

September 1st, 2024

RE: VAC2024-00003

Good afternoon Commissioners,

I want to thank you for taking the time to review my vacation request application. Even though I was the third applicant to file the vacation request we were the first applicant to have a complete application approved by the city staff.

If you remember, I was in front of you in January requesting to build a home on a substandard lot with no street frontage at 404A E. Alexandria Ave. We were approved 4 – 3 by the planning commission but were not approved by the City Council a few months later. At the City Council meeting Mayor Wilson brought up the possibility of a property applying for a vacation request. Due to that I and two other adjacent neighbors have filed for this application.

If our application, VAC2024-00003, is approved we intend to build a home on the lot. Another possibility is to build two homes per the Zoning for Housing guidelines. I believe this is the intent of Zoning for Housing that was approved by this board in November of 2023 to build much needed housing in the city.

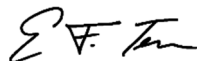
The other two applications, VAC2024-00001 and VAC2024-00002 will not use the land to build additional housing. They will use it to have larger yards. This does not help the city's housing crises.

The city staff has recommended disapproval of these three requests. However, they also stated if the council is to approve the vacation request that the three applicants should receive a portion of the vacant lot. On page eight of their report there is a map showing how the vacant lot should be subdivided by using the centerline of the lot to divide the property east to west. However, this is not fair to the applicants of 404A or 406 E. Alexandria Ave. as they obtain fewer square feet. I ask that if the council decides to move forward with this option that each applicant receives approximately 2,140 square feet of the vacant lot. This solution treats each applicant equally. A possible solution is shown on the next page of how each application can receive 2,140 square feet. I believe this treats all three applicants as equals.

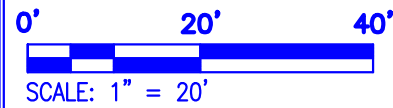
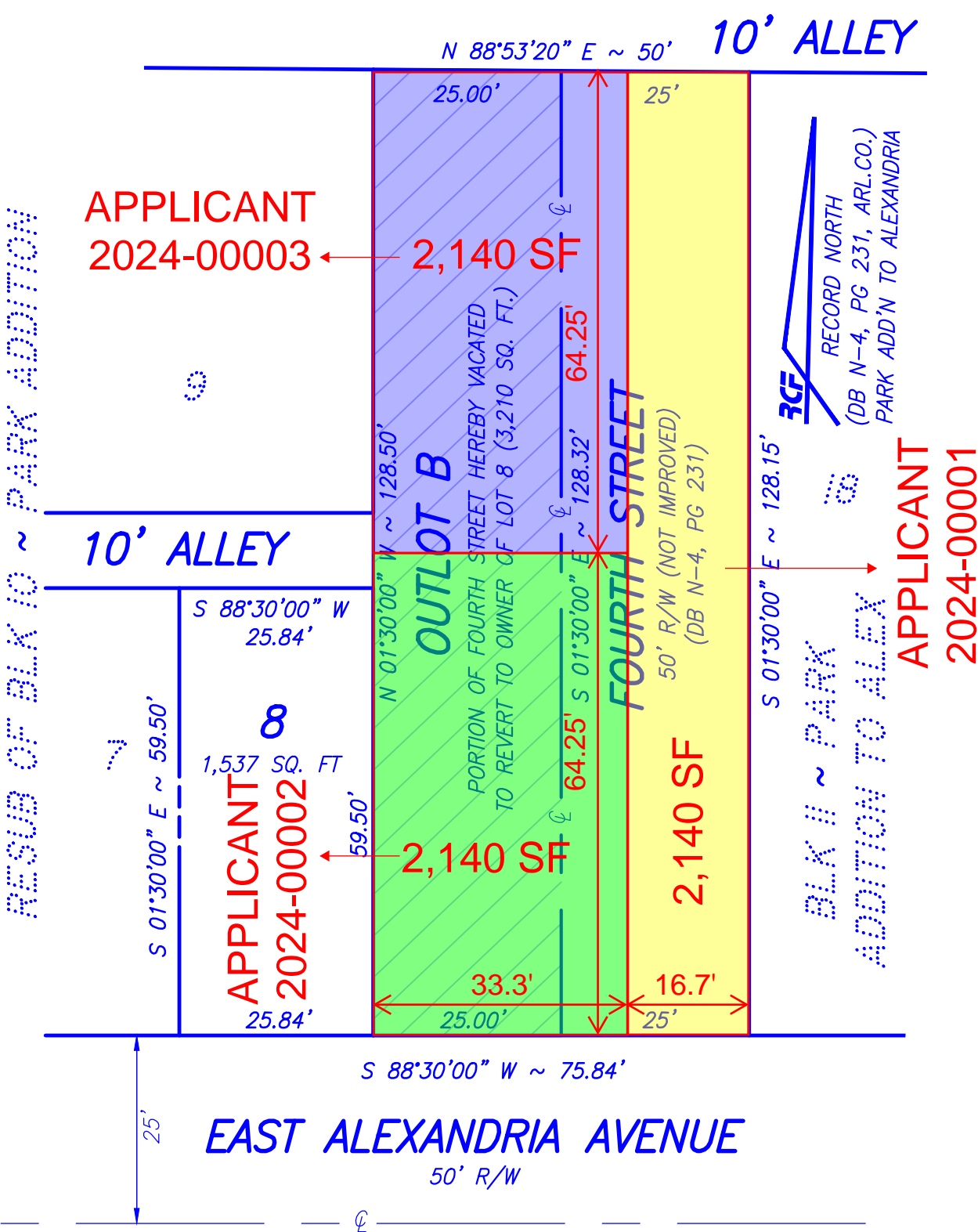
There are fewer than 50 vacant residential lots in the city that are privately owned. The majority of those are owned by the adjacent neighbors to create larger yards or are substandard lots. This lot should not sit empty or solely be used to create larger yards. Rather it should create homes for the city which will bring in additional tax dollars for the community. A community that my family has been part of for the past eleven years and hopefully many more.

If we are granted this vacation request, we will be building a home that the city has stated are needed. This will contribute to the goals for Zoning for Housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Teran', with a stylized flourish at the end.

Eric Teran



SCALE: 1" = 20'
DATE: APRIL 17, 2024

INSTR #200019584
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: ALICIA MONTGOMERY

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