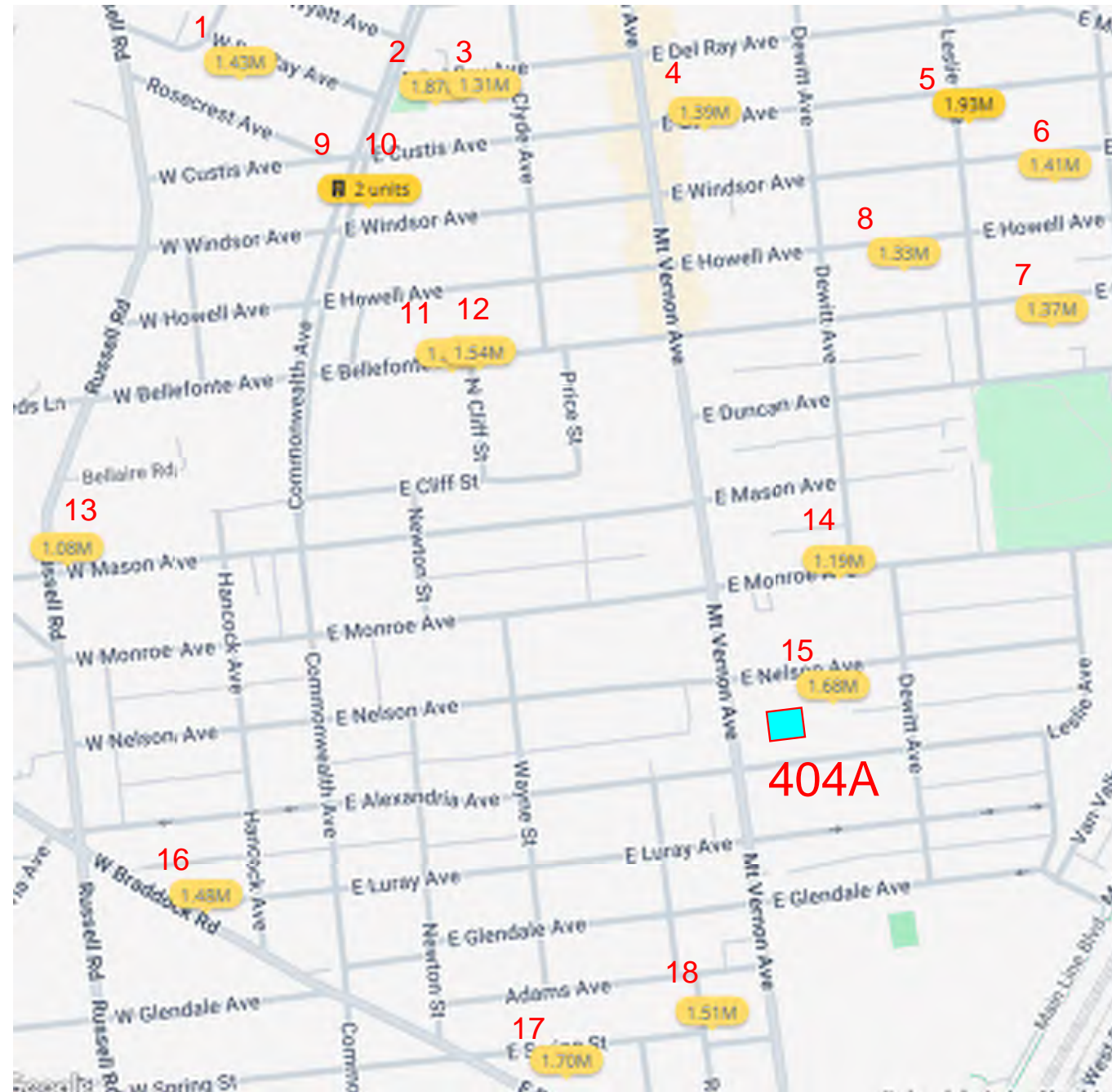
320-1/2 MANSION DR.



GROSS - TERAN RESIDENCE
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY
EUSTILUS architecture

SIMILAR HOMES SOLD IN THE LAST SIX MONTHS



MARK	SALE PRICE	SALE DATE	SIZE (SF)
1	\$1,430,000	7/31/2025	2,147
2	\$1,870,000	3/17/2025	2,530
3	\$1,310,000	7/10/2025	2,062
4	\$1,390,000	8/6/2025	2,058
5	\$1,930,000	3/24/2025	3,094
6	\$1,410,000	3/6/2025	2,562
7	\$1,370,000	7/17/2025	1,965
8	\$1,330,000	5/13/2025	1,963
9	\$1,549,900	10/10/2025	2,550
10	\$1,549,900	10/11/2025	2,550
11	\$1,320,000	9/19/2025	2,200
12	\$1,540,000	10/20/2025	2,416
13	\$1,080,000	8/22/2025	2,332
14	\$1,190,000	7/18/2025	2,415
15	\$1,680,000	11/10/2025	2,689
16	\$1,480,000	9/26/2025	1,836
17	\$1,700,000	10/10/2025	2,887
18	\$1,511,000	5/2/2025	2,200
AVERAGE	\$1,480,044		2,359

PROPOSED PROJECT SIZE

2,396

1. MONTHLY MORTGAGE PAYMENTS FOR THE AVERAGE HOME LISTED IN THE CHART 6% INTEREST RATE 20% DOWNPAYMENT (\$296,009) TAXES (\$18,393) INSURANCE (\$1,500)	\$8,756.64 MO
2. YEARLY MORTGAGE PAYMENT	\$105,079.68 YR
3. RECOMMENDED INCOME TO PURCHASE AN AVERAGE HOME LISTED IN THE CHART FINANCIAL ADVISORS RECOMMEND MONTHLY MORTGAGE PAYMENTS (INCLUDING TAXES & INSURANCE) DO NOT EXCEED 28% OF GROSS INCOME	\$375,284.57 YR
4. ALEXANDRIA MEDIUM HOUSEHOLD INCOME (US CENSUS 2023)	\$113,638.00 YR
5. RECOMMEND MONTHLY MORTGAGE COST (P.I.T.I.) 28% GROSS	\$2,651.55 MO

CONCLUSION

AS THE CHART SHOWS THE DEL RAY NEIGHBORHOOD DOES NOT LEND ITSELF TO AFFORDABLE HOUSING FOR MIDDLE INCOME FAMILIES LIVING IN THE CITY. PER THE US CENSUS 2023, 40.2% OF ALEXANDRIA RESIDENCE EARN BETWEEN \$100K TO \$200K PER YEAR. A FUTURE 35.5% EARN LESS THAN \$100K PER YEAR. AS THE MIDDLE INCOME FAMILY GROWS THERE ARE LIMITED OPPORTUNITIES TO MOVE INTO BIGGER HOMES WITHIN THE CITY OR INTO A MORE DESIRABLE NEIGHBORHOOD. THE CITY HAS MADE MANY STRIDES FOR AFFORDABLE HOUSING FOR LOW INCOME EARNERS; HOWEVER, THE MIDDLE LEVEL EARNERS SHOULD NOT BE AN AFTER THOUGHT.

THIS VACANT LAND IS A UNIQUE OPPORTUNITY FOR OUR FAMILY WHO ARE MIDDLE INCOME EARNERS TO MOVE INTO THIS NEIGHBORHOOD AND TO REMAIN IN THE CITY OF ALEXANDRIA. BY PURCHASING THE LOT AND BUILDING A HOME OUR COST IS \$1,000,000 (\$180,000 LAND PLUS \$820,000 CONSTRUCTION) MAKING IT MORE AFFORDABLE. THE CITY NEEDS CREATIVE SOLUTIONS FOR NEW HOMES OF ALL SIZES AND TYPES. THIS SPECIAL EXCEPTION PROVIDES MUCH NEEDED HOUSING TO THE CITY FOR A MIDDLE INCOME FAMILY.



<u>ADDRESS</u>	<u>THRESHOLD</u>	<u>ROOF RIDGE</u>	<u>STORIES</u>
1401 MT. VERNON AVE	3'-6"	27'-11"	2
1403 MT. VERNON AVE	3'-6"	25'-11"	2
1405 MT. VERNON AVE	3'-6"	27'-11"	2
1407 MT. VERNON AVE	3'-6"	27'-11"	2
1409 MT. VERNON AVE	3'-6"	25'-11"	2
1411 MT. VERNON AVE	3'-6"	27'-11"	2
1413 MT. VERNON AVE	0'-6"	16'-9"	1
404 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
406 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
408 E. ALEXANDRIA AVE	3'-8"	33'-6"	2
PROPOSED			
404 A E. ALEXANDRIA AVE	0'-0"	21'-10"	2



PROJECT DATA

OWNER: DANIELA GROSS & ERIC TERAN
 2800 N. ROSSER ST.
 ALEXANDRIA, VA 22311

EXISTING VACANT LOT
 PROPOSED SINGLE FAMILY RESIDENCE
 SCOPE OF WORK NEW TWO STORY RESIDENCE OVER A
 BASEMENT

APPLICABLE CODES

VIRGINIA RESIDENTIAL CODE 2015

ZONING DATA

MAP-BLOCK-LOT-NUMBER	043.04-03-18	
ZONE	R-2-5	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROPOSED
LOT SIZE	5,000 SF	2,661.84 SF
LOT WIDTH	50'-0"	59'-3"
LOT FRONTAGE	40'-0"	45'-8"
BULK REQUIREMENTS		
FRONT YARD SETBACK	20'-0"	20'-0"
REAR YARD SETBACK	1:1	19'-10"
SIDE YARD SETBACK	1:3	7'-0"
HEIGHT LIMIT	30'-0"	19' 10"
FLOOR AREA RATIO	0.45	0.44
1ST FLOOR		587 SF
2ND FLOOR		587 SF
TOTAL		1,174 SF
BASEMENT		1,181 SF

PUBLIC ALLEY

10' PUBLIC ALLEY

LOT 26

LOT 25

LOT 24

LOT 23

10' PUBLIC ALLEY

LOT 20

LOT 19

LOT 18

PROPOSED SINGLE FAMILY RESIDENCE

HOUSE HEIGHT CALCULATIONS		
SPOT	PRE-ELEVATION	POST ELEVATION
1	0.16	0.55
2	0.25	0.55
3	0.32	0.55
4	0.60	0.55
5	0.94	0.55
6	0.90	0.55
7	0.84	0.55
8	0.50	0.55
SUM	4.51	4.40
AVERAGE	0.56	0.55

ROOF EAVE ELEVATIONS	18.30'
PEAK ROOF (HIGHEST RIDGE)	22.33'
ROOF MIDPOINT (ROOF HEIGHT)	20.35'
PROPOSED DWELLING HEIGHT	19.80'

+0.84 EG
+0.55 FG

CONDENSOR UNITS

+0.90 EG
+0.55 FG

+0.94 EG
+0.55 FG

+0.60 EG
+0.55 FG

+0.32 EG
+0.55 FG

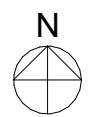
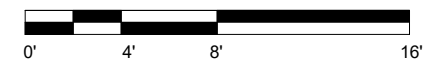
+0.25 EG
+0.55 FG

+0.16 EG
+0.55 FG

EX. 44" SILVER MAPLE

UNDEVELOPED LAND

SCALE: 1/8" = 1'-0"



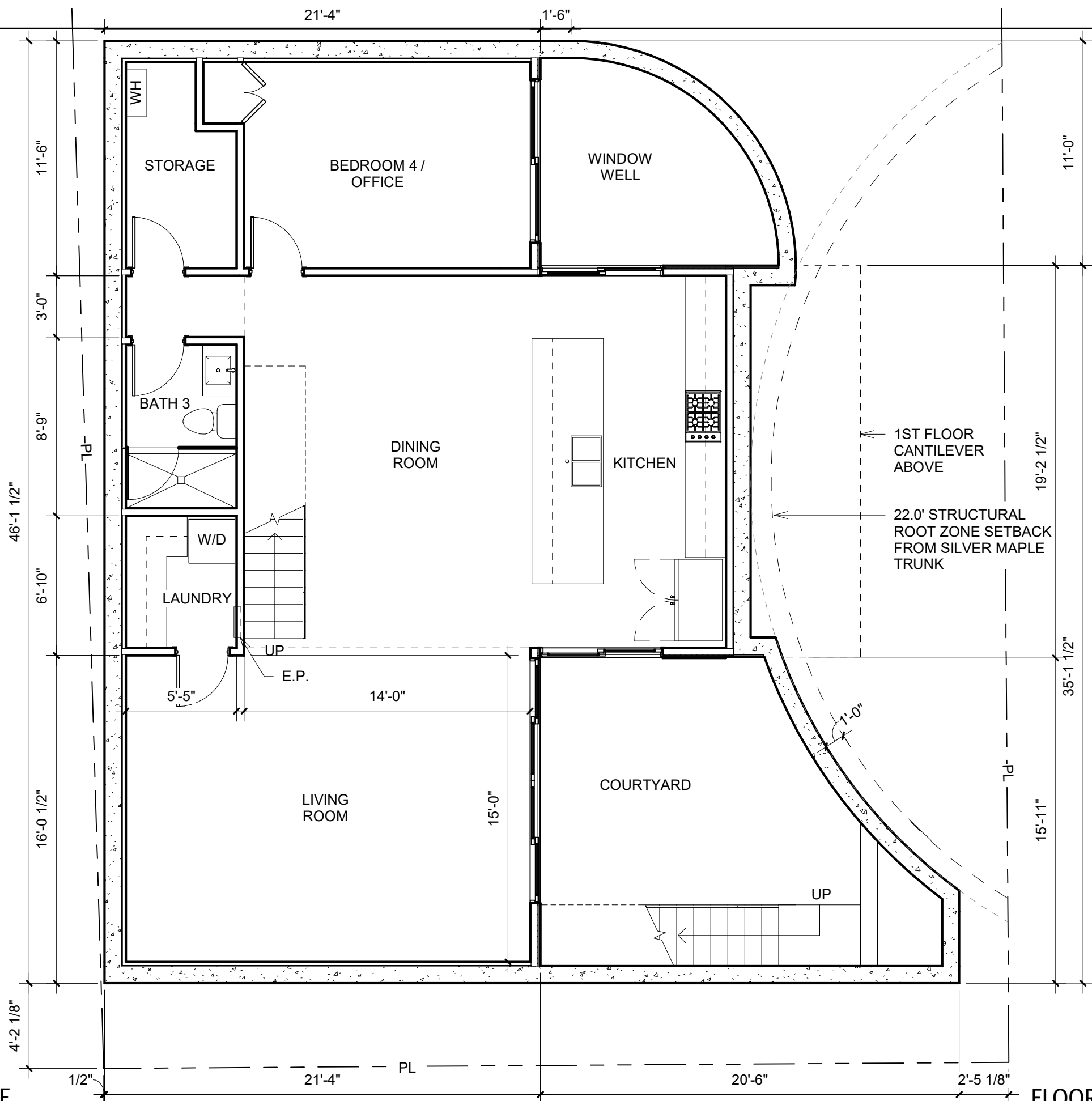
SITE PLAN

23

GROSS - TERAN RESIDENCE

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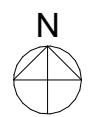
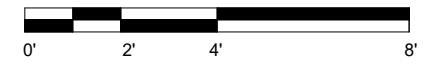
EUSTILUS architecture



1ST FLOOR
CANTILEVER
ABOVE

22.0' STRUCTURAL
ROOT ZONE SETBACK
FROM SILVER MAPLE
TRUNK

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



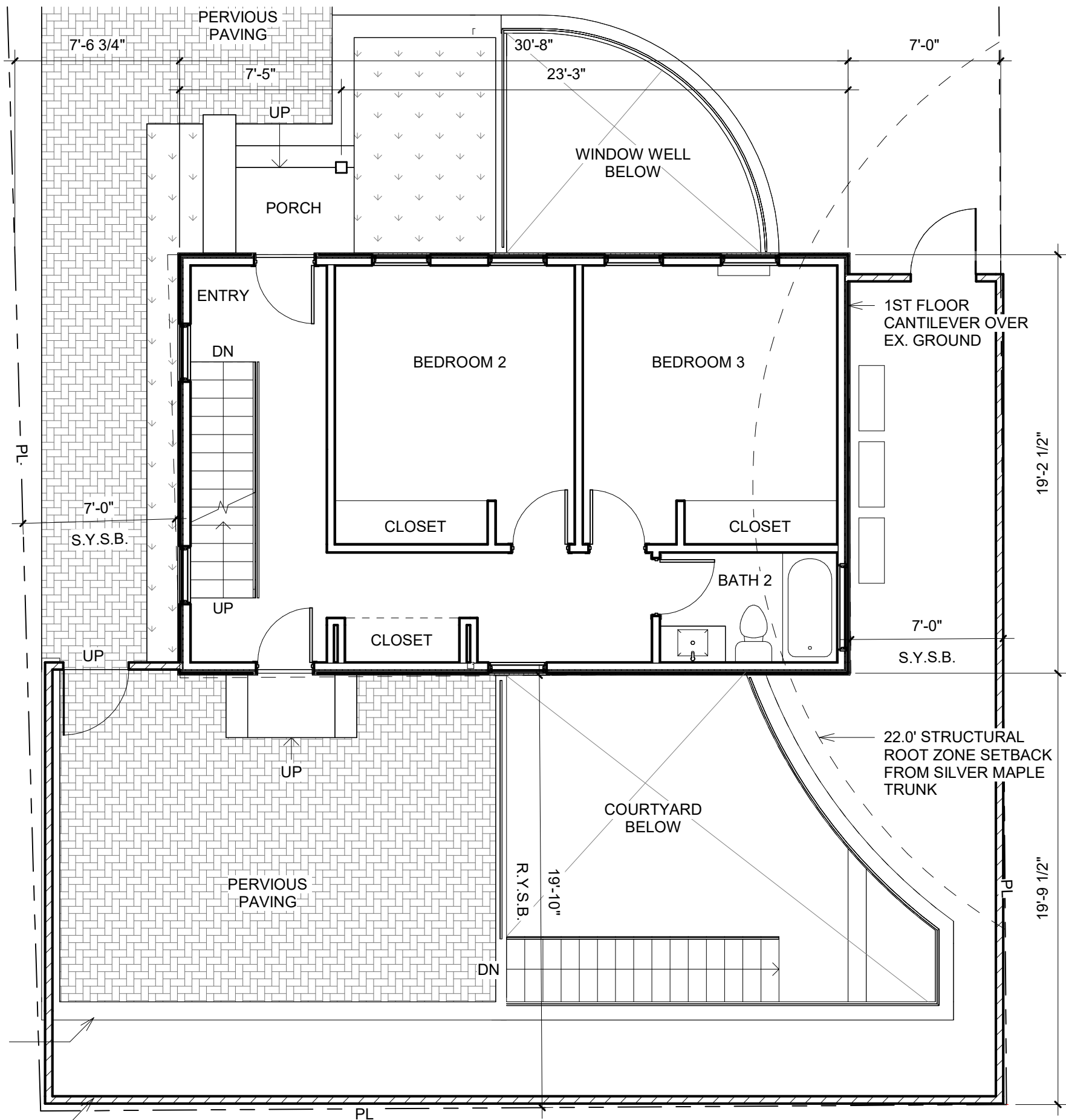
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FLOOR PLAN - BASEMENT

EUSTILUS architecture

24

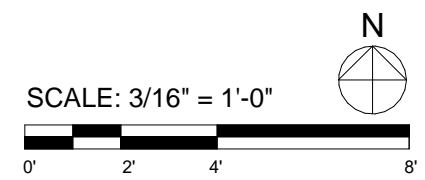
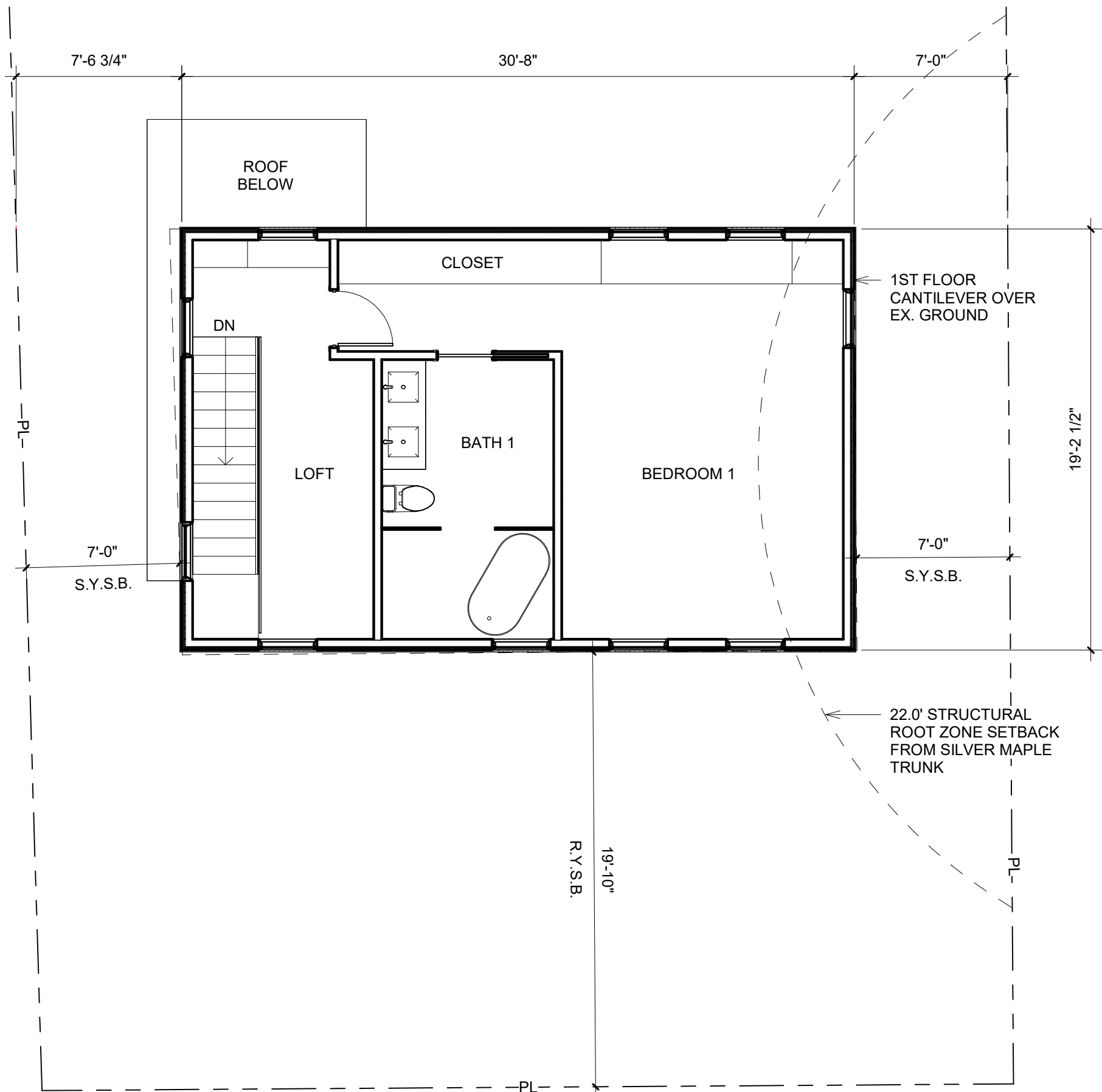


