

## Jackie Henderson

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3-14-15

**From:** christine@cpa-coker.com  
**Sent:** Thursday, March 12, 2015 2:44 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #67681: Mayor, Vice Mayor, City Council Dear Planning Committee, Mayor, Vice May

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 67681.

### Request Details:

- Name: Christine Coker
- Approximate Address: No Address Specified
- Phone Number: 703-931-3290
- Email: [christine@cpa-coker.com](mailto:christine@cpa-coker.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Planning Committee, Mayor, Vice Mayor, and City Council:

I am opposed to the request for variance submitted for the house/building plan on the empty lot at Filmore and Rosser Street.

The lot line limits for building structure should not be modified to squeeze this house plan onto what is already a small lot. The neighbors on both sides will have structure incroaching on their site line, and the close proximity of buildings is not attractive.

I do not like seeing the commission allowing a variance that does not benefit the neighbors and neighborhood, and only benefits the buyer/builder on this lot.

This variance would only open the door for more requests to squeeze too-big houses onto too-small lots.... This neighborhood, especially to the west of the property, has a spacious comfortable feel, and allowing this builder to squeeze a house on this lot would ruin that.

Christine Coker

3156 N. Rosser Street Alexandria, VA 22311  
(h) 703-820-2956 (w) 703-931-3290 x 107

[christine.buke@gmail.com](mailto:christine.buke@gmail.com)

- Expected Response Date: Thursday, March 19

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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3-14-15

**Gloria Sitton**

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**From:** nick kuhn <nkuhn98@yahoo.com>  
**Sent:** Thursday, March 12, 2015 10:43 AM  
**To:** Gloria Sitton  
**Subject:** Council Meeting 3/14/15, ref 5447 Fillmore Ave (substandard lot)

Gloria-

Thank you for getting this to the Mayor & City Council members.

Dear Members of City Council,

Please see below concerns submitted to the Planning Commission prior to their meeting on 3/15/15. My concern is that the proposed size and placement of the structure compromises the make up of the neighborhood and poses additional safety risks. Setback requirements should not be altered on a substandard lot to allow for a 2500+ sq ft structure not including a full basement

Thank you,

Reference: 5447 Fillmore Ave, Alexandria Va 22311

Dear Commission Members,

I understand you will be reviewing the application to allow for the construction of a new home to be built at the above address on a substandard lot. In reviewing the material on file for this application I have several concerns. Please investigate these issues more thoroughly before approving this project.

- 1) The design is for a very large house and garage to occupy the majority of the subject lot's western property boundary with the existing home at 5451 Fillmore Ave. One of the requirements, per the city code, to allow for approval to build on a substandard lot is that the proposed building, "will not unreasonably impair an adequate supply of light and air to adjacent property". There does not seem to be any information provided showing how the placement and size of the new construction will impact the existing adjacent property.
  
- 2) The intersection of Fillmore Ave and North Rosser street is not an "aligned" intersection. A visit to the site will confirm this. Rosser St to the south of Fillmore Ave does not align with Rosser St to the north of Fillmore Ave. Visibilty at this intersection is poor, compounded by the fact that drivers often don't stop for the stop signs. I am very concerned about the safety and additional risk for bicyclists, pedestrians and motorists should a reduction in the required setback on Rosser street be approved for this site. I ask that you not reduce the required, by code, setback for construction on the North Rosser Street side of the property. The proposed house size is just too big for this site.

Thank you for your consideration.

Nick Kuhn