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FLOOR PLAN - FIRST FLOOR

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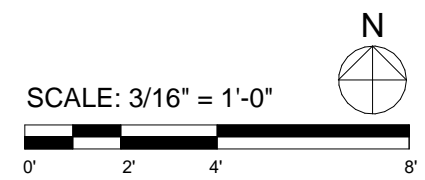
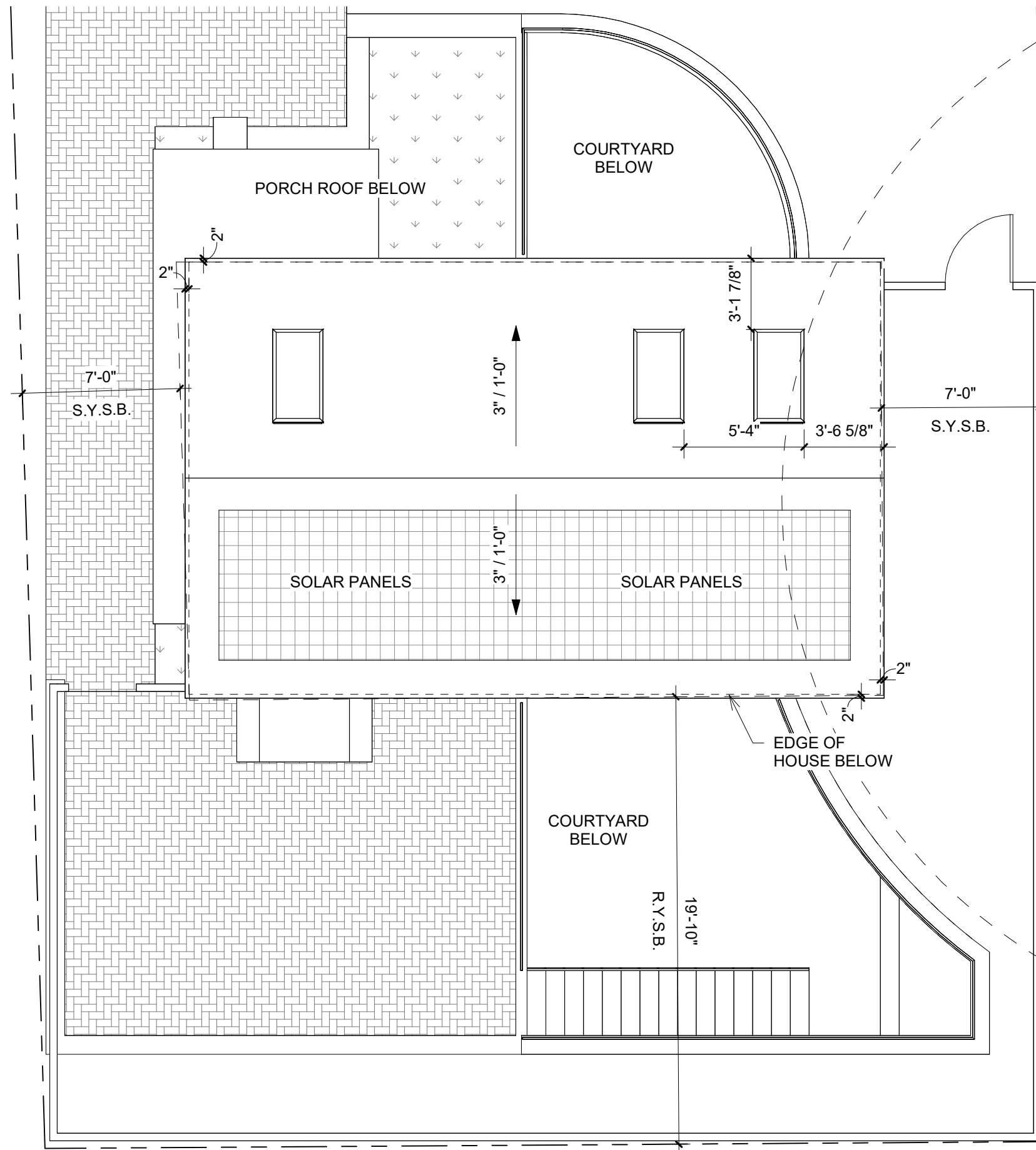
GROSS - TERAN RESIDENCE

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FLOOR PLAN - SECOND FLOOR

EUSTILUS architecture

26



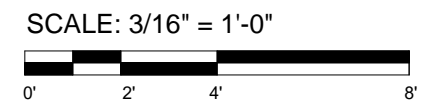
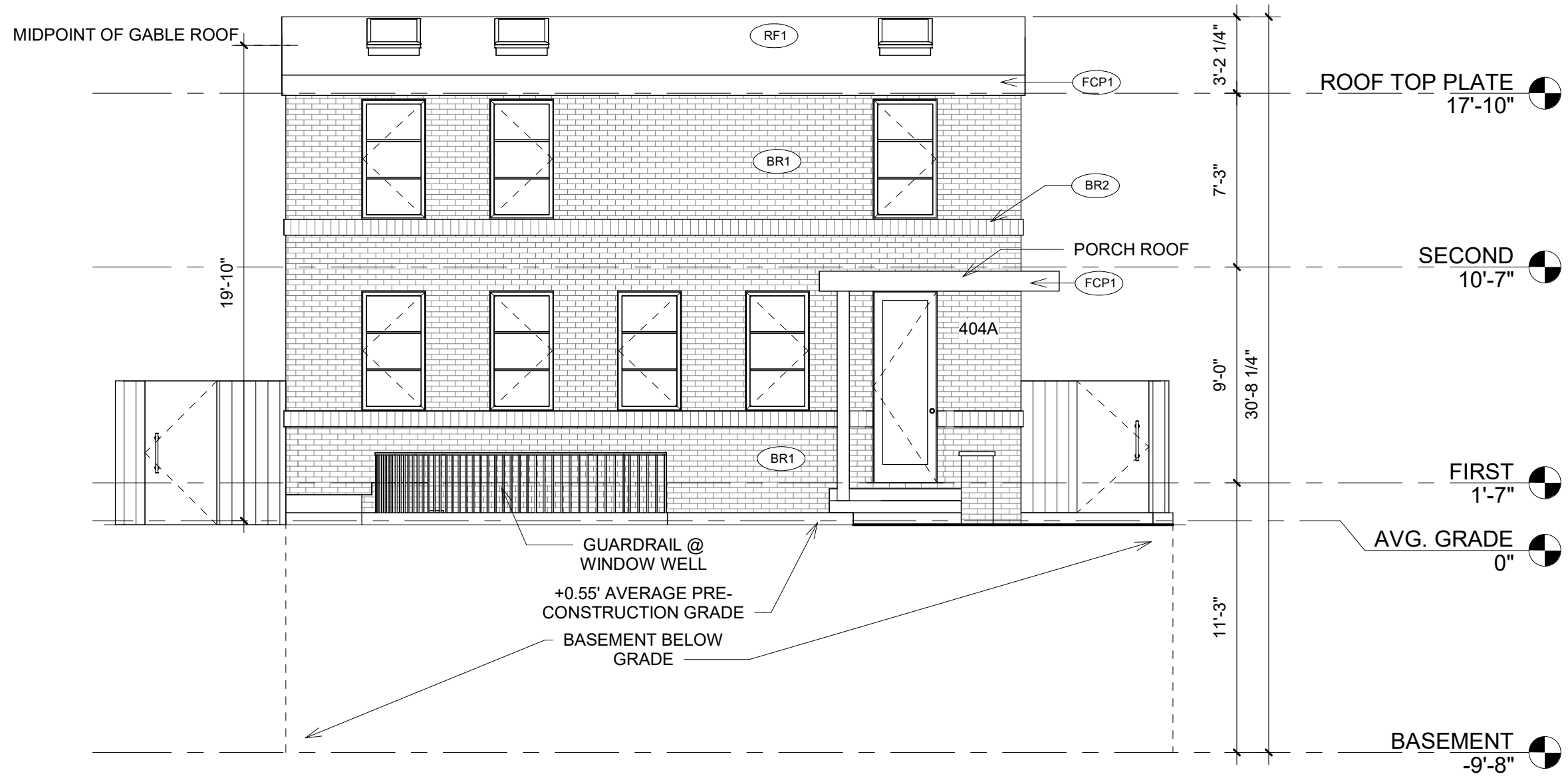
GROSS - TERAN RESIDENCE

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ROOF PLAN

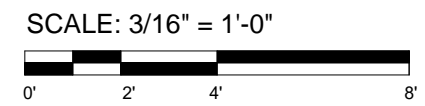
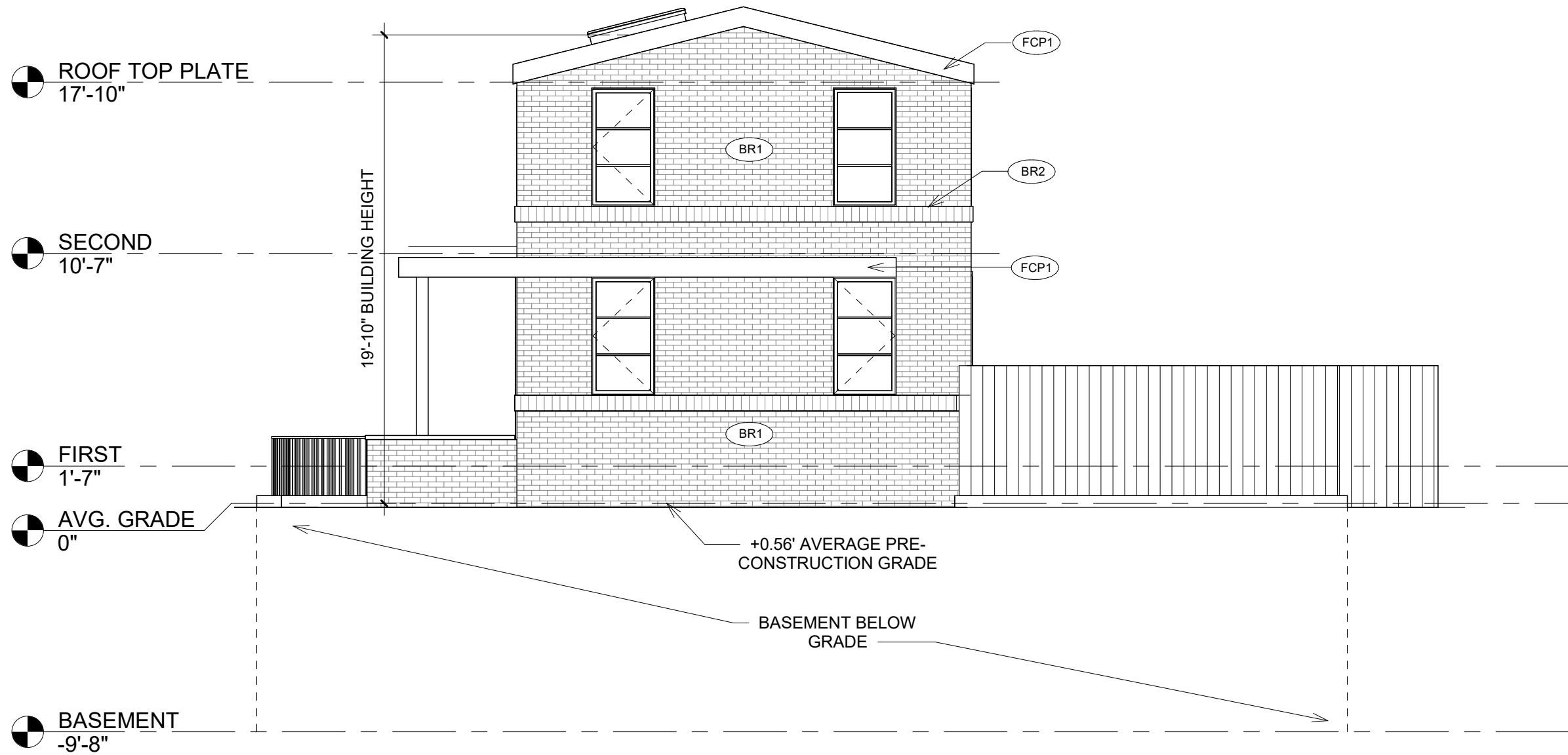
27

EUSTILUS architecture



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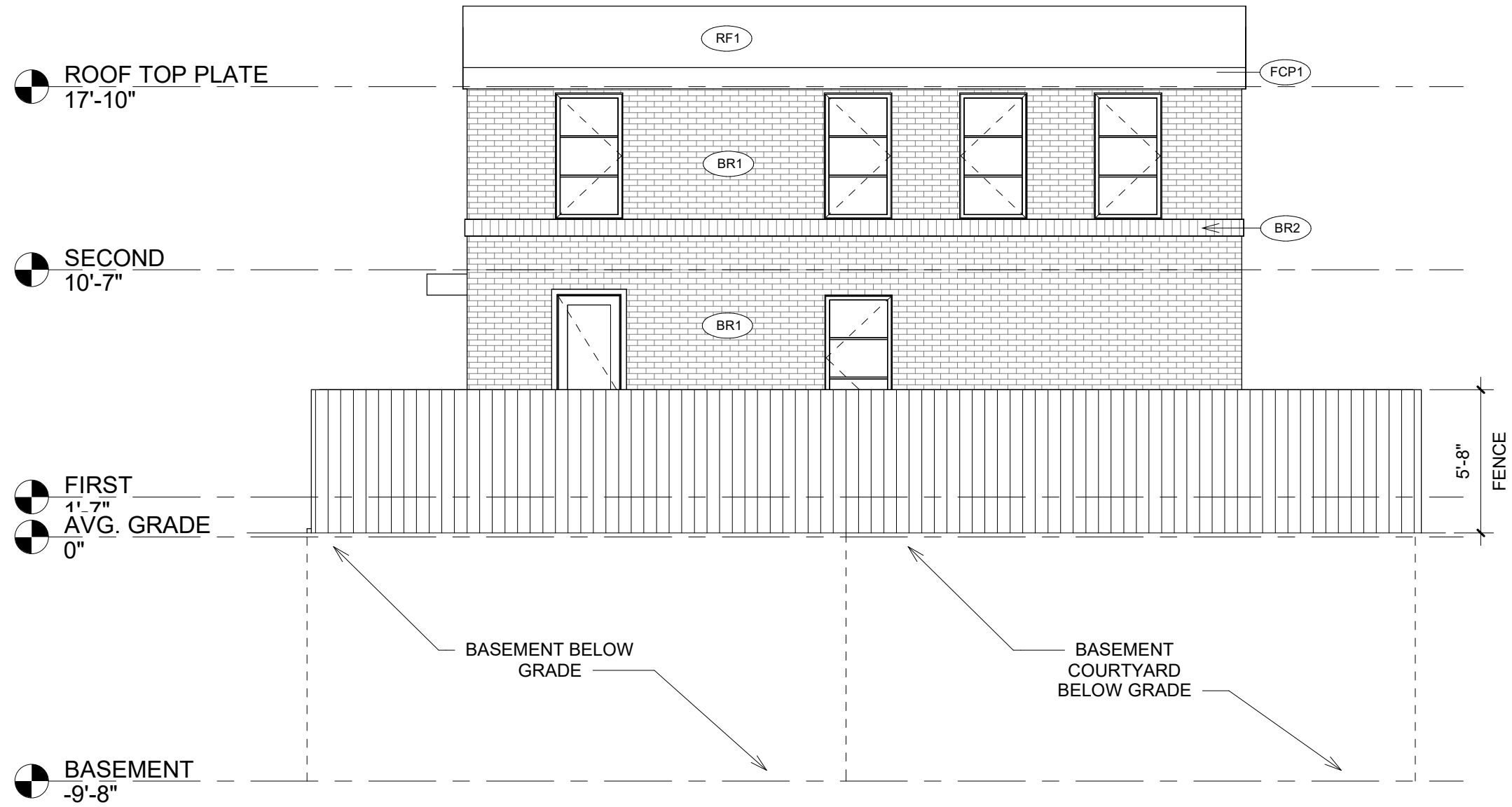
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ELEVATION - WEST

29

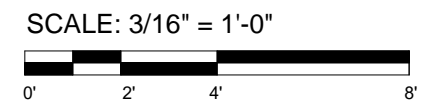
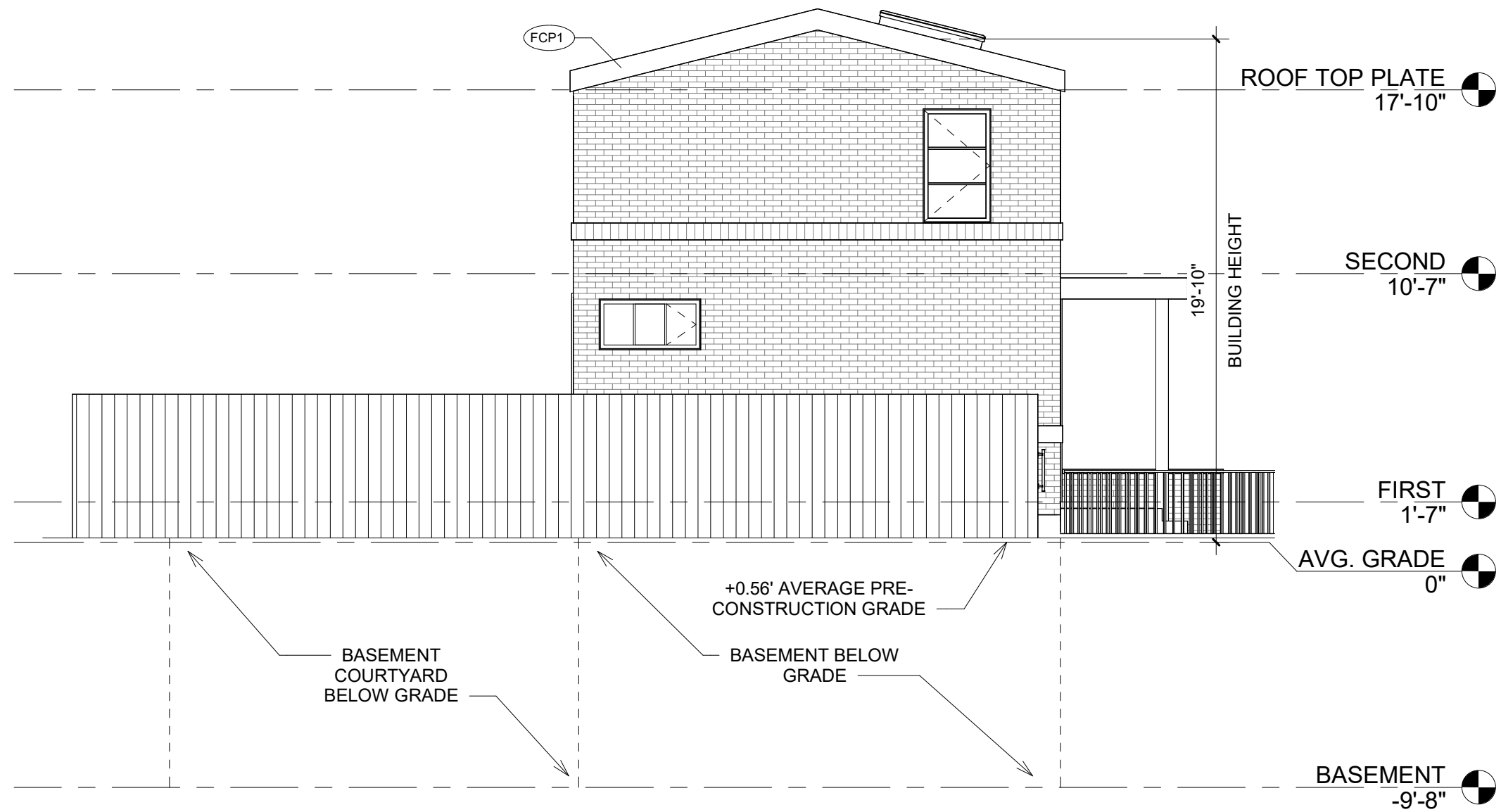
EUSTILUS architecture



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ELEVATION - SOUTH | 30
 EUSTILUS architecture



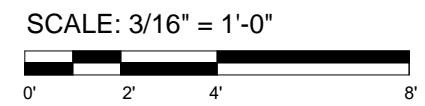
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ELEVATION - EAST

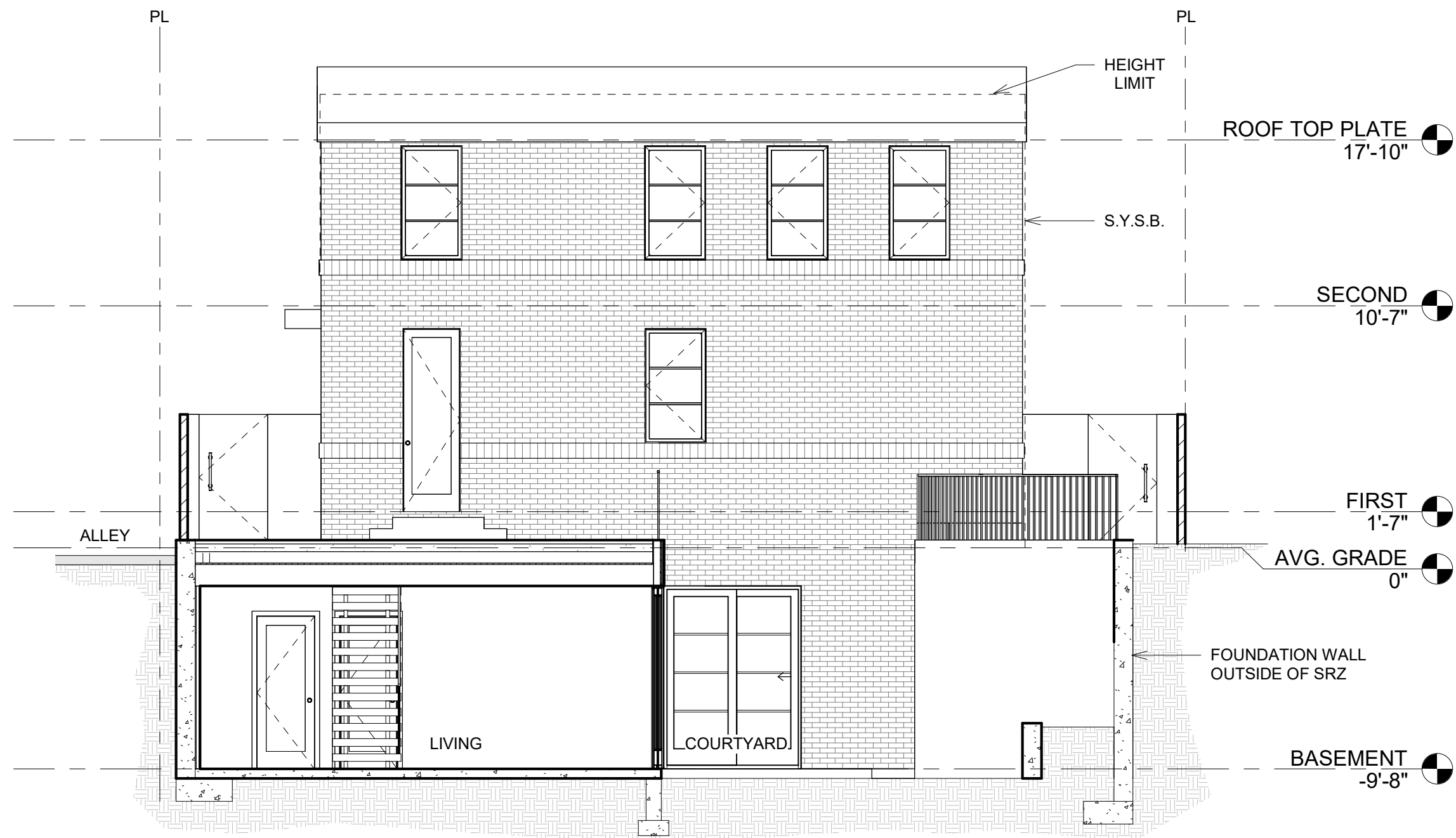
31

EUSTILUS architecture



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SECTION: EAST - WEST 01 | 32
 EUSTILUS architecture

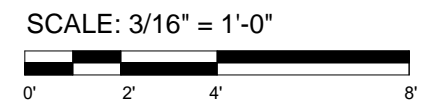
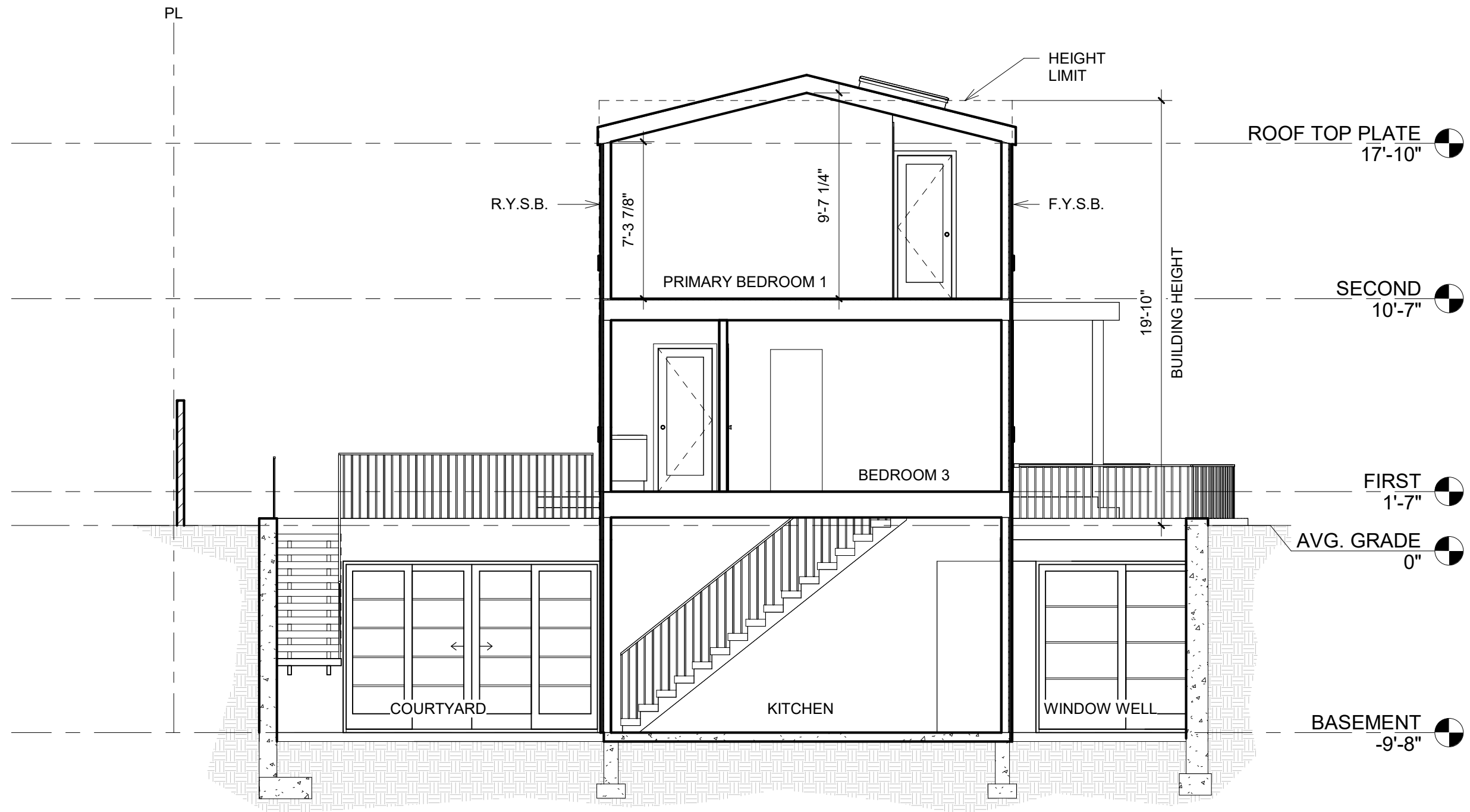


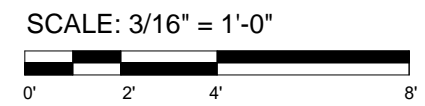
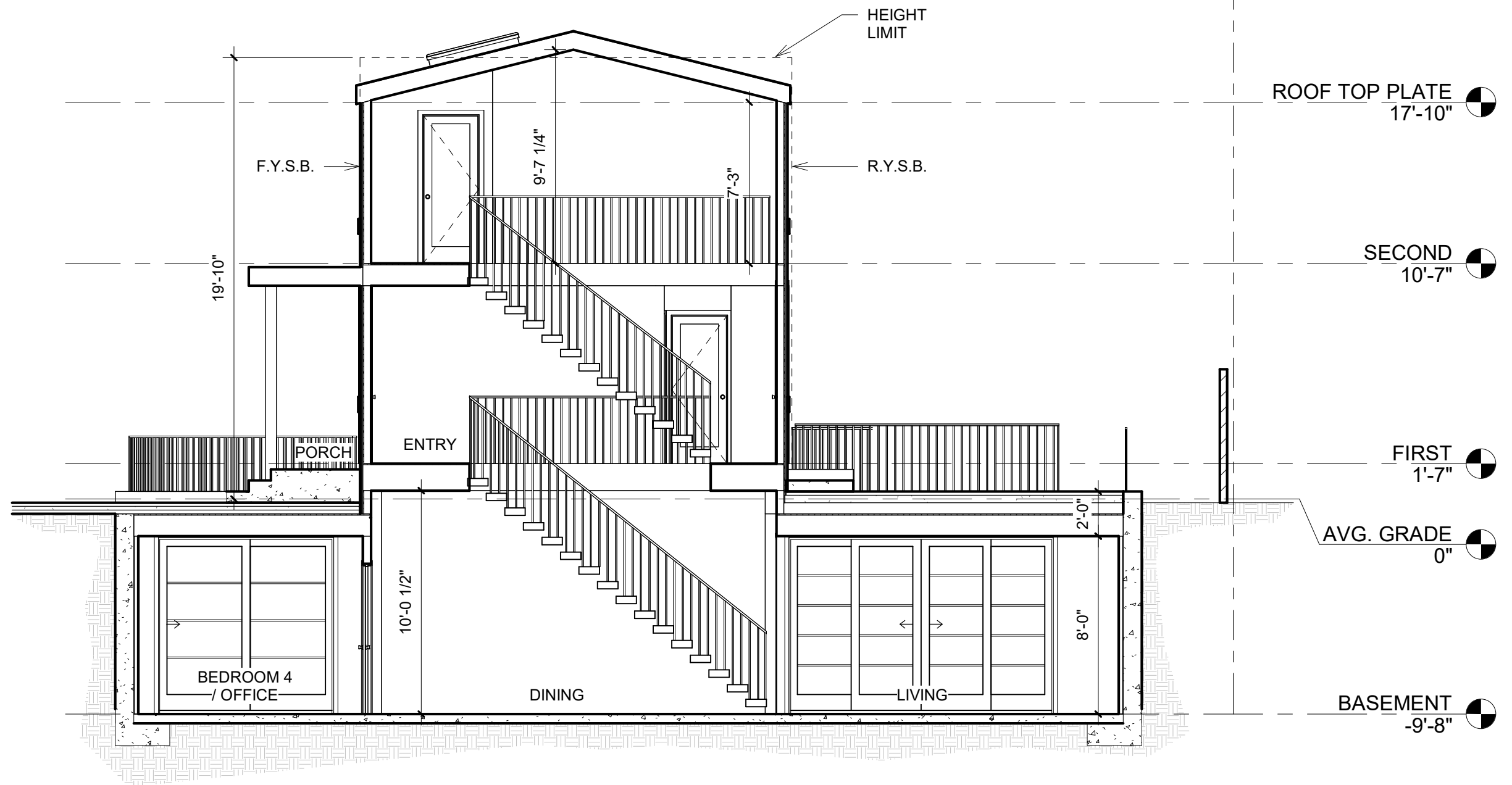
GROSS - TERAN RESIDENCE

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SECTION: EAST - WEST 02

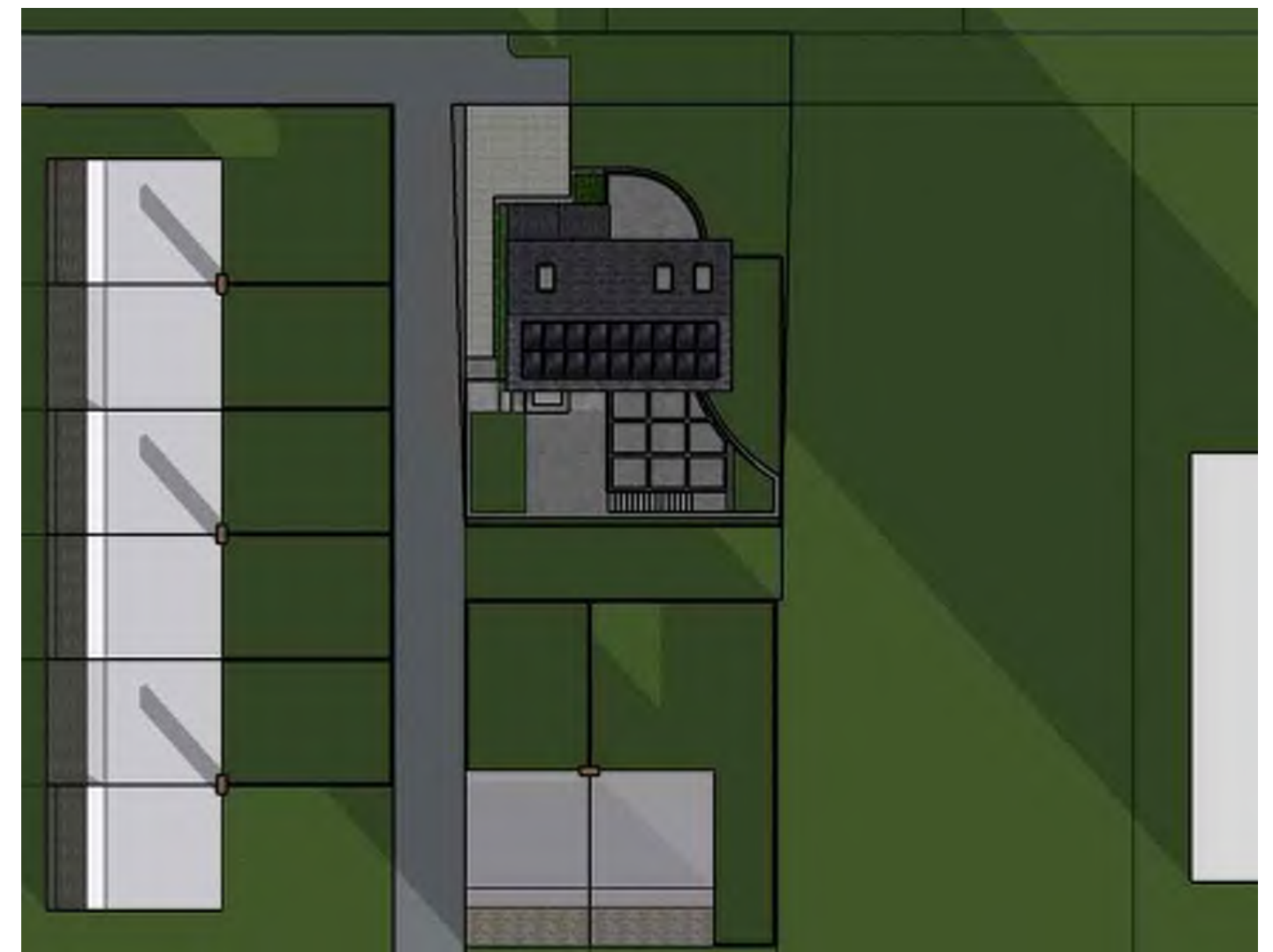
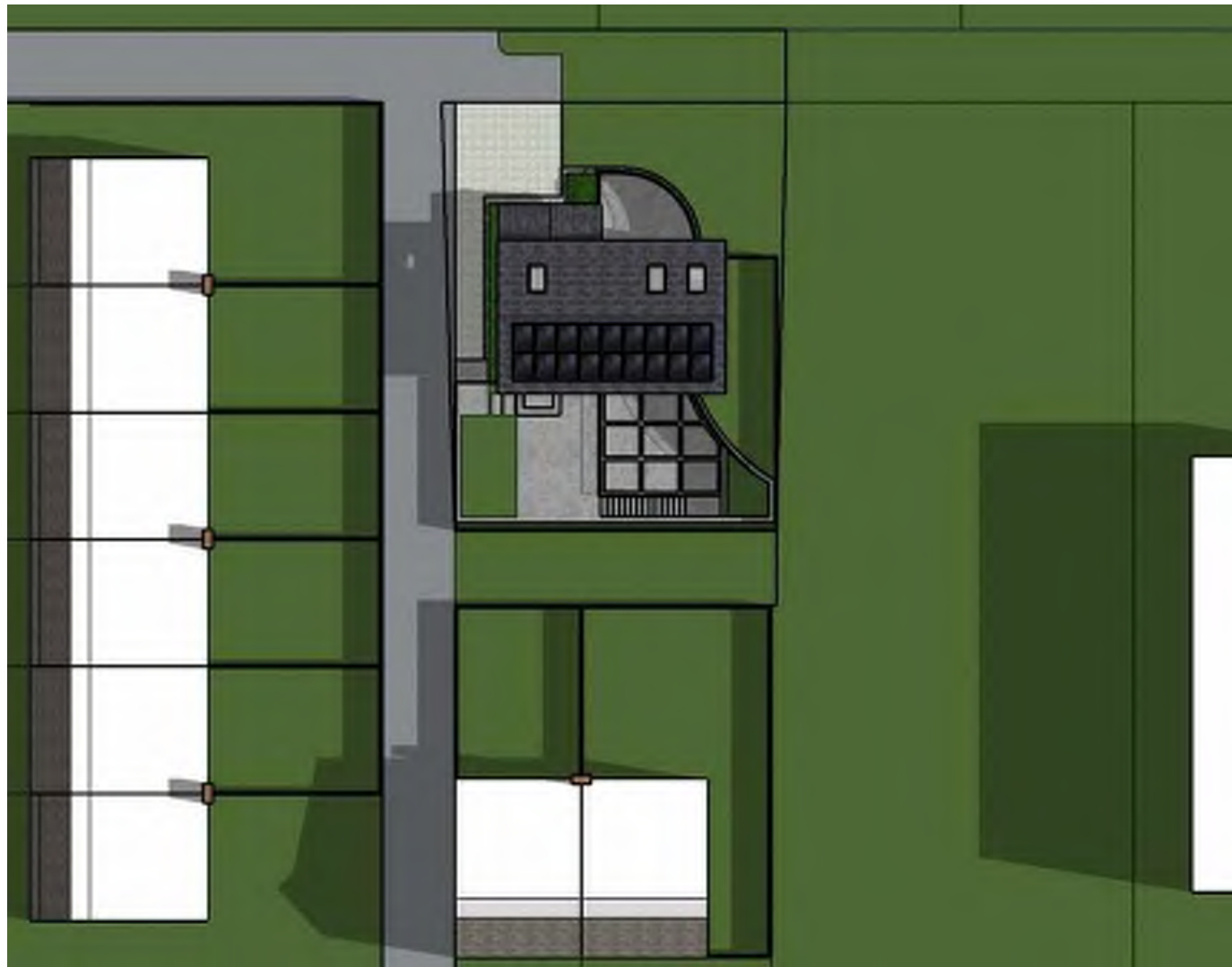
EUSTILUS architecture





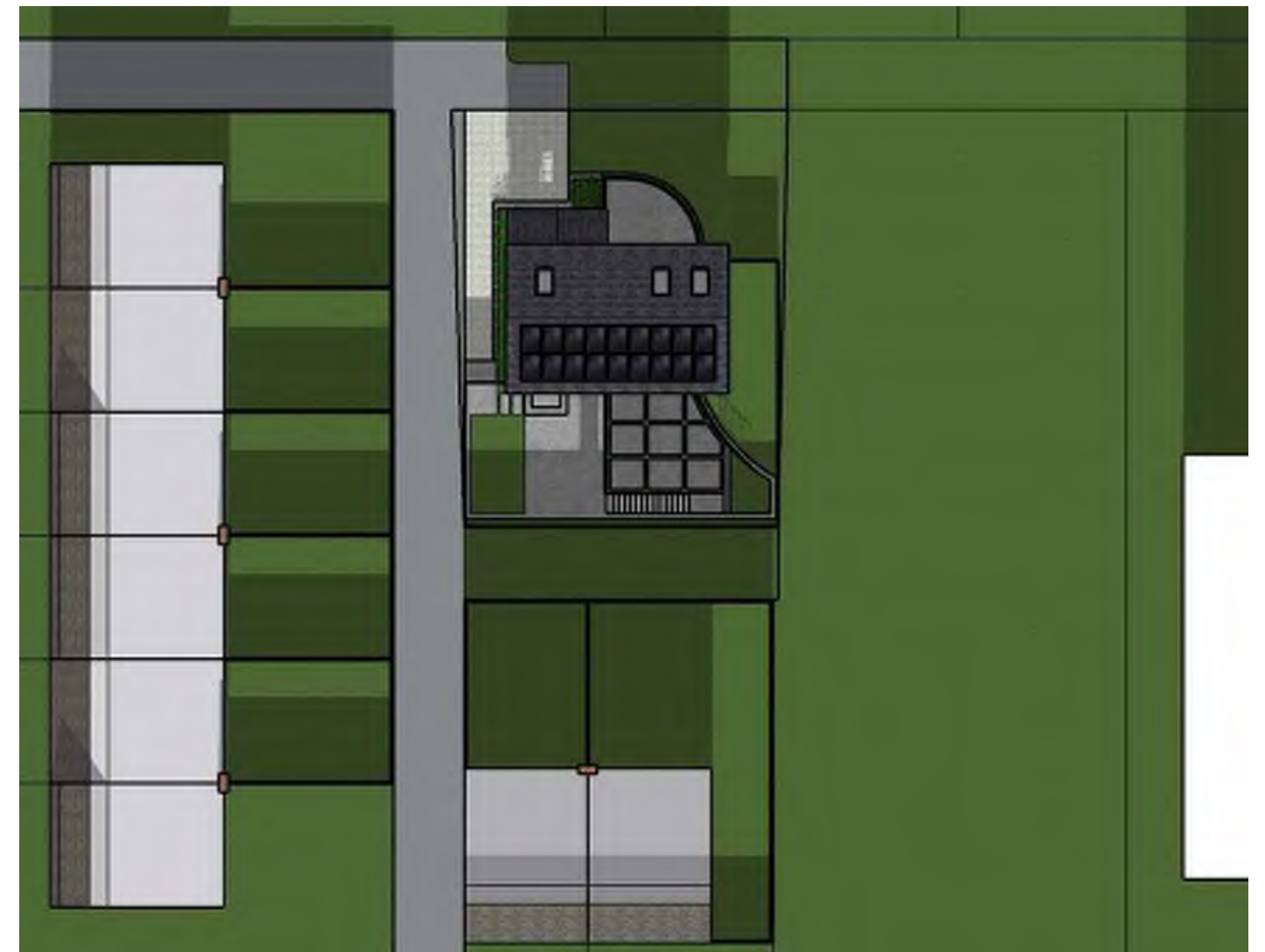
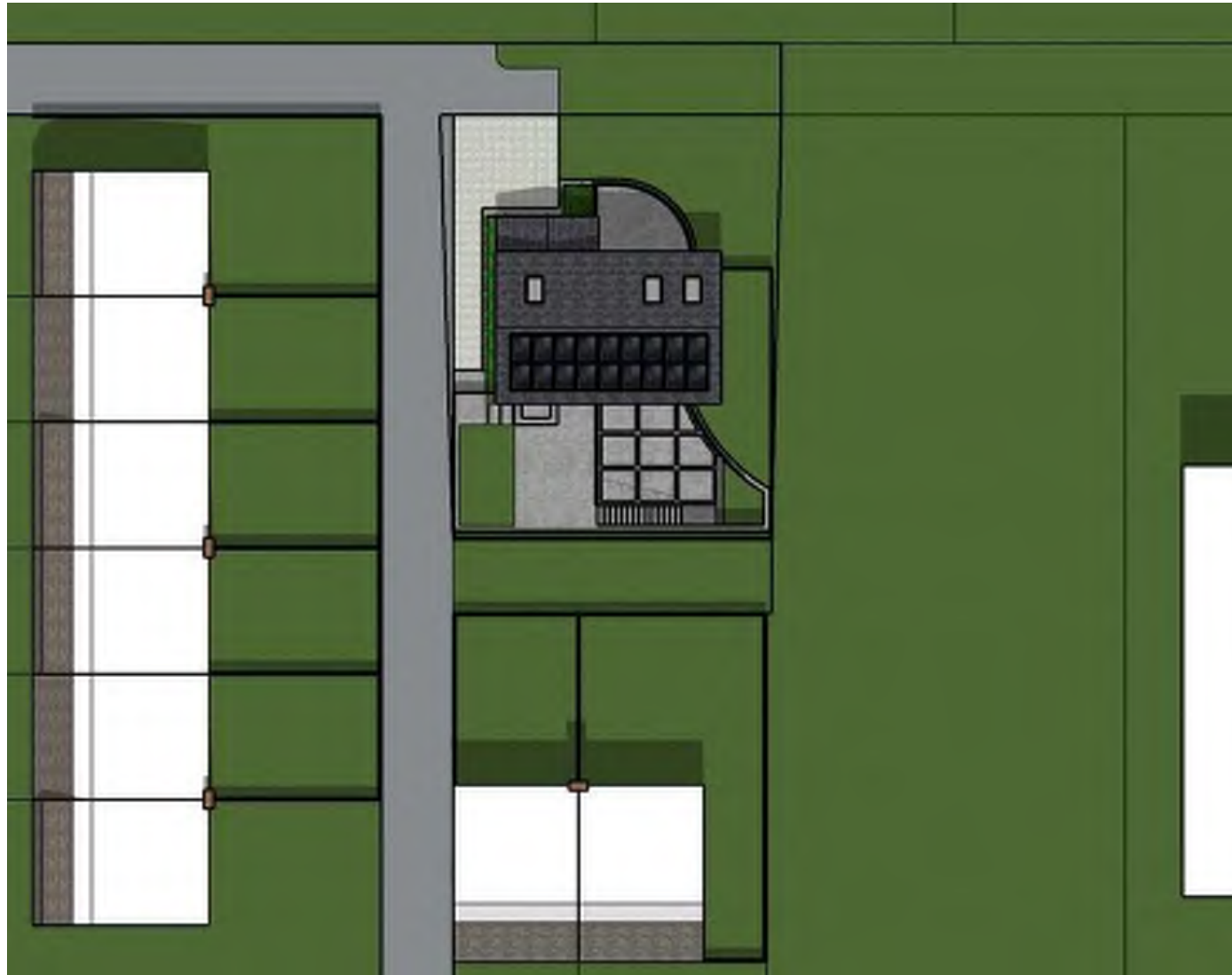
GROSS - TERAN RESIDENCE
 404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 02 | 35
 EUSTILUS architecture



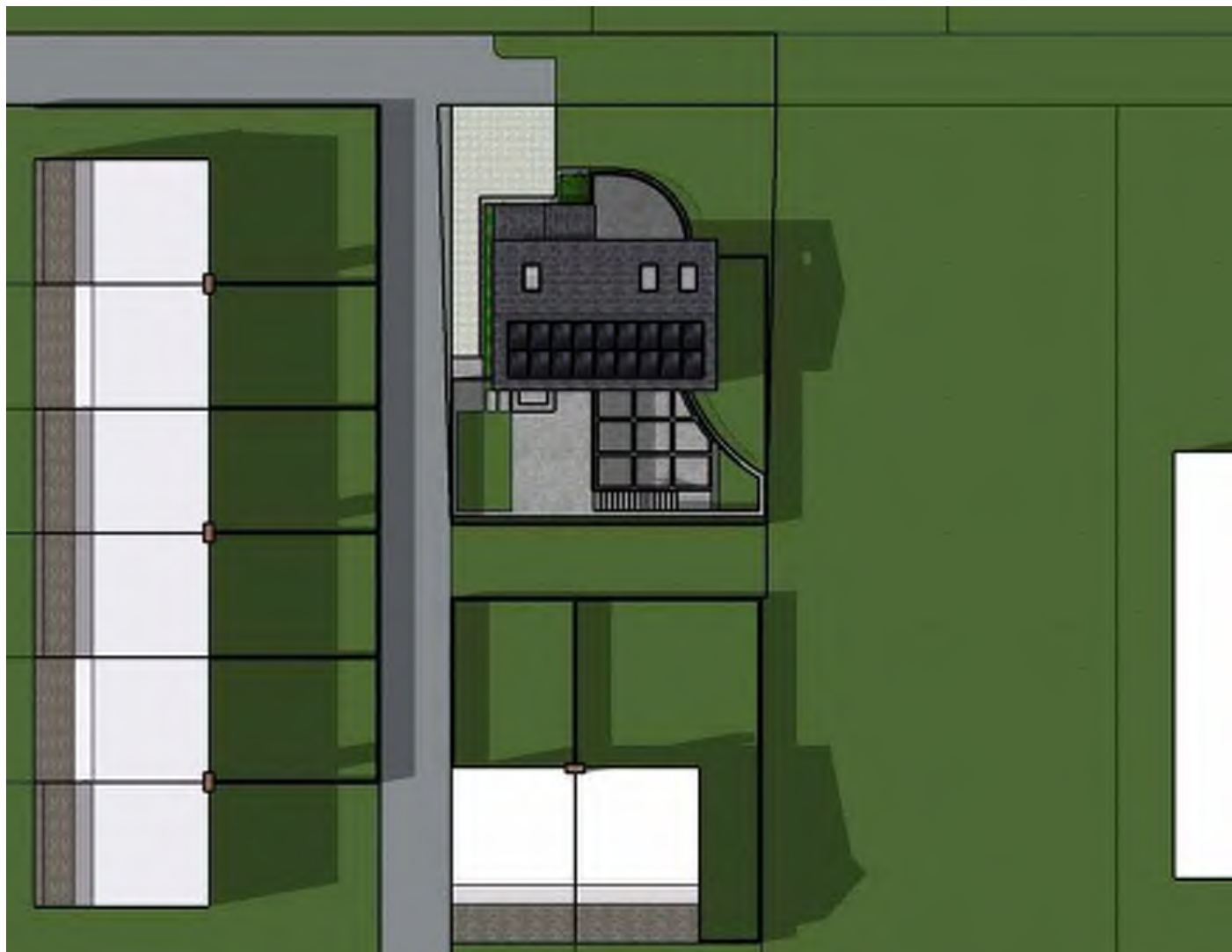
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WINTER SOLSTICE - 9:00 A.M.

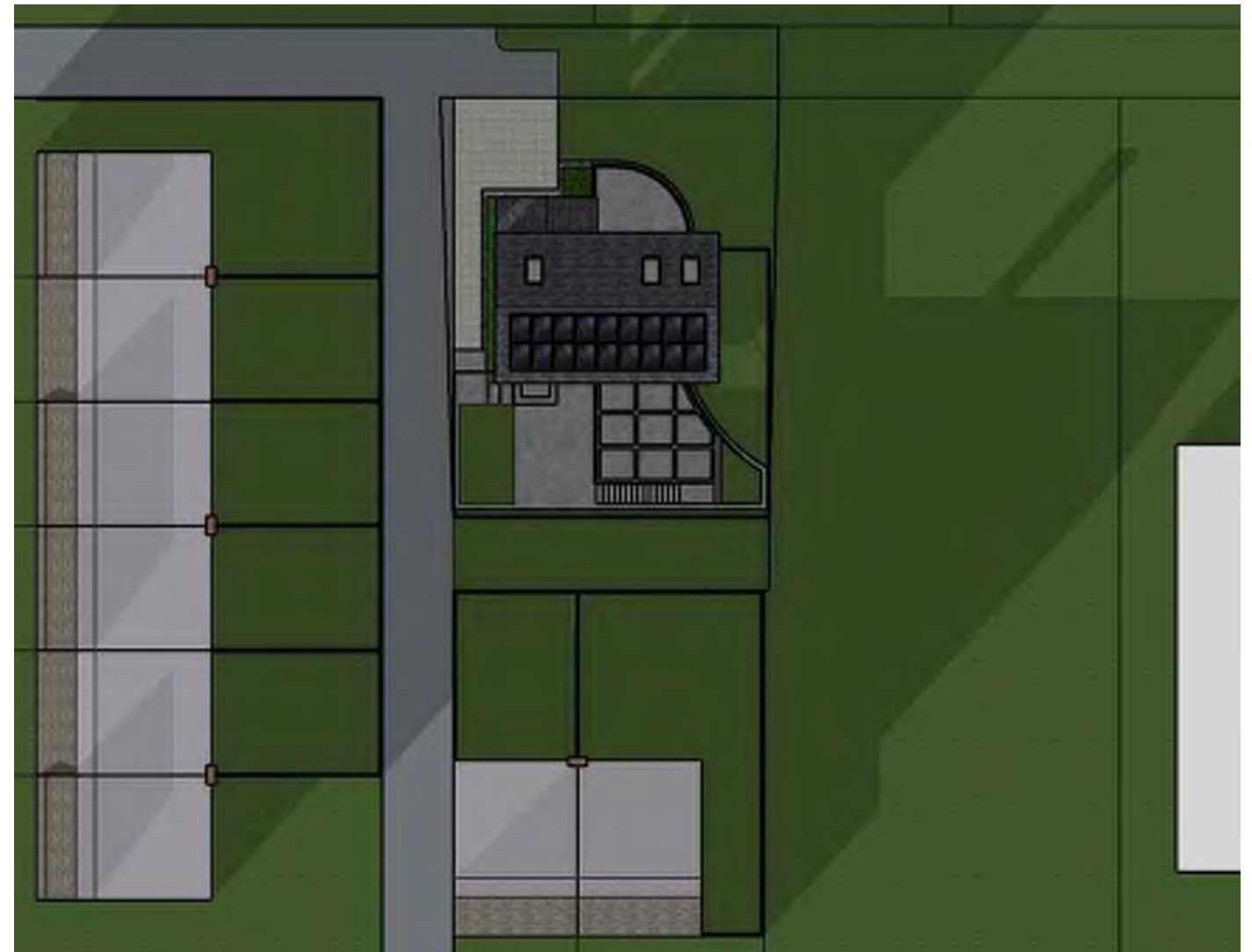


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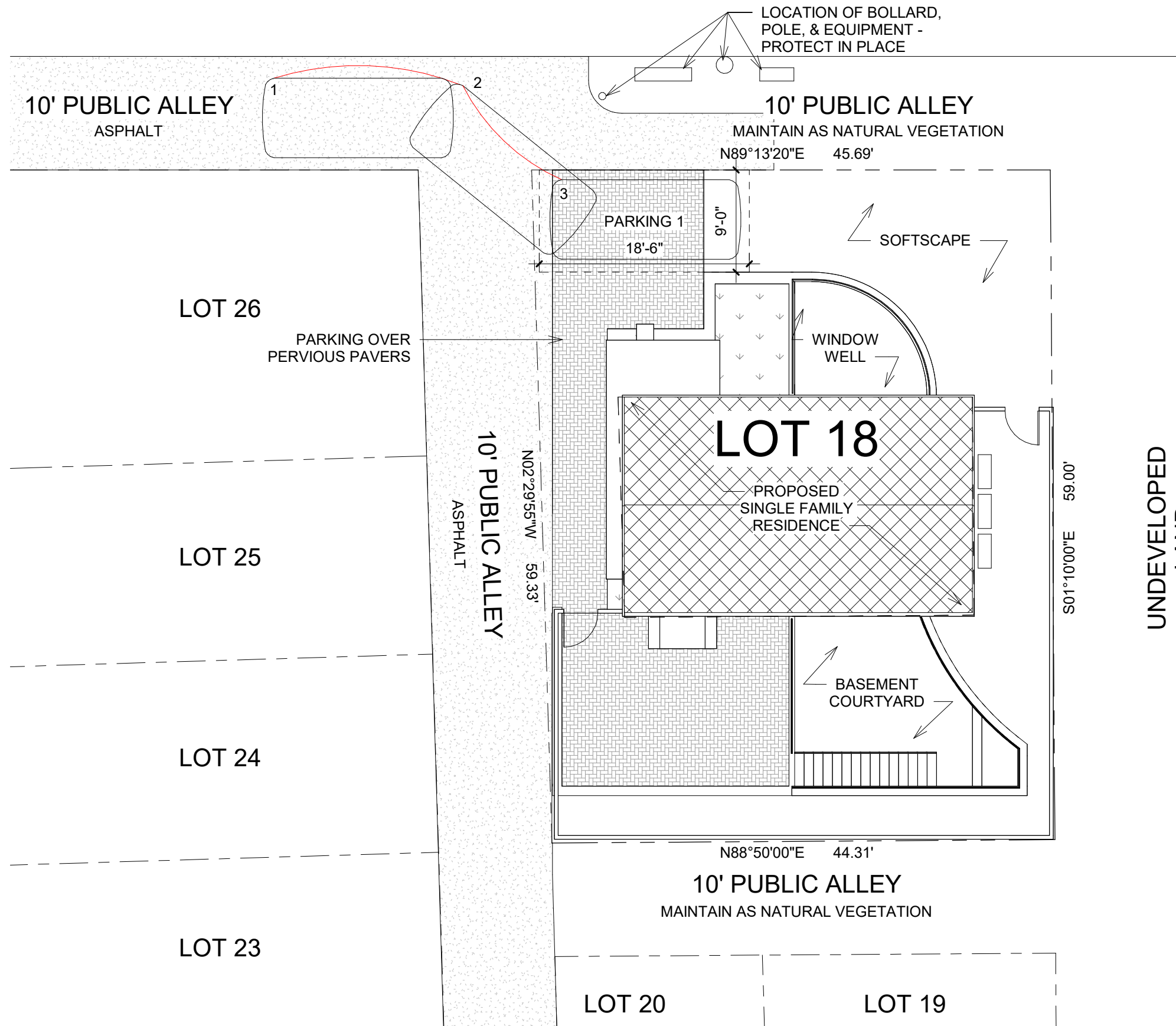
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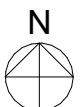
SUMMER SOLSTICE - 3:00 P.M.



WINTER SOLSTICE - 3:00 P.M.

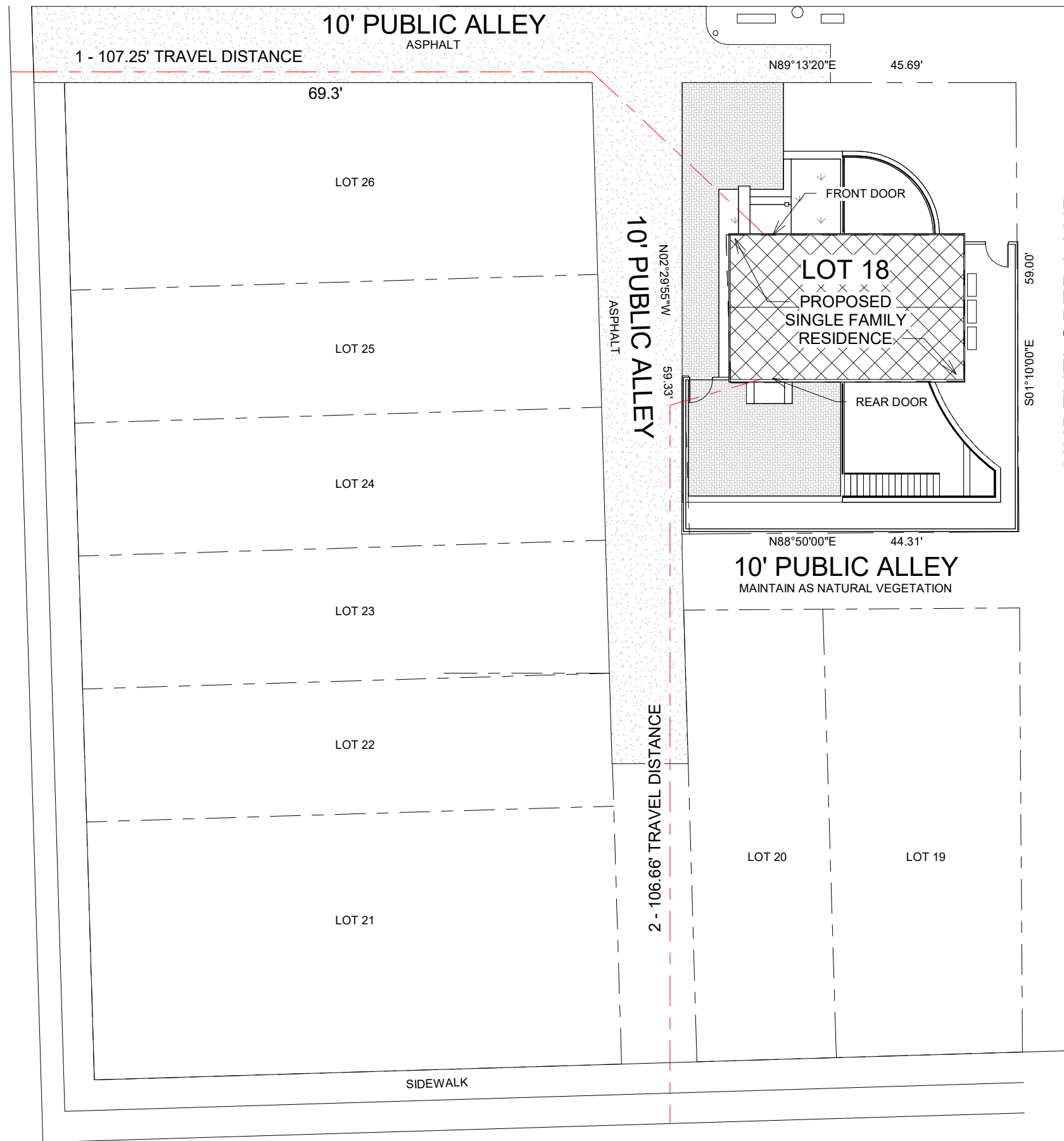


VEHICLE SHOWN
LENGTH: 17'-0"
WIDTH: 7'-0"



SCALE: 1" = 10'-0"

MT. VERNON AVE,



SCALE: 1/16" = 1'-0"

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

E. ALEXANDRIA AVE

FIRE ACCESS DIAGRAM

40

EUSTILUS architecture

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
404 E. Alexandria Ave., Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
2. Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
3. Root pruning will be performed for trees # 1N-5N along the TPF line. This will be a trench 18" deep without pulling or tearing the roots beyond the trench wall.
4. The canopy coverage requirements will be met through the planting of trees.
5. There are no invasive plants on this lot.
6. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA – 0216A
 November 7, 2023

Tree List for 404 E. Alexandria., Alexandria, VA

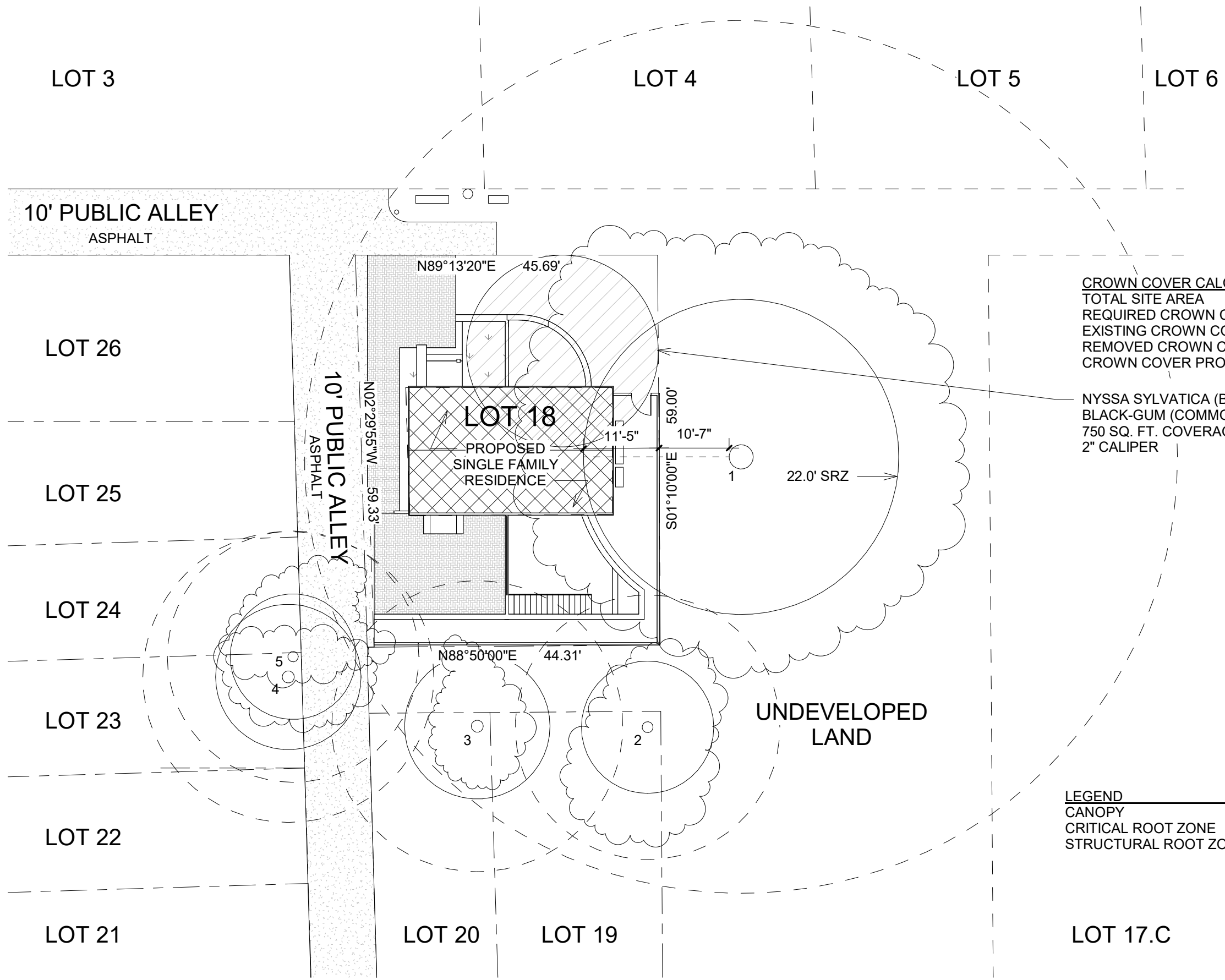
Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 7, 2023

Lot size = 2,662 s. f. requiring 666 s. f. tree canopy. Existing tree canopy = 0 s. f. Preserved tree canopy = 0 s. f.
 N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1N	Silver Maple Acer saccharinum	44"	55	Partially topped, cavity in trunk.	Save – install protective fence. Root prune along fence.	N/A
2N	Siberian Elm Ulmus pumila	20"	45	Topped.	Save – install protective fence. Root prune along fence.	N/A
3N	Northern Catalpa Catalpa speciosa	22"	85		Save – install protective fence. Root prune along fence.	N/A
4N	White Mulberry Morus alba	22"	25	Topped.	Save – install protective fence. Root prune along fence.	N/A
5N	Siberian Elm Ulmus pumila	8x4"	75	Declining.	Save – install protective fence. Root prune along fence.	N/A

LANDSCAPE NOTES

1. The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
2. The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.
3. The contractor contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.
5. Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.
6. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
7. Substitutions to the approved plant material shall not occur until written approval is provided by the City..
8. Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.



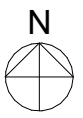
CROWN COVER CALCULATIONS

TOTAL SITE AREA	2,661.84 SF
REQUIRED CROWN COVER (25%)	666 SF
EXISTING CROWN COVER	0 SF
REMOVED CROWN COVER	0 SF
CROWN COVER PROVIDED	750 SF

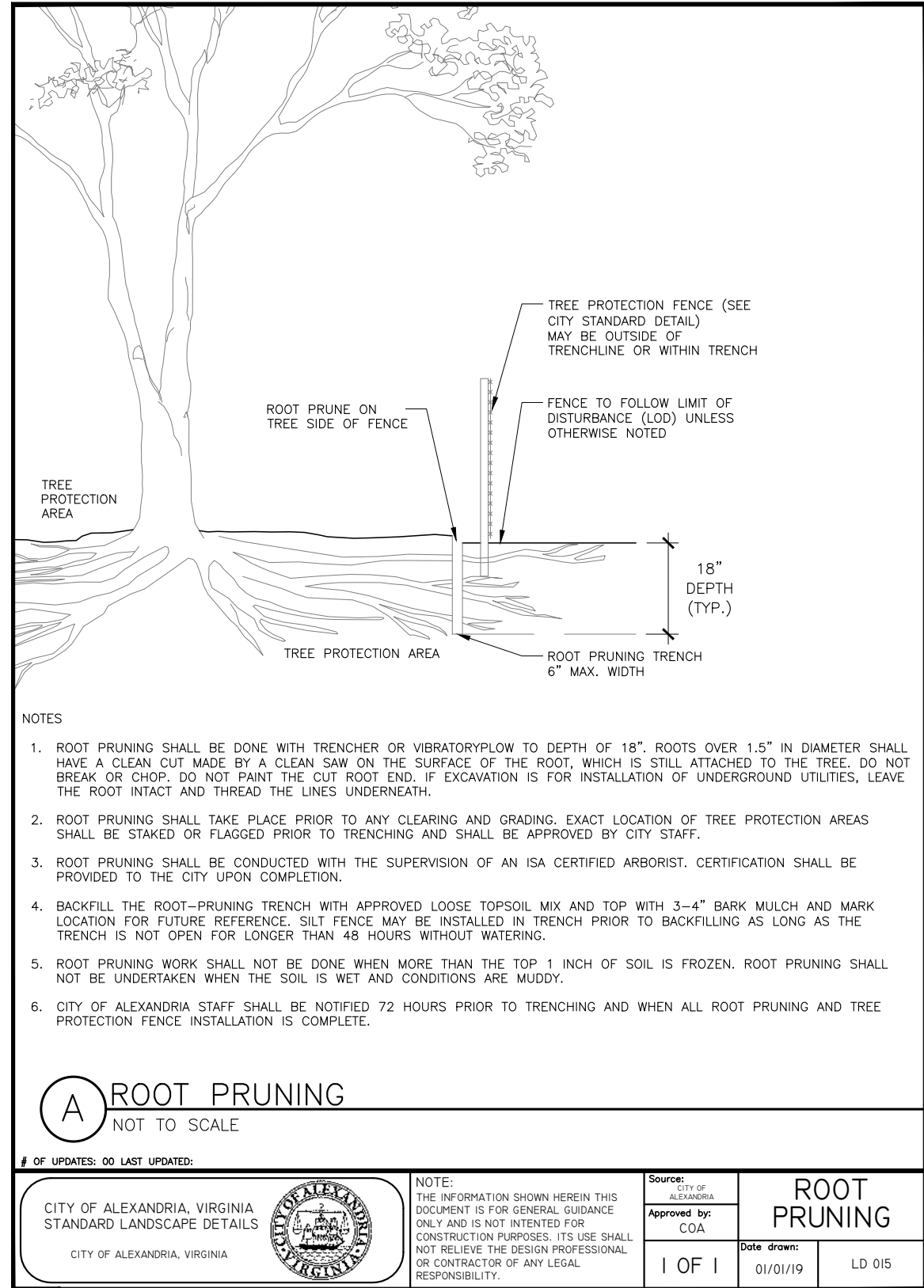
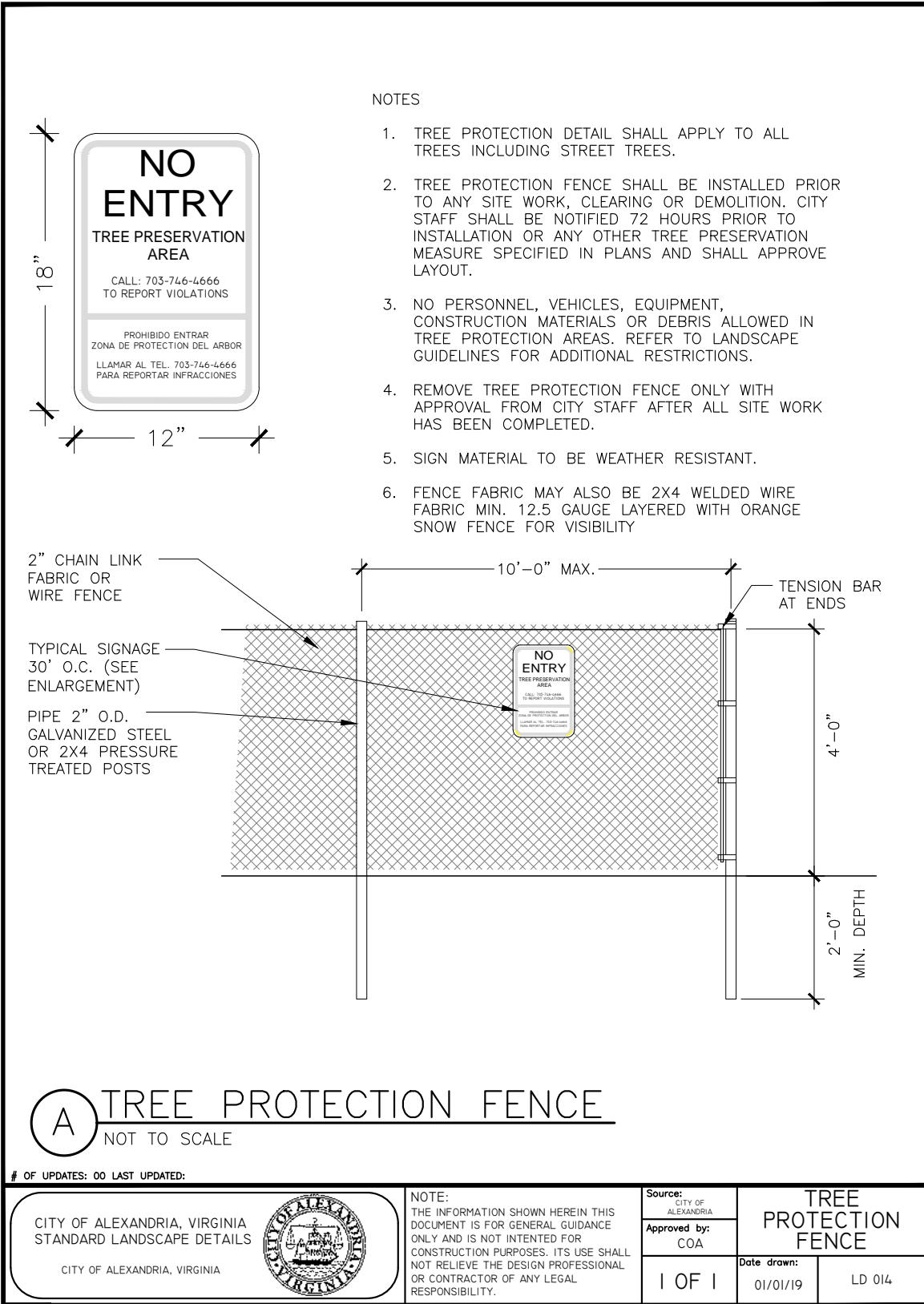
NYSSA SYLVATICA (BOTANICAL NAME)
 BLACK-GUM (COMMON NAME)
 750 SQ. FT. COVERAGE
 2" CALIPER

LEGEND

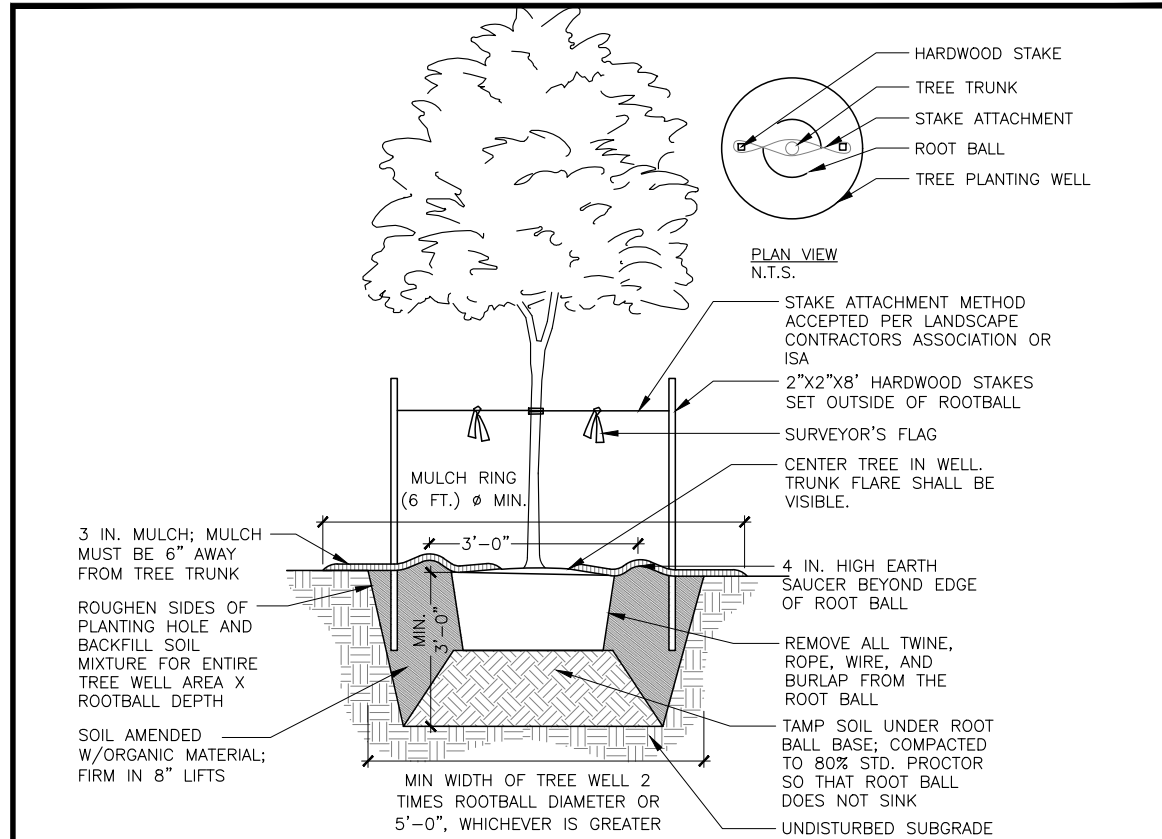
CANOPY	
CRITICAL ROOT ZONE	
STRUCTURAL ROOT ZONE	



SCALE: 1/16" = 1'-0"



SCALE: 1" = 10'-0"




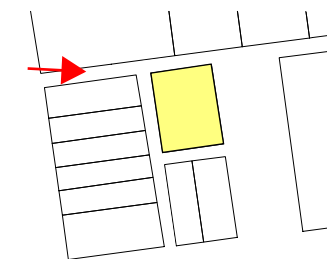
NOTES

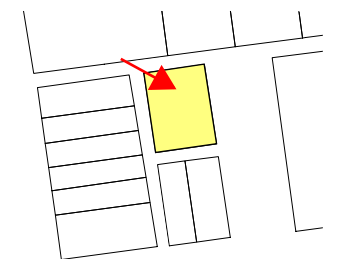
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS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

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA		NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
			Approved by: COA		
			1 OF 1	LD 001	



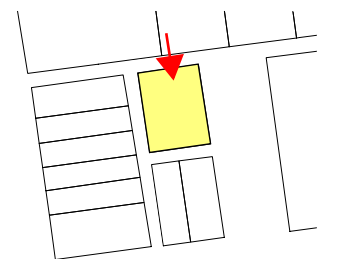


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW OF FRONT AND SIDE FACADES

EUSTILUS architecture

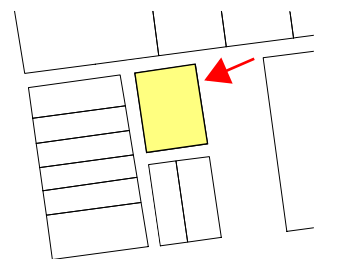


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW OF FRONT AND SIDE FACADES

EUSTILUS architecture



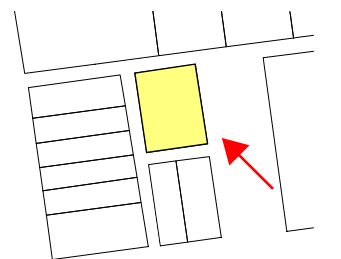
GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND LOOKING AT EAST FACADE

EUSTILUS architecture

48



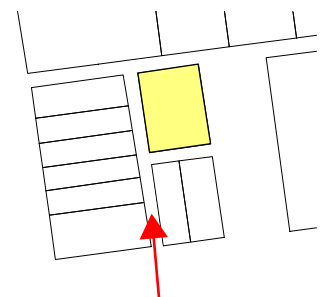
GROSS - TERAN RESIDENCE

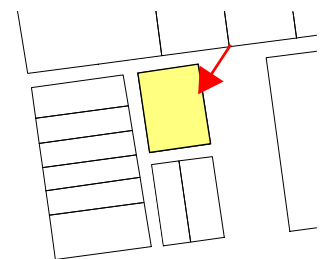
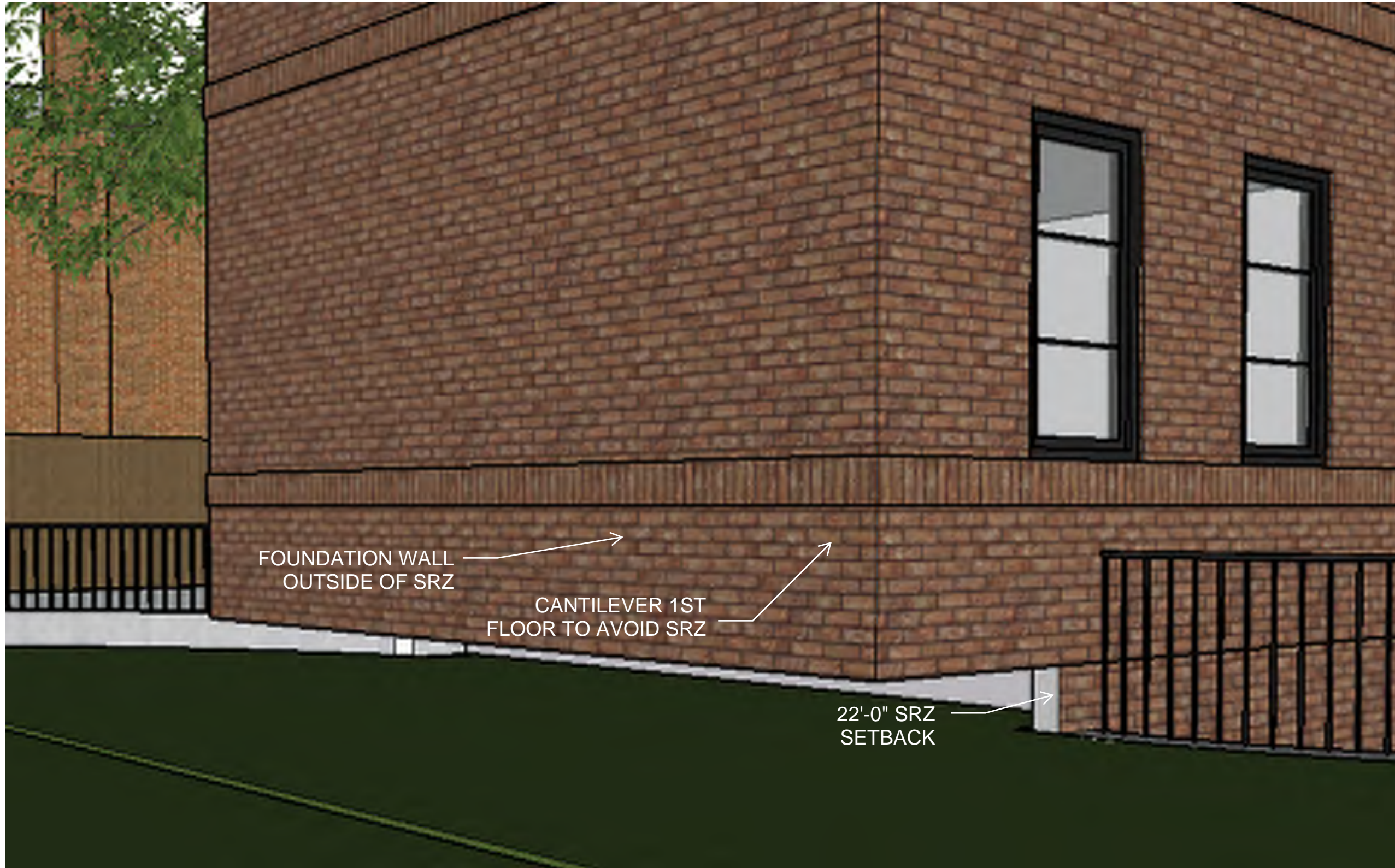
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW FROM UNDEVELOPED LAND ALONG E. ALEXANDRIA AVE.

EUSTILUS architecture

49





THE ORIENTATION OF THE HOUSE IS EAST TO WEST WHICH IS THE SAME DIRECTION FOR THE HOMES ALONG MT. VERNON AVE.

THE MAJORITY OF DEL RAY HOMES HAVE PORCHES OR AWNINGS OVER THEIR FRONT DOORS. THIS CANTILEVER ROOF COMPLEMENTS THIS FEATURE.

DIVIDED LITES ARE A COMMON FEATURES IN WINDOWS THROUGHOUT DEL RAY.

THE MAJORITY OF DEL RAY HOMES HAVE STEPS LEADING TO THE FRONT DOOR

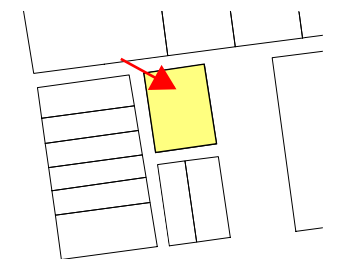
THE GABLE ROOF IS A DOMINANT FEATURE FOR THE HOMES ALONG E. ALEXANDRIA AVE. THE ROOF HEIGHT IS LOWER THAN ALL ADJACENT HOME TO MINIMIZE THE SIZE OF THE STRUCTURE.

THE GABLE ROOF ALLOWS FOR SOLAR PANELS TO BE INSTALLED ON THE SOUTH FACING ROOF OF THE MAIN HOUSE AND ADU.

THE BRICK COMPLEMENTS THE HOMES ALONG MOUNT VERNON AVE. AND E. ALEXANDRIA AVE.

THE EIGHT ADJACENT HOMES ALONG MOUNT VERNON AVE. ARE ALL NARROW WITH A SIMILAR WIDTH.

PERVIOUS PAVERS ALLOW FOR WATER FILTRATION TO NATIVE SOIL

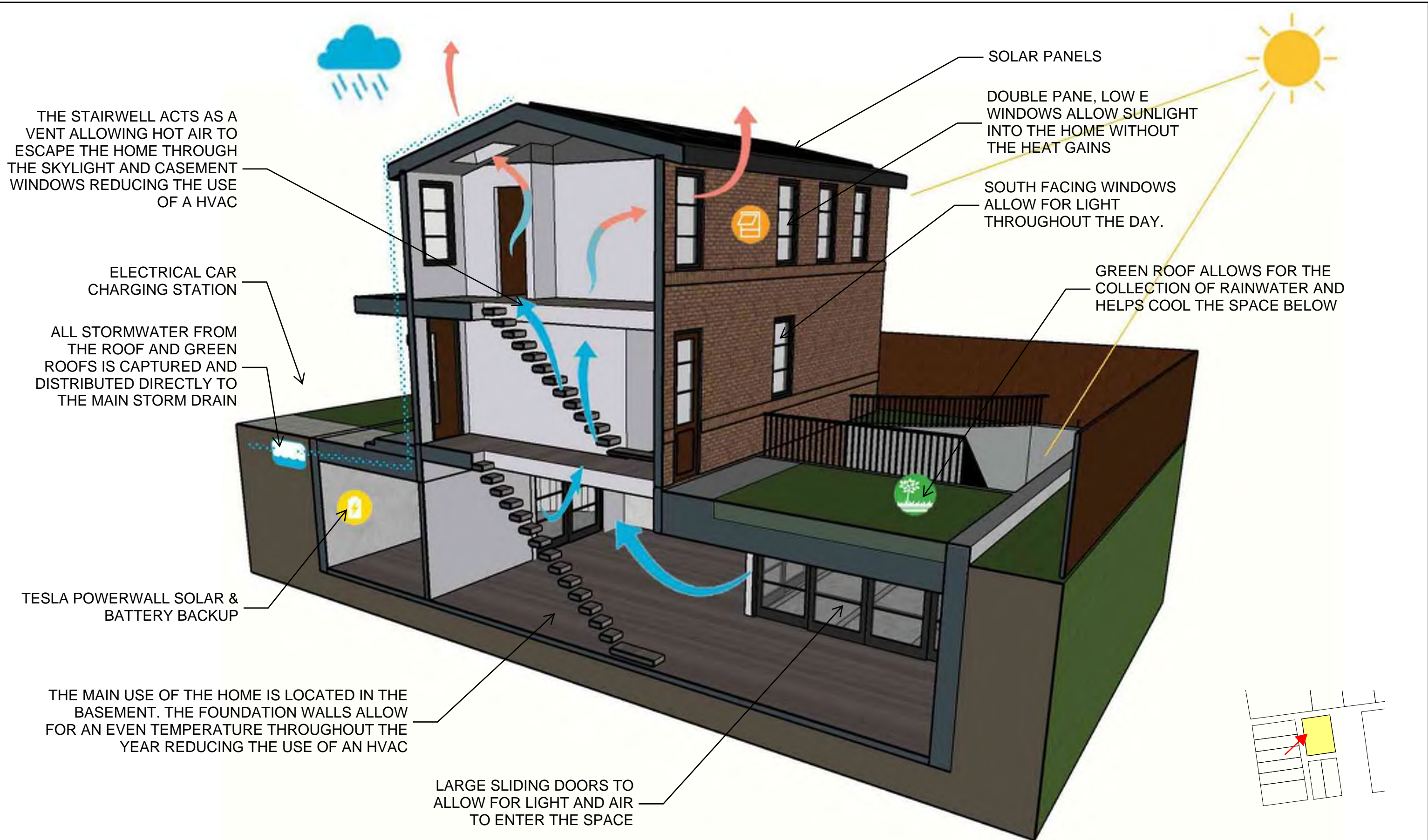


GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

MATERIAL COMPATIBILITY

EUSTILUS architecture



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SUSTAINABILITY FEATURES

EUSTILUS architecture

Revised SUP Application

December 12, 2023



North Facade (front)

- 1. Main two story house over a basement
- 2. Accessory Dwelling Unit (ADU)
- 3. Big windows
- 4. No fence along the alley to allow for a wider alley

Substantial Change SUP Application

May 23rd, 2024



North Facade (front)

- 1. Porch reconfigured with roof
- 2. Windows resized to match adjacent homes and increase privacy between homes
- 3. ADU removed
- 4. Materials and colors modified to blend in with the neighborhood

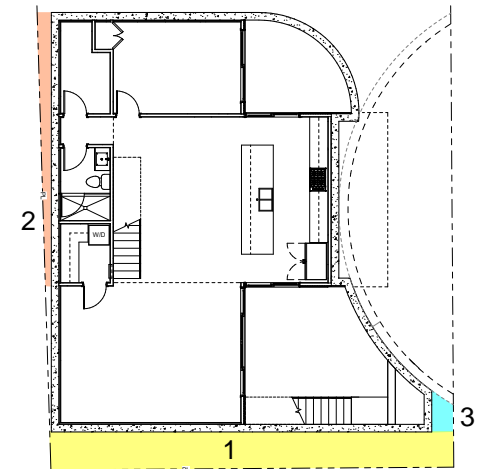
Revised SUP Application

January 18th, 2026



North Facade (front)

- 1. The brick has been added to complement the homes along Mt. Vernon Ave.
- 2. The porch has been reconfigured



Basement Floor Plan

- 1. The South wall was moved 3'-10" to 4'-2" from the property line
- 2. The West wall was moved 8" to 1'-6" from the property line
- 3. The East wall was moved 2'-6" from the property line



East Facade (side)

- 1. Main two story house over a basement
- 2. Accessory Dwelling Unit (ADU)
- 3. Building is pushed to the side yard setback limit on all levels



East Facade (side)

- 1. Porch reconfigured with roof
- 2. Windows resized to match adjacent homes and increase privacy between homes
- 3. ADU removed
- 4. Materials and colors modified to blend in with the neighborhood



East Facade (side)

- 1. The home blends in with the surrounding buildings and landscape by changing the materials and colors

Revised SUP Application
December 12, 2023



South Facade (rear)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows

Substantial Change Revised SUP Application
October 16th, 2024



South Facade (rear)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood

Revised SUP Application
January 18th, 2026



South Facade (rear)
1. The home blends in with the surrounding buildings and landscape by changing the materials and colors



West Facade (side)
1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. No fence along the alley to allow for a wider alley



West Facade (side)
1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood



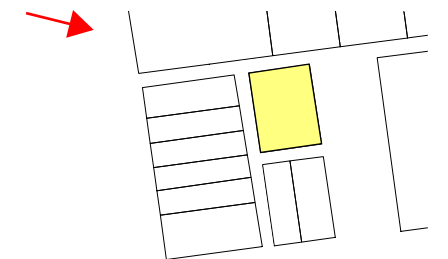
West Facade (side)
1. The home blends in with the surrounding buildings and landscape by changing the materials and colors



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM MT. VERNON AVE.
LOOKING EAST TOWARDS THE
LOT

THE FRONT AND SIDE OF THE
PROPOSED HOME MAY BE SEEN
WHICH COMPLIMENTS THE
HOMES ALONG MT. VERNON
AVE. IN SIZE AND MATERIALS.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

56

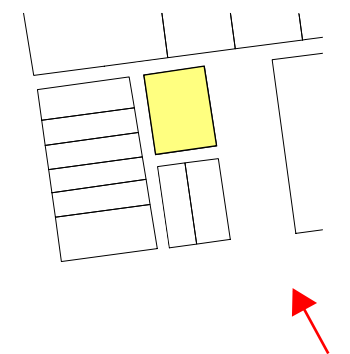
EUSTILUS architecture



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE VACANT
RIGHT OF WAY

ONLY A PORTION OF THE HOME
CAN BE SEEN FROM THE
STREET DUE TO THE EXISTING
VEGETATION.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

57

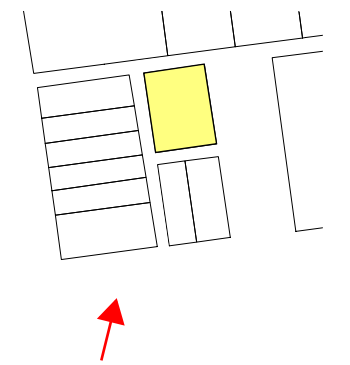
EUSTILUS architecture



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE PUBLIC
ALLEY

PROPOSED HOUSE IS BARELY
VISIBLE THROUGH THE
EXISTING TREES



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

58

EUSTILUS architecture

Ted Alberon

From: susan hellman <shellman1852@gmail.com>
Sent: Sunday, April 19, 2026 2:03 PM
To: PlanComm
Subject: [EXTERNAL]May 5 hearing; SUP2026-00013

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from shellman1852@gmail.com. [Learn why this is important](#)

Dear Planning Commission and P&Z staff,

We would like to express our full support for SUP2026-00013, 404A East Alexandria Ave. We live at 407 East Nelson Avenue and our property abuts the vacant lot adjacent to the east property line of the subject property. The City GIS parcel viewer does not indicate a parcel number for that vacant lot, but the deed to our property labels it as City-owned 4th Street. We are therefore located very close to the subject property and will have an unobstructed view of the house if/when it is constructed. The fact that the house will not have frontage on a public street is not really an issue, as it has frontage on two alleys.

At a prior hearing for this project, public speakers made several irrelevant complaints. Some complained that the design of the dwelling did not fit in with the architectural style of Del Ray. Honestly, Del Ray has no architectural style. The community has a very wide range of styles, as indicated in the applicant's photos of nearby buildings. The overall Del Ray community contains even more variety. Additionally, some speakers appeared to believe that this house would not conform with the National Register-listed Town of Potomac Historic District. Although located in Del Ray, this property is not located within the Town of Potomac and will therefore have no impact on that listing. National Register listing does not impose any restrictions on properties, but some of the public speakers apparently were not aware of this.

In summary, we fully support the SUP and look forward to welcoming Mr Teran and Ms. Gross to the community.

Best,

Mr. and Mrs. David Hellman
407 E. Nelson Avenue

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



May 1, 2026
Mr. Sam Shelby
Department of Planning and Zoning
City of Alexandria

Dear Mr. Shelby:

We write to oppose the application for a special use permit to build a two-story home on a substandard lot at 404A E Alexandria with no street frontage. The City Council has twice denied this SUP, in March 2024 and November 2024. The applicant made minor design changes and removed an accessory dwelling unit from the proposal.

The DRCA Land Use Committee met to review the changes to the application and found that these changes do not address our original concerns, most critically that a property lacking street frontage would be counter to the Del Ray Neighborhood Residential Pattern Book (2015, available at <https://media.alexandriava.gov/docs-archives/planning/info/historic=preservation/del=ray/del-ray-pattern-book-final-september-2015=redux.pdf>)

Not only is there no support in the Pattern Book for infill development consisting of a primary residence, but the pattern book refers to streetscapes and how houses relate to others on the same street. For example, "Houses were intended to be built close to the street and to one another. Accessory utility buildings were placed at the rear of the lot. . . . Houses have consistent setbacks from the street and are of a similar scale and proportion. This results in a harmonious and orderly development pattern. New houses should reflect the infill pattern." (p.7). And "New buildings or renovations must conform



to the generally established front setback of buildings on the same side of the street.” (p.51). We attach an earlier DRCA letter opposing this SUP.

We ask that you oppose this project.*

Very truly yours,

DRCA Executive Board and DRCA Land Use Committee

Monica L. Parry
DRCA LUC Chair

Tim Laderach
DRCA President

* We note that two neighbors and Mr. Teran requested a vacation of the public right-of-way adjacent to 404A, and the City Council approved the vacation in September 2024. Mr. Teran has not signed the final paperwork, and neighbors have expressed some uncertainty as to the status of the vacation if the SUP is approved. If it is approved, we recommend that the City obtain assurances from Mr. Teran so that the vacation may proceed.



Nov. 20, 2023

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

RE: SUP2023-00076
404A E. Alexandria Ave

Dear Mr. Moritz,

At the Nov. 8 membership meeting, the Del Ray Citizens Association (DRCA) voted to oppose the new single family residence with a “detached” Accessory Dwelling Unit on a substandard lot at 404 E Alexandria Ave for the following reasons:

1. The proposed project does not meet the historical development pattern of Del Ray by not having street frontage.
2. Fire truck and life safety emergency access to the site.
3. Stormwater management on the site due to the historical flooding concentrated on the western end of the 400 block of E. Alexandria Ave.
4. The exclusion of the basement from the FAR calculation and setbacks is questionable as we do not think it meets the zoning requirements for being below the average grade calculation based on the proposed basement exterior walls in the courtyard.
5. Utility impact on the neighbors due to the numerous overhead electrical wires, the outflow connection for stormwater, and the construction issues with the site.
6. Impact of proposed construction on trees both on city owned and neighbors' properties.





7. Vision clearance at alley entrances.

The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public Zoom meeting on Tuesday, Nov. 7, 2023. The applicant presented the SUP application that had been submitted to the City. Members of the community who were in attendance were given the opportunity to ask questions and provide comments. On Wednesday, Nov. 8, 2023, during the regular DRCA Zoom membership meeting, an abbreviated presentation was made and the motion set forth by the LUC was discussed.

The historical development pattern in Del Ray is to have houses that front on a street. Although alley homes exist in Old Town, it is not part of Del Ray's development and the proposal was not supported.

One of the main concerns of the neighbors was the potential restricted fire and life safety emergency vehicle access to the site due to the fact it does not have street frontage. The public alleys are only 10' wide and even the trash and recycling trucks cannot make it through the alleys. The various contractors currently pull the trash & recycle cans down the alley to the trucks parked on the street as the alley is too narrow.

The western end of E. Alexandria Ave near Mt. Vernon Ave has experienced numerous major floods during rain storms. The applicant was advised that the subterranean courtyard they are proposing will be exposed to flooding when these storms occur, with the potential of 3 -4 feet of stormwater entering the house as has happened to other residences. While it is conceivable that stormwater management features could mitigate the rain that could build up in the courtyard, it will take more than a sump pump dumping water onto grade to control the water. Tying into city storm drains will be necessary, and it is unclear at this time how the applicant would propose to deal with the water.

The project as designed is dependent on the basement square footage being excluded from the FAR calculation, and the assumption that because the basement does not count as FAR, the ADU is considered detached even though there are continuous interior spaces between the primary dwelling and the ADU. The LUC questioned whether the basement would comply for being below the average grade calculation. In addition, the setbacks do



not appear to be in compliance. It appears the foundation will project into the public alleys for the portion of the basement that is shown against the property lines.

The neighbors were also concerned about the numerous overhead electrical lines that supply power to their homes. The lines are fed off of a power pole that is at the north end of the project site and criss-cross overhead. Although the applicant stated he had had discussions with Dominion Power, an actual plan for how their homes would remain in service cannot be developed until the project is approved and the neighbors were left questioning what would happen.

There are also construction issues to be addressed in accessing the site due to the narrow alleys. The proposed structures encompass most of the site and there is not enough site available to use for staging during construction. The applicant stated that craning building materials over the row houses on Mt. Vernon was not feasible.

There are three trees on adjacent property whose root zones would be impacted by the retaining walls of the subterranean courtyard. Two are in the rear corners of 404 and 406 E. Alexandria and the other is on City-owned property adjacent to the site. The applicant has had discussions with the City Arborist about the City owned tree, but it appears the trees on the neighbors' properties have not been addressed.

Lastly, though an existing condition, the vision clearances at the alley entrances was pointed out by the neighbors as being potentially hazardous.

While we understand that the applicant is treating this as a feasibility study and does not want to invest too much time or money into the project before confirming if it is a buildable lot, the DRCA feels like there are too many unanswered variables regarding the proposed house and substandard lot. For these reasons, we cannot support the application.

During the meeting, the applicant stated that he intended to rent out the house and ADU. This information brought up the question of how this could be allowed, as zoning code section 7-203.B.6 Accessory dwellings, states that "the owner of the property shall maintain the property as their primary residence at the time the permit required by



7-203(A), above, is issued.” Requiring owner occupancy of either the primary dwelling or the ADU was of paramount importance when the DRCA originally supported the ADU ordinance. This was in order to control the use of the ADU and to discourage both units on a property being used for short-term rentals (VRBO and AirBnBs). Staff revealed that there was no formalized method for determining primary residence and that there was a Staff-level interpretation made on how to handle a proposal for both a new house and new ADU built on a vacant lot. It seems the primary residence requirement is effectively being ignored by this interpretation policy. This was quite a surprise to members of the DRCA and is something that needs clarification to both staff and the community. We are concerned that lack of enforcement of the primary residence requirement will lead to the majority of ADUs being used as short-term rentals, or by a developer to build out the maximum envelope of a site pushing the sale price higher, rather than providing additional affordable housing. Learning that there is not a homeowner living on site to talk to about mis-use of the ADU degrades the quality of life for those living adjacent to the property. We realize that the ADU topic deserves discussion separate from the SUP proposal under review, and would like to request that it be addressed with a written response to the DRCA outlining the current enforcement of the code.

Sincerely,

Kristine Hesse, DRCA LUC Co-Chair
Lisa Lettieri, DRCA LUC Co-Chair

Katie Waynick
DRCA President

cc: Sam Shelby, P & Z
Rachel Drescher, P & Z
Eric Teran, Eustilus Architects



5 May 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see an impactful apartment development on today's docket, along with a subdivision and an approval for a home on a vacant lot, and we ask you to vote yes on all of them. Together, these developments will add **369** desperately needed new homes to Alexandria.

Docket item 6, the 5050 Mark Center Drive extension request, will build **367** homes, including 25 committed affordable homes, on an unused lot right by major job centers and a large transit hub. It will also substantially benefit the whole community by dedicating land for the Transit Center expansion to make the West End Transitway possible.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYS of Northern Virginia Alexandria leads



[EXTERNAL]16 Nov City Council Public Hearing Meeting - docket item #6 -address 404A E. Alexandria.

From Matthew Holcomb <mjh22@me.com>

Date Sat 5/2/2026 11:30 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

[You don't often get email from mjh22@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I fully support application SUP2026-00013 at 404A E. Alexandria Ave.

I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. That said, the lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. The development respects the character of the neighborhood by adhering to all zoning massing regulations. Approval should be an easy decision if for no other reason than there is an extreme housing shortage in the city! This home is a creative solution to our housing shortage problem and I hope that you would approve this request to allow for a logical use of housing space for a family to enjoy living in our great city.

Again, I fully support this special use permit being approved.

Sincerely,

Matt Holcomb
5245 Bessley Pl
Alexandria, VA 22304

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[EXTERNAL]Neighbor Support for Alexandria Neighbors

From Mark Sanchez <porcupine01@msn.com>

Date Sat 5/2/2026 5:59 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

Some people who received this message don't often get email from porcupine01@msn.com. [Learn why this is important](#)

Mr. Mayor and Councilmembers,

My name is Mark Sanchez and I am a resident of Alexandria City, and am writing voice my support for application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved. Thank you for your time and consideration in this matter.

Sincerely,

*Mark Sanchez
205 Martin Lane
Alexandria, VA 22304*

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[EXTERNAL]Special Use Permit

From Kelly <kedmonds02@comcast.net>

Date Sat 5/2/2026 7:36 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

Cc PlanComm <PlanComm@alexandriava.gov>

You don't often get email from kedmonds02@comcast.net. [Learn why this is important](#)

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Best,
Kelly Edmonds

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[EXTERNAL]Teran-Gross Housing Application SUP2026-00013

From Jori Sapper <jjsapper@gmail.com>

Date Sun 5/3/2026 6:46 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Dear Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and am writing in support of application SUP2026-00013 at [404A E. Alexandria Ave](#). I have known the Teran-Gross family for over a decade as supportive and engaged parent-members of our school community, and understand they are asking to build a home on a substandard lot that lacks street frontage and lot size.

The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved, and thank you for your consideration.

-Jori Sapper

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[EXTERNAL]Support for application SUP2026-00013 at 404A E. Alexandria Ave

From J <jpschrein@gmail.com>

Date Sun 5/3/2026 7:41 AM

To PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>;
CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City and the Del Ray neighborhood, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

*Jon Schreiner
208 Hume Ave
Alexandria VA 22301*

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[EXTERNAL]Opposition to SUP #2026-00013 – 404A East Alexandria Avenue

From Dana Mehanna <dana.mehanna@gmail.com>

Date Sun 5/3/2026 6:54 PM

To PlanComm <PlanComm@alexandriava.gov>

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

Dear Members of the Planning Commission,

I am writing to respectfully **oppose** the consideration and approval of SUP #2026-00013 for the property located at 404A East Alexandria Avenue. There are significant concerns that remain unresolved and prevent the findings required for approval from being adequately supported.

This application has been reviewed and denied **twice** by the City Council already. While the architectural design has changed slightly, the underlying site conditions have not. The lot still lacks street frontage, still relies on a 10-foot alley for access, and still does not demonstrate adequate emergency access.

Since the core constraints of the site remain unchanged, the same concerns that led to prior denials remain today. The prior denials reflect recognition of the site's inherent limitations and since those limitations have not been resolved, the basis for denial still remains.

For these reasons, I respectfully urge the Planning Commission to deny SUP #2026-00013.

Thank you for your time and consideration.

Sincerely,
Dana Mehanna
1411 Mount Vernon Ave

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[EXTERNAL]Subject: SUP #2026-00013, 404-A East Alexandria Avenue

From Eric Weiner <ejw77@me.com>

Date Sun 5/3/2026 6:57 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Lisa Chase <alicia.chase@alexandriava.gov>; mayorandcouncil@alexandriava.gov
<mayorandcouncil@alexandriava.gov>

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

Dear Chair and Members of the Planning Commission,

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

From Leah Kegler <lkegler@gmail.com>

Date Sun 5/3/2026 7:38 PM

To PlanComm <PlanComm@alexandriava.gov>; Lisa Chase <alicia.chase@alexandriava.gov>;
mayorandcouncil@alexandriava.gov <mayorandcouncil@alexandriava.gov>

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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

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[EXTERNAL]Support for application SUP2026-00013 at 404A East Alexandria Ave

From Jocelyn Lofstrom <jslofstrom@hotmail.com>

Date Sun 5/3/2026 8:19 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

Some people who received this message don't often get email from jslofstrom@hotmail.com. [Learn why this is important](#)

Dear Mayor Gaskins, Councilmembers, and Planning Commission members:

I am a resident of Alexandria City, specifically In Del Ray, very near 404A E Alexandria Ave. I have voted for many of you in the past hoping you would bring fair and common sense governance. Thanks for serving our community.

I am writing in support of application SUP2026-00013 at 404A E Alexandria Ave.

My understanding of the issue is the owners are asking to build a home on a substandard lot that lacks street frontage and lot size. It appears the lot size is similar to those in the vicinity, and I'm told numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations.

I saw the plans and this proposed home looks like a nice addition to the neighborhood. I can't see any good reason why this exception would be denied.

I support this special use permit being approved.

Sincerely,

Jocelyn Lofstrom
408 E Nelson Ave.

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

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

Date Sun 5/3/2026 8:23 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Dakota Chance <chance.djc@gmail.com>; Christine Macey <christine.macey@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.

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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[EXTERNAL]Vote no on SUP 2026-00013

From Raj Singh <raj.singh.kumar@gmail.com>

Date Sun 5/3/2026 9:58 PM

To PlanComm <PlanComm@alexandriava.gov>

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

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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Customer Comments:

Dear Mayor, City Council and Members of the Planning Commission:

My name is Atilla Kocsis, and I live at 411 E Alexandria Ave. I would like to join the chorus of neighbors STILL opposed to this project. As a person eager to provide additional housing in Alexandria as a way to increase our stock I know we must find unique options to do this. I welcome the ADUs that have arrived all around our house. But this particular unit does not make sense on many levels outlined below and the persistent effort to push this through when the basic core issues that have been repeatedly noted appear to be targeted at an effort to wear down the will of the neighborhood and push it through. I do hope that other more important matters aren't being ignored because this SUP is now in front of you for the third for fourth time and that at some point it stop wasting your time until the rules around Frontage and Safety are materially changed or these efforts get squashed before they make it to the agenda.

Here is the template that has been in front of you numerous times

Sincerely

Atilla & Sarah Kocsis.

As a resident of the 400 block of East Alexandria Avenue, I ask you to please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria on the grounds that: (as noted in two rejections by city council) it still has no street frontage and so remains incompatible with the neighborhood's character; it will create a 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 it 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. It still has no street frontage: On March 12, and November 14, 2024, Alexandria's City council reversed the Planning Commission's votes, and twice rejected 404A's SUP requests because this substandard R-2-5 lot lacks street frontage (is not located on a public street) and therein was 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 has never approved any substandard lot SUPs without street frontage in our Del Ray neighborhood. It would create a jolting new precedent for the development of our neighborhood inconsistent with its historical development. This is why the DRCA Executive Board continues to oppose this SUP (See May 1, 2026 letter).(This is why Section §7-1007 prohibits lots without street frontage which do not meet minimum R-2-5 requirements from even being able to apply for an SUP.)

2. It will create a fire and emergency safety hazard for surrounding homes As the staff report repeats, without direct access to a public street, 404A would only be accessible via two narrow 10 foot alleys. Firetrucks and emergency vehicles cannot access these alleys. If 404A were to catch fire, this means neighboring homes would be threatened by the delayed fire emergency responsiveness. Both alleys are 10 feet wide. 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. The real solution is to reject this SUP approval because it creates a serious fire hazard for 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 20 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. Mr. Teran has told the neighbors he intends to rent out 404A and will build the basement ceiling strong enough to support an ADU. Rents for 3-bedrooms in Del Ray rent between \$3,000 & \$6,000/month. This aggressive development will not add to the affordable housing stock of Del Ray.

**Sincerely,
Atilla**

**Atilla Kocsis
202.393.0000
Luminary-AI
CEO**

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date.

Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are not Alex311 users.

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Internal Correspondence for Staff v3
Planning & Zoning PZ
PZGENER

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[EXTERNAL]Opposition to the SUP 2026-00013

From Ann Kammerer <ann.kod@gmail.com>
Date Mon 5/4/2026 9:38 AM
To PlanComm <PlanComm@alexandriava.gov>

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

Dear Alexandria Planning Commission,

I'm writing express my opposition to the SUP 2026-00013 application for development at 404a E. Alexandria Ave in Del Ray.

I've lived at 1403 Mt Vernon Ave, a nearly adjacent property to the one in question, since 1998.

The lot at 404a E. Alexandria Ave lacks street frontage and is not keeping with the character of the surrounding neighborhood. City Council has not approved any SUPs for other houses without street frontage.

There are serious safety concerns regarding emergency vehicles inability to access the lot. This has already been an issue with a fire in the power transformer in the corner of the lot in 2024. The lot does not meet the City and State's Fire Prevention Code requirement in terms of distance from street to main entrance of building, and alley width access. Approving this SUP would create substantial risks for those houses around the lot in question.

There is a legitimate concern on the part of all the neighbors that this development—including a 2,000 sq ft basement—is going to have an impact on water runoff and flooding of our residences.

It's worth noting that the Alexandria City Council has rejected the SUP two times previously.

I urge you to reject this SUP application.

Ann Kammerer
1403 Mt Vernon Ave
Alexandria VA 22301
703-732-0012

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[EXTERNAL]Please Reject SUP 2026-00013

From Matthew Kaim <matthewkaim@yahoo.com>

Date Mon 5/4/2026 9:58 AM

To PlanComm <PlanComm@alexandriava.gov>

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

MEMORANDUM FOR: Members of the Planning Commission

SUBJECT: Special Use Permit #SUP2026-00013 (404A East Alexandria)

DATE: May 4, 2026

BLUF (Bottom Line Up Front):

Approval of Special Use Permit (SUP) #SUP2026-00013 presents unacceptable life-safety risks, environmental hazards, and zoning incompatibilities. The proposed development fails critical fire safety codes, threatens adjacent properties with severe water diversion, and conflicts with established neighborhood characteristics. Rejection is strongly recommended.

1. Zoning Incompatibility and Precedent

The parcel in question is a substandard R-2-5 lot that lacks direct public street frontage.

- **Historical Rulings:** The City Council has already recognized this incompatibility, rejecting identical SUP requests for this property on March 12 and November 14, 2024.
- **Policy Impact:** The City Council has no historical precedent of approving substandard lot SUPs without street frontage. Granting this permit would establish a detrimental precedent, permanently altering the historical development patterns and character of the neighborhood.

2. Critical Emergency Services Access Vulnerability

The proposed development creates a severe life-safety hazard due to restricted access for emergency response vehicles.

- **Code Violations:** The property is accessible only via two narrow alleys measuring 9 to 10 feet in width. This directly violates the Virginia State Fire Prevention Code (Section 503.21), which mandates a minimum unobstructed width of 20 feet. Additionally, the 107-foot distance from the street to the main entrance exceeds the City Fire Code maximum of 100 feet.
- **Demonstrated Threat:** This vulnerability is not theoretical. During an electrical fire on a utility line transformer at this lot in the summer of 2024, neither fire apparatus nor Dominion Power utility vehicles could access the alleys.

- Risk Mitigation Failure: Issuing a fire code waiver post-approval does not physically eliminate the hazard; it merely shifts the liability. In the event of an emergency, occupants and neighboring structures will be left undefended.

3. Topographical and Flood Hazards

The site at 404A is located at the lowest topographical point in the immediate area and sits atop a historical subterranean stream.

- Hydrological Impact: The construction of a nearly 2,000-square-foot basement will displace significant groundwater. Adjacent properties, including mine at 1413 Mt Vernon Avenue, already suffer from "supersaturated" land conditions.
- Documented Damages: Surrounding properties possess a documented history of severe flooding. Mitigation efforts at adjacent lots (e.g., 409 East Alexandria) have cost upwards of \$150,000 and required sealing off subterranean levels. Additionally, I have spent thousands of dollars already to mitigate flooding on my property. Approving this structure guarantees the exacerbation of flood conditions and property devaluation for surrounding homes.

4. Strategic Objective Misalignment

The proposed structure does not advance the City's affordable housing objectives. Instead, it introduces compounding infrastructural and safety liabilities that disproportionately threaten the surrounding community.

Recommendation: Reject SUP #SUP2026-00013 to preserve life safety, enforce existing fire codes, and prevent predictable environmental damage.

Thank you very much for your consideration. Please contact me if you have any questions.

V/r,

Matt Kaim

Owner - 1413 Mt Vernon Avenue

703-731-3782

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[EXTERNAL]Please VOTE NO on SUP2026-00031

From Catharine Rice <catharine.rice@gmail.com>

Date Mon 5/4/2026 10:18 AM

To PlanComm <PlanComm@alexandriava.gov>

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

May 4, 2026

To: Alexandria Planning Commission

Re: Please Vote No on SUP 2026-00013

Dear Members of the Planning Commission:

As a resident of 400 block of East Alexandria Avenue, I ask you to please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria on the grounds that: it still has no street frontage and so remains incompatible with the neighborhood's character; it will create a 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 it 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, nor address is housing issue.

- 1. It still has 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 therein was 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. Based on our conversations with staff and others, the City Council has never approved any substandard lot SUPs without street frontage. It would create a jolting new precedent for the development of our neighborhood inconsistent with its historical development. This is why the DRCA Executive Board has again opposed this SUP (See DRCA May 1, 2026 letter).
- 2. It will create a fire and emergency safety hazard for surrounding homes** As the staff report repeats, without direct access to a public street, 404A would only be accessible via two narrow 10 foot alleys (The East Alexandria alley is actually 9 ft). Firetrucks and emergency vehicles cannot access these alleys. Virginia State Fire Prevention Code, Section 503.21 requires an "unobstructed width of not less than 20 feet." That does not exist here. The City's Fire Code also requires 100 feet maximum from the street to the main entrance of a building. 404A fails this at 107 feet. This means if 404A were to catch fire, occupants of the proposed dwelling and neighboring homes would be threatened by the inability of the fire department apparatus to access and respond. (This is acknowledged by Fire Department comments, Staff Report, Page 21). 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 on 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 facilitating a potential

future tragedy. The real solution is to reject this SUP approval because, as only accessible by narrow alleys, it creates a serious fire hazard for its own lot and 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 2,000 sf basement. Surrounding neighbors have warned Mr. Teran and City staff of the area's flood prone history. Dr. Malfori, across the street from 404A, at 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.** The applicant told neighbors at a March 31, 2006, DRCA Land Use meeting that he intends to rent out 404A and will build the basement ceiling strong enough to support an ADU. Rents for 3 bedroom homes in Del Ray appear to run \$3,000 to \$6,000/month. This intended rental property will not add to the affordable housing stock of Del Ray, and does not address Alexandria's housing issue.

Catharine Rice
424 East Alexandria

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[EXTERNAL]Application SUP2026-00013 at 404A E. Alexandria Ave

From Jason Osser <jason@ossercpa.com>

Date Mon 5/4/2026 10:45 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Sincerely,

Jason S. Osser, CPA, MBA

+++++

571.331.1652 x 42

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[EXTERNAL]Support for 404A E. Alexandria Ave

From Derek L <derek.loomba@gmail.com>

Date Mon 5/4/2026 10:45 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I'm writing in support of application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. I believe this development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Thanks for your attention,
Derek Loomba

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[EXTERNAL]Opposition to Special Use Permit Application No. SUP2026-00013 — 404A East Alexandria Avenue

From Mary Reding <maryreding.dc@gmail.com>
Date Mon 5/4/2026 10:57 AM
To PlanComm <PlanComm@alexandriava.gov>

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To the Members of the Alexandria Planning Commission:

Re: Opposition to Special Use Permit Application No. SUP2026-00013 — 404A East Alexandria Avenue

I write as a resident of 412 East Alexandria Avenue in direct opposition to the above-referenced Special Use Permit application. For the reasons set forth below, I respectfully urge the Commission to deny this application, as two prior bodies have already done.

I. This Application Has Already Been Denied Twice

The Alexandria City Council has already considered and rejected materially identical applications for this same lot on March 12, 2024 and again on November 14, 2024. Both denials were based on the same problem that still exists today: 404A East Alexandria Avenue has no frontage on any public street, making it incompatible with R-2-5 zoning and the established character of the surrounding neighborhood. The current application does not fix this problem. Approving it would contradict two prior decisions and set a new precedent for substandard lot development in Del Ray that this Commission should not create.

II. The Proposal Creates Serious Fire and Life Safety Hazards

The fire safety issues here are the most urgent reason to deny this application. The only way to access the proposed structure is through two narrow alleys, one approximately 10 feet wide and the other approximately 9 feet wide. Virginia State Fire Prevention Code Section 503.21 requires a clear access width of at least 20 feet for fire apparatus. Neither alley comes close. The City's Fire Code also requires that the main entrance of any structure be within 100 feet of a public street. This structure sits approximately 107 feet away, which is a direct violation.

These are not hypothetical concerns. Neighbors at 1413 Mount Vernon Avenue and 406 East Alexandria Avenue have told the City Council that during an actual electrical fire in the summer of 2024 at a utility transformer on the corner of this lot, neither fire trucks nor Dominion Power vehicles could get through either alley. The City's own Fire Department acknowledged this problem in comments on page 21 of the Staff Report. The staff's proposed solution is to issue a fire code waiver after the permit is approved. That is not a real solution. It is asking this Commission to approve a structure that, by the City's own account, emergency vehicles cannot reach. I urge the Commission not to do that.

III. Development Here Will Make Existing Flooding Worse

This lot sits at the lowest point on the block and is located on top of a pre-existing underground stream. The neighbor directly across the street at 409 East Alexandria Avenue has spent over \$150,000 trying to address repeated flooding caused by this condition and has ultimately closed off the basement of his home entirely. The proposed development includes a basement of nearly 2,000 square feet, which will disturb the existing drainage and water flow underground. The owner of 1413 Mount Vernon Avenue has stated on the record that his property is already saturated, and that any additional water diversion from construction will flood his home further and reduce his property value. This Commission should not approve a project that will make documented flooding conditions worse for the surrounding neighbors.

IV. This Project Will Not Help with Affordable Housing

The applicant stated at the March 31, 2026 Del Ray Citizens Association Land Use Committee meeting that he intends to use this as a market-rate rental property, and that the basement ceiling will be built strong enough to support a future accessory dwelling unit. Current rents for three-bedroom homes in Del Ray range from approximately \$3,000 to \$6,000 per month. This project will not add any affordable housing to Del Ray and does not address Alexandria's housing needs. Approving it on those grounds would not be supported by the facts.

Conclusion

For all of these reasons, I respectfully ask the Commission to deny Special Use Permit Application No. SUP2026-00013. The lot has no street frontage, which is the same reason it was denied twice before. Emergency vehicles cannot reach it, it will worsen flooding for surrounding neighbors, and it will not produce any affordable housing. None of these problems have been solved by this application.

Respectfully submitted,

Mary Reding
412 East Alexandria Avenue
Alexandria, Virginia

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[EXTERNAL]Opposition to Special Use Permit No. SUP2026-00013 — 404A East Alexandria Avenue

From John Smith <john.smith.ringo@gmail.com>
Date Mon 5/4/2026 1:38 PM
To PlanComm <PlanComm@alexandriava.gov>

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

To the Members of the Alexandria Planning Commission:

I am a resident of 412 East Alexandria Avenue and I am writing to ask the Commission to deny this application. The City Council has already rejected this same request twice, in March and November of 2024, because the lot has no street frontage on a public street. Nothing has changed. Approving it now would contradict both of those decisions and set a troubling new precedent for our neighborhood.

My greater concern is fire safety. The only access to this property is through two alleys, each under 10 feet wide. Virginia fire code requires at least 20 feet of clear access for fire trucks, and this structure would sit 107 feet from the nearest public street, exceeding the 100-foot limit. In the summer of 2024, fire trucks and Dominion Power vehicles were unable to get through either alley to respond to an actual electrical fire on this lot. The City's proposed solution is to issue a fire code waiver after approval. That is not acceptable. I urge the Commission to deny this permit.

Respectfully,
John Smith
412 East Alexandria Avenue
Alexandria, Virginia

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SUP2026-00013
Additional Materials
May 5, 2026

[EXTERNAL]SUP2026-00013 at 404A E. Alexandria Ave

From George Danilovics <gdanilovics@hotmail.com>

Date Mon 5/4/2026 5:52 PM

To PlanComm <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>

Some people who received this message don't often get email from gdanilovics@hotmail.com. [Learn why this is important](#)

City of Alexandria Council & Planning Commission:

I'm writing in support of the Special Use Permit for SUP2026-00013 at 404A E. Alexandria Ave. I live at adjacent property located at 1415 Mt Vernon Avenue. The plans that Eric Teran shared fit with the character of the rest of the neighborhood and are not out of scale. The addition of one housing unit onto the residential alley should not materially impact the safety of the existing residents that use the alley nor drivers on Mt Vernon Avenue. This smaller footprint house will also provide housing at a lower pricepoint than recent larger developments - helping ensure that working families can afford to live in beautiful Alexandria.

Thank you,
George Danilovics

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[EXTERNAL]Opposition to SUP #2026-00013 – 404-A East Alexandria Avenue

From Jason Plosch <jplosch@gmail.com>
Date Mon 5/4/2026 7:36 PM
To PlanComm <PlanComm@alexandriava.gov>

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Dear Members of the Planning Commission,

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

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. 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.

For these reasons, the required findings for approval cannot be supported on this record. I respectfully request that the Commission 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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[EXTERNAL]SUP2026-00013

From Heidi FromTexas <heidifromtexas@hotmail.com>

Date Mon 5/4/2026 9:50 PM

To PlanComm <PlanComm@alexandriava.gov>

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

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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[EXTERNAL]Support for 404A E Alexandria Ave

From Summer Hawley <thesummerrainbow@yahoo.com>

Date Mon 5/4/2026 9:52 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Dear Mayor and Members of the Council,

As a resident of Alexandria City, I am writing to voice my support for application SUP2026-00013 concerning the property at 404A E. Alexandria Ave.

From what I understand, the applicant is seeking approval to construct a home on a lot that falls below current standards for both street frontage and overall size. That said, the lot itself is comparable in size to many others nearby, and plenty of existing homes throughout the city were built without meeting today's frontage requirements. The proposed home also stays within all applicable zoning and massing rules, which means it will fit naturally into the existing character of the neighborhood.

Given how severe our housing shortage has become, I think projects like this one represent exactly the kind of thoughtful, creative infill we should be encouraging. It makes use of an otherwise underutilized parcel without disrupting the surrounding community.

I respectfully urge the Council to approve this special use permit. Thank you for your time and consideration.

Best,
Summer

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May 4, 2026

To: Alexandria Planning Commission
Re: Please vote NO on SUP-2026-00013

Dear Planning Commission Members

As a resident of the 400 block of East Alexandria Ave. and member of the Del Ray Citizens Association, I ask that you please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria Ave. for the following reasons.

- This substandard R-2-5 lot has already been rejected twice for lack of the required street frontage, and there are no changes to the SUP that merit approval on the third attempt.
- The 2000 sf basement displaces ground that is known to insufficiently absorb runoff. Much of Alexandria is designated as a flood zone. Approving a project that will likely exacerbate pre-existing flooding problems experienced by the residents to the south and west of this property and runs counter to our city's efforts to mitigate flooding.
- Vehicle access to the property is limited to two 10-foot alleys. Fire response and Dominion Power access issues have already been made known to staff. Further demonstrating the infeasibility of navigating this narrow space with large trucks, men, and equipment is weekly trash and recycling service. Every Thursday trash trucks must remain on E. Alexandria Ave. while the workers run back and forth along the alley to remove and return trash bins from the 1400 block of Mt. Vernon Ave. To add one more property to this mix would exacerbate a known problem, with potentially fatal consequences.

On this third attempt to secure an SUP, Mr. Teran withdrew the plan to include an ADU on this substandard lot; nonetheless, the 2000 sf basement living space will be built with a roof strong enough to support an ADU. Mr. Teran claims it is necessary to build such a large basement for this intended venture to be profitable, but it was his choice to speculate on the lot, to build big, and buttress the basement roof. His choices do nothing to meet the goal of affordable housing or improve our neighborhood. Planning Commission's decision should be based on what is best for neighborhood needs, not the developer's desires.

Bridget Donohue and Ernie Pickell
422 E. Alexandria Ave.

SUP2026-00013
Additional Materials
May 5, 2026




[EXTERNAL]Neighbor Support for Alexandria Property

From matthewjones.pmp@gmail.com <matthewjones.pmp@gmail.com>

Date Tue 5/5/2026 9:30 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

 1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Let me know if you have any questions

Thanks,

Matt Jones, PMP, MCP

Director, PMO * Performance Analytics

Matthewjones.pmp@gmail.com

m. 202-255-6041

From: Eric Teran <eteran@eustilus.com>

Sent: Saturday, May 2, 2026 8:53 PM

To: matthewjones.pmp@gmail.com

Subject: Neighbor Support for Alexandria Property

Matt,

My wife and I purchased a vacant lot in Alexandria a few years ago. Before we can get a building permit, the City Council has to approve a Special Use Permit (SUP). We are presenting to the Planning Commission on May 5th and the City Council on May 16th. We are reaching out to fellow Alexandria residents to provide support emails. I attached our presentation and a 3D rendering of the home.

Best,
Eric Teran

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

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[EXTERNAL]Application SUP2026-00013

From David Cochrane <dmcochrane@yahoo.com>

Date Tue 5/5/2026 11:06 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size based on current code. Based on reviewing the design and comparing it to the local area, this development respects the character of the neighborhood by adhering to all zoning massing regulations, and is comparable to other homes in terms of lot size and street frontage. As there is an on-going housing shortage in the city, I believe this proposal attempts to address the shortage in a conservative manner that maintains the character of the area.

Again, I support this project and I thank you for your consideration.

David Cochrane
1121 N. Gaillard St
Alexandria, VA 22304

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[EXTERNAL]SUP #2026-00013 for 404-A East Alexandria Avenue

From Celeste Heather <scwheather123@yahoo.com>

Date Tue 5/5/2026 11:24 AM

To PlanComm <PlanComm@alexandriava.gov>

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Dear Chair & Members of the Planning Commission,

As a 20+ year resident of the 400 block of East Alexandria Avenue, I strongly and respectfully urge the Commission to deny SUP #2026-00013 for 404-A East Alexandria Avenue.

Please again consider the following:

- The Teran SUP has been rejected by City Council twice because there are no changes- the lot is still substandard, still lacking street frontage, still lacks access for emergency vehicles. Please review Mayor Gaskins previous rationale.
- Most importantly, it's not safe - as noted by the fire marshall, there's not adequate access for fire trucks or EMS and no turn around for any emergency vehicle- no amount of code modifications could create a safe environment for any future occupants or any home around it
- Please carefully review the Del Ray Citizen's Association letter which says non street frontage, rear lots are not in keeping with how del ray was developed
- The staff report shows other non street frontage lots in the City of Alexandria they are not similiar, all those lots met all the requirements of the zone they are in, none are in R-25 zone. Many of those examples has substandard lot frontage, this is not substandard street frontage, it has NO street frontage.

Del Ray has a very special vibe, developed overtime which makes it a unique neighborhood. That, along with the repeated denial of this request for legitimate reasons makes me question why this is being considered yet again. Frankly, I was surprised to hear that it's being considered again, as I thought it had to be some mistake. As a long time resident of this very block, I strongly urge you to again deny this SUP request.

Thank you,
Celeste A. Heather
421 E. Alexandria Avenue

Sent from my iPhone

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[EXTERNAL]404A East Alexandria Ave

From Kate Madrick <katemadrick@gmail.com>

Date Tue 5/5/2026 1:44 PM

To PlanComm <PlanComm@alexandriava.gov>

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I am writing to protest the SUP #2026-00013 proposal. Why & how can this proposal be approved, The city of Alexandria should be appalled at the audacity of approving an obvious attempt to build a structure that will contribute nothing to our sweet Del Ray.

Neighbors will be very very concerned if this is allowed to continue. Poor poor planning in a city that only allows builders to do as they please.

Please reconsider,
Kindly Kate Madrick concerned neighbor

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[EXTERNAL]404A SUP

From Angela Rice <riceangie@gmail.com>
Date Tue 5/5/2026 3:17 PM
To PlanComm <PlanComm@alexandriava.gov>

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Angela Rice
408 E. Alexandria Ave
Alexandria VA 22301

Chairwoman Melissa McMahon
Planning Commission

Dear Chairwoman McMahon:

I was born and raised in Alexandria and have lived next to the 404 lot since 2012. I care about the architectural character of Alexandria City, especially in Del Ray. I appreciate that you took a few minutes to walk through the substandard lot at 404A E Alexandria Ave this past Saturday morning. I am grateful that you answered a few of my questions, given my unexpected arrival and my rescue dog's incessant barking. I wanted to follow up on a few points:

The City Staff did refer to “adequate access” in their staff report. However, they were referencing a car getting back to the proposed dwelling. That, however, is not the question at hand, which is- is there adequate access for emergency vehicles, fire truck apparatus, and a turnaround via that 10 ft ally? The answer is no. The record speaks for itself. In the Planning Staff’s report, the Fire Department's official determination was that there is **inadequate access**. They would not be able to get fire apparatus to the lot. While not mentioned in the presentation, this is from the staff report.

Fire Department:

F-1 The width of most, if not all, alleys within the city appear insufficient to accommodate fire department apparatus access

In other words, the REQUIRED adequate access has not been demonstrated.

No matter how many times it comes back for a hearing, this fact will not be changed. This should have been addressed honestly under the Health, Safety and Public Welfare section

If I heard you correctly, you said that there are many examples of the proposed dwelling in the City. There are NO examples of a detached dwelling on a lot without street frontage in Del Ray, not even one. We asked Planning Staff if they were aware of other homes in Del Ray built in this pattern. They said they weren't aware of any.

This really matters because the character of Del Ray is in the balance. This sets a dangerous precedent, if approved. You referenced another example similar to the proposed dwelling a few blocks to the West of 404 E. Alexandria. I believe you were referring to the ADU behind 218A E. Alexandria Ave on the corner of Ramsey. That is not a similar situation, as it is not a detached house. And, it has adequate access for fire apparatus with a 20ft wide street adjacent to it on the front and side of the lot. This is apples and oranges.

Eric Teran is proposing a detached home and has stated that he plans to add an ADU at a later stage. Eric stated that he is reinforcing his subterranean lot line to lot line basement ceiling to be able to support an ADU added at a later date.

If this home were to catch on fire, imagine what might happen to the family living there...the people living there could die because the fire apparatus could not get to it. And the fire could jump from home to home due to it being just a few feet away from the other homes. This would be a tragic outcome for a situation that the fire department made all aware of ahead of time. This is a problematic lot. That is one of the reasons why it has been taxed as unbuildable for the past 25+ years.

We have significant community concerns that were improperly and inadequately addressed. The first time this SUP went before Planning and City Council there was no community involvement. The 2nd time there was more community involvement however, this time there were zero emails or phone calls to the community. It is dishonest to say the community was appropriately involved.

Sincerely,
Angela Rice, PT, DPT, NCPT

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Dear Members of Alexandria's Planning Commission,

On behalf of Yashin Lin and myself, I appreciate your leadership on the Planning Commission. Yashin and I moved to Del Ray in 2018 and not only do we love living and playing in the City of Alexandria, I also give back by volunteering in the Community Emergency Response Team and the Medical Reserve Corps.

We love this city, but the past two years have been truly frustrating and we're no longer certain about having longer-term goals of residing in Alexandria. I am not a zoning expert, but I had to spend significant time learning how city statutes and past votes are being ignored. I would normally leave these issues in the capable hands of our Del Ray Citizens Association, but they have written and testified their opposition to numerous applications of this property without success. I now have written numerous letters and testified to both this Commission and City Council on SUP2023-00076 and SUP2024-00041, none of these applications seem different than SUP2026-00013.

I wish that the Planning Staff, Planning Committee, and City Council would sincerely engage me and my neighbors in a more meaningful manner, given our two-year history opposing these applications. To date, we have only received last-minute notices for Planning Committee and City Council discussions on this lot, even though we have made it clear that the nearest neighbors to this property are in opposition.

This upcoming discussion only amplified our frustration because the Certified Letter was only received last week with no outreach by City Staff, and I just learned that the upcoming City Council discussion on May 16 is scheduled when we are away at a UVa graduation. My neighbors have also expressed concern that they have long-standing conflicts and cannot attend or share their concerns with City Council or the Planning Commission. I ask that this hearing be deferred so that all affected neighbors and residents have a fair opportunity to have their voices heard.

Beyond the lack of transparency and consistency - **I am most concerned about our safety and welfare** if this application is approved. There are no changes to the multiple applications to build on this lot that address the safety and public welfare concerns for a sub-standard lot without adequate access for fire and emergency response services. On Section IV of the Staff Report (City Department Comments), the Fire Department expressed significant concerns as F-1, C-1, and C-2. I am surprised that the City Staff still concluded that they do not anticipate any health or safety impacts. We and the future residents of 404A will be the ones suffering from decreased safety and welfare, while those who have written letters in favor of the application are not our neighbors and unaffected.

In alignment with the Fire Department and my neighbors, I wanted to express my concern as a nearby resident in this written testimony. **Why are all discussions on vehicular access focused on personal vehicles, when the safety and public welfare considerations necessitate access for vehicles and equipment supporting fire and emergency response?** The bottom of this letter includes a photo taken today of the alley that accesses 404A Alexandria. Even if I ignore the trash cans, I still cannot imagine a fire truck or ambulance responding to an emergency at this residence as the alley is only nine feet wide and only 10 feet at its widest point. The other side of the alley can be accessed off Mount Vernon Avenue and in the unlikely event that Fire/EMS could find this driveway, it is still only 10 feet wide and too narrow for emergency vehicles to navigate or turn around – making a timely response impossible when seconds matter. I can't think of a more tragic situation than an approval permitting a known and realistic risk to the safety and welfare of multiple families, particularly with the Fire Department documenting concerns within the Staff Report.

The City Staff has referred to several other properties in Alexandria that had “sub-standard street frontage” as precedence to this application. Sub-standard street frontage is not the same as “no street frontage”, and we looked at a couple of properties to confirm that they are apples-and-oranges. For instance, the 10 townhouses on Nelson Avenue cited as 300 feet of the subject property can be easily accessed off Nelson Avenue and by the two wide alleys that surround this property. Those alleys seem to be almost double the size of the ten-foot alley surrounding the proposed property. Those townhomes also seem to have a large amount of street frontage as I can see all of them from the sidewalk. Fire/EMS should have no issue accessing these properties, whereas **the property at 404A is completely different as there is no access for emergency vehicles.**

If there is a fire, there is no way that Fire/EMS could access the narrower space between my townhome and the proposed residence. In other words, our townhome complex will burn down given the proximity to the proposed residence, the abundance of trees, and the inability to have a firetruck in proximity to our homes.

Adding to the public welfare concerns, I've expressed in my past letters that our townhome sits on top of the underground rivers that are part of the Hooffs Run Watershed. Our sump pump continuously operates even in the mildest rainstorms. The ground is easily saturated as surface-level ponds remain for several days after a single and mild storm, as shown in past testimonies. When a solid structure with a predominantly underground footprint replaces the permeable soil, water must divert somewhere and it is likely to go downhill and into our townhomes.

I urge you to **DENY** application SUP2026-00013 based on our safety and welfare, as well as those of our neighbors.

Thank you for your consideration of our testimony and concerns.

Sincerely,

Mark Lim and Yashin Lin
1407 Mt Vernon Ave





[EXTERNAL]In support of the approval for special use permit SUP2026-00013

From Madeline Li <madeline.y.li@gmail.com>

Date Wed 5/6/2026 9:17 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

Cc Jim Luo <jim.z.luo@gmail.com>

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

Dear Mayor and Councilmembers,

As residents of Alexandria City, we are writing to express our strong support for application SUP2026-00013 at 404A E. Alexandria Ave.

After reviewing the drawings and construction plans, we understand the application seeks permission to build a home on a lot that does not meet standard street frontage and lot size requirements. However, the proposed home is similar to others in the city of Alexandria, and many homes throughout the city similarly lack standard frontage.

The development respects the neighborhood's character by adhering to all zoning massing regulations and given the extreme housing shortage in our city, we believe this home could be a creative solution. We fully support the approval of this special use permit.

Sincerely,

Madeline Li
Jim Luo

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[EXTERNAL]SUP2026-00013 at 404A E. Alexandria Ave

From Will Ragland <ragland.w@gmail.com>

Date Thu 5/7/2026 10:46 PM

To PlanComm <PlanComm@alexandriava.gov>

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

Dear Planning Commission,

I am a resident of Alexandria City and live a block and a half away from this application's address at 213 E. Alexandria Ave, and support application SUP2026-00013 at [404A E. Alexandria Ave](#). I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Will Ragland

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[EXTERNAL]Chair and Members of the Planning Commission

From Angela Welsh <carwel78@gmail.com>

Date Tue 5/5/2026 6:41 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from carwel78@gmail.com. [Learn why this is important](#)

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 Angela Welsh, and I live at [413 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,

Angela C Welsh
[413 E. Alexandria Ave.](#)
[Alexandria, VA 22301](#)

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05/05/2026

To: Alexandria Planning Commissioners

Subject: VOTE NO on Special Use Permit (SUP #2026-00013)

Dear Members of the Alexandria Planning Commission,

I am writing to express my **continued opposition to SUP #2026-00013**. I am an adjacent property owner who is directly impacted by this proposal. Nearly identical SUP proposals have been denied twice now by City Council & the current application has not changed in any meaningful way (aside from outward appearance/architectural design changes) to resolve any of the fundamental issues that led to denial of prior applications on this lot. Furthermore, new concerns have emerged that further undermine this application's viability.

I. Lack of Frontage

The property still has ZERO frontage. This was the central basis for prior denials by the Alexandria City Council, and that fundamental deficiency cannot be changed, simply based on the lot's unfortunate location.

It is also very relevant to highlight here that the Alexandria Planning & Zoning Department recently explored, but ultimately abandoned, proposed code changes that would have removed or weakened frontage requirements. The decision to retain these standards reflects a clear policy determination that some reasonable amount of frontage remains a necessary and enforceable prerequisite for development.

Question: If frontage requirements were recently reaffirmed as essential enough to remain in the zoning code, on what basis can they now be set aside for this specific parcel—and how does the Commission reconcile approving this application with both prior denials and the City's decision not to relax this requirement more broadly?

II. Fire Safety & Access

The location of the lot itself presents significant fire safety and construction access concerns. A 10-foot alley, combined with a structure located more than 100 feet from a public street, creates serious limitations for emergency access, staging, and safe construction operations. Prior discussions for SUP proposals on this lot (SUP2023-00076, SUP2024-00041) have already highlighted the real-world risk, specifically citing an electrical fire along the northeast portion of the lot that could not be safely accessed without reliance on the adjacent 4th Street ROW—access which is no longer feasible given that this ROW has since been approved for vacation by the Alexandria City Council (VAC2024-00001, VAC2024-00002, VAC2024-00003). Furthermore, a similar SUP proposal for construction of a single family home on a standard-sized lot without frontage (SUP2004-0105) was previously deferred by the Alexandria Planning Commission specifically because of accessibility and fire safety concerns that were brought forward; in that case, the applicant was required to meet with the Fire Department to review and mitigate access concerns before the application could be reconsidered.

Question: Given both the demonstrated real-world construction & emergency access limitations of this lot and the Commission’s prior precedent requiring Fire Department evaluation for a similar SUP proposal in 2004 which had no frontage, has this application undergone equivalent review—and if not, how can the Commission determine that emergency access, fire suppression, and occupant safety concerns have been adequately addressed prior to approval?

III. Flooding & Stormwater Impacts

The proposed below-grade construction raises legitimate flooding and stormwater concerns for all neighbors. The inclusion of a large, roughly 2000sqft basement footprint along the Hooffs Run underground watershed risks disrupting subsurface drainage patterns that serve the surrounding neighborhood, particularly in an area with known flooding challenges.

Question: If potential impacts to groundwater flow and subsurface drainage are a foreseeable consequence of this proposal, why is the applicant not required to provide a complete analysis at this stage? Absent that, has the City (through engineering staff or Flood Action Alexandria) conducted any independent review to assess risk to adjacent properties (in line with requirements of consideration as outlined in , and if not, how can the Commission make an informed approval decision?

IV. Tree Removal & Alley Improvements

The current proposal conditions approval on alley improvements, including repaving; however, the associated impacts to adjacent trees are not clearly or consistently disclosed. Prior discussions indicated that trees identified on the applicant’s plan (including those adjacent to the alley) would need to be removed to facilitate these improvements, yet the current staff report frames this only as a possibility. This lack of clarity obscures the true scope of environmental impact tied directly to the SUP conditions.

Question: Can the Commission explicitly confirm with City Staff whether or not the required alley improvements (recommended condition of approval #6 & code requirement #2 from TES as stated in the current staff report) will necessitate removal of the adjacent trees—and if so, why is this not clearly stated as a definitive impact within the current staff analysis?

V. ROW Delays & Survey Discrepancies

Finally, and most concerning to me, is that the ongoing effort to develop this lot, including the applicant’s anticipated resubmission of a SUP 1 year after the last denial, has corresponded with repeated delays by City Staff in implementing the adjacent right-of-way vacations which were approved by the Alexandria City Council in September 2024 (VAC2024-00001, VAC2024-00002, VAC2024-00003). Those delays have been consistently attributed by City staff to unresolved “survey boundary discrepancies.” Yet, in attempting to resolve those discrepancies, it became clear that the applicant’s original vacation application was approved with a plat map which explicitly stated that “boundary information shown herein was a compilation of deeds and plats and does not represent a boundary survey”. Subsequent surveys revealed that the surveys provided with both of the applicants prior and current SUP applications reflect inaccurate lot dimensions (on the order of approximately three feet) which

directly affects the setback calculations and the overall zoning analysis for the proposed development.

Question: If implementation of City Council–approved actions has already been delayed due to unresolved boundary discrepancies, how can the Commission proceed with evaluating this SUP when the same underlying lot dimensions remain unverified and directly impact critical zoning determinations such as setbacks and lot configuration?

For all of these reasons, I respectfully urge the Commission to deny SUP #2026-00013.

Sincerely,
Alicia Montgomery