



[EXTERNAL]SUP#2026-00013

From Tom Ortiz <wallstreet3924@gmail.com>
Date Mon 5/25/2026 1:03 PM
To PlanComm <PlanComm@alexandriava.gov>

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I am writing as a neighbor to the proposed building. I live across the street on Mount Vernon Ave.

The more I find out about this SUP the more concerned I have become. Major issues with this project have not been addressed such as the dangers to the area as a result of ignoring infrastructure, access for emergency services, issues of property lines and access to the property.

This project is NOT designed to add to the quality of life of the neighborhood but rather detract from it.

Please consider this letter as a request that you deny or defer, as a minimum, this SUP.

Tom Ortiz
(347) 873-8933
wallstreet3924@gmail.com

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[EXTERNAL]Deny SUP #2026-00013

From Debbie Aust <debbieaust@gmail.com>
Date Mon 5/25/2026 4:38 PM
To PlanComm <PlanComm@alexandriava.gov>

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Dear Planning Commissioners, Mayor, and Members of City Council:

As a Del Ray resident, I respectfully urge you to deny SUP #2026-00013. I have lived at 7202 Lensfield Ct, Alexandria VA 22315 for 8 years and in Alexandria for 20 years. The concerns that led to two prior denials remain unresolved. This application is not supported by the Del Ray Citizens Association, reflecting broader community concern about its safety, scale, and incompatibility with the neighborhood. The parcel is approximately half the minimum lot size required for its zoning district and is inconsistent with the surrounding neighborhood's development pattern. Approving construction on a substandard, landlocked lot would also set a dangerous precedent. Alexandria has never permitted a new home to be built under these conditions, and granting this SUP would invite similar attempts on other undersized, inaccessible parcels. The lot has no street frontage, relies entirely on a 9–10 foot alley, and provides no compliant access or turnaround space for fire or emergency vehicles. The alley is barely adequate for a car and cannot safely accommodate service vehicles or emergency response. Fire apparatus cannot reach the site, and the 100-foot hydrant-to-structure requirement cannot be met. A hose would not reach the building, creating an unacceptable public-safety hazard and conflicting with City fire-access standards. The project does not advance affordable housing goals and introduces avoidable risks to nearby homes. It does not meet the SUP requirement to protect public health, safety, and welfare. For these reasons, I respectfully ask you to vote NO on SUP #2026-00013. Thank you.

Debbie Aust

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[EXTERNAL]SUP #2026-00013 opposition

From Heather Waldon <heather_waldon@hotmail.com>

Date Tue 5/26/2026 12:44 PM

To PlanComm <PlanComm@alexandriava.gov>

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Dear Members of the Planning Committee,

I am writing to respectfully OPPOSE the consideration and approval of SUP #2026-00013. I live at 405 E Nelson, directly abutting the referenced property. This petition has already been denied twice for on the basis of multiple site limitations that have not been resolved, nor has the petition significantly changed other than the removal of an ADU.

ACCESS

1. This property has **no street frontage**. I can see the property easily from the back of my house and have watched cars and standard size pickup trucks have difficulty navigating the alley. Trash trucks cannot access it and instead their personnel walk down the alley to retrieve the bins.
2. **Lack of Emergency Access**. A previous fire on this lot (an electrical fire on the utility pole at my back fence) in 2024 has already shown that neither fire trucks nor Dominion's own vehicles could navigate down this alley. Any fire emergency on the proposed new build thus directly endangers both my property and the lives of my family. Furthermore, the property does not meet either the City's or the State's Fire Prevention Code requirements.
3. **Construction Access**. Construction vehicles will not be able to excavate this property for building without serious impact on and potential damage to the utilities, trees, fences, and property of the many neighbors surrounding it. The proposed building will take up most of the site acreage and the builder has said that craning materials over existing homes is unfeasible — as there is no street frontage, there is nowhere for the construction vehicles to go or materials to be staged other than to encroach upon the neighbors.

GROUNDWATER

1. The Development Engineering Chief for the City of Alexandria, Brian Dofflemyer, responded to my questions regarding groundwater stating "All new dwellings are subject to grading plan review which will be designed by a professional consultant **that the owner will hire**. That review is separate and **occurs after SUP approval** so these are general terms rather than specific analysis of the redevelopment since the grading plan has not yet been submitted." [Emphasis added.]
2. He went on to explain that impervious areas, drainage patterns, and downspout areas are evaluated AFTER the SUP approval is done, not before, and are done by staff hired by the builder. This appears to be a situation that will not only be heavily biased in favor of the builder, but fail to address existing groundwater problems that the property already has.
3. Our house has three sump pumps that run frequently. A new build behind us, with a significant subterranean component, will only exacerbate the water issues and force more water onto the neighboring properties.

SUP PROCESS

1. I have read several of the letters both in favor of and opposed to this SUP available via the link from the Planning Commission agenda. The main argument in the letters supporting this SUP seems to be that other homes in Alexandria have alley access. While this may be true in greater Alexandria, a SUP for a substandard lot has not been approved in the Del Ray neighborhood according to city records.
2. Furthermore, the reason for the SUP process is that SUPs are against the norm and must be evaluated on an individual basis. Evaluating this particular lot with its safety, water, utility, and frontage concerns shows no good reason to approve this specific property.
3. Finally, I would point out again that the conditions existed during the TWO previous denials have not changed and at this point it is taking time and attention away from other matters in an effort to wear down the opposition.

For these reasons - **safety, accessibility, groundwater concerns, and two previous denials** - I strongly urge the Commission to deny SUP #2026-00013.

Sincerely,
Heather Waldon
405 E Nelson Ave.
Alexandria, VA 22301

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Quick meeting re: Substandard SUP at 404A E Alexandria Ave

From Brett Rice <brett@homescafe.com>
Date Tue 5/26/2026 2:22 PM
To PlanComm <PlanComm@alexandriava.gov>
Cc angela rice <riceangie@gmail.com>

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Commissioner McMahon, my name is Brett Rice and I'm an abutting neighbor to the 404A E Alexandria Ave SUP being heard before you on June 2nd. I believe my wife, Angela, spoke with you briefly a couple of weeks ago while you were walking your dog. Is there a day and time this week convenient for you to meet me on site for about 10 minutes to review the site, the inadequate access and the life safety issue? The alley access and pavement are mismarked (most likely because the lot was originally a parking lot for the townhomes) and therefore appear where the alley is not, but where the actual lot is. I think it will be easier to understand our concerns if you take a few minutes to look at the clearer markings as I've laid out the 10ft alley. I understand that you mentioned the staff report says its access is adequate. Perhaps the reference is for a small car, NOT fire emergency apparatus. Fire apparatus (and most likely emergency vehicles as well) cannot access the site, which is a life safety issue.

My neighbors and I are very concerned about this project and what's being overlooked. Access to this property is exclusively limited to a 10-foot-wide alley that includes a 90-degree turn with no turnaround available. A small car can barely enter and cannot turn around. I'm not sure how this SUP aproval makes sense when 20 ft access is required for fire safety in new construction. Why is this one different? Again, this is a life safety issue.

In addition to inadequate access for Fire apparatus, it is over 100 feet from a hydrant. There is no way to get a fire hose to the site in the event of a fire. This tragedy could get worse as the fire could then jump from home to home with no way to stop it.

Unfortunately, the grossly inadequate access and extreme close proximity of this small, non-street-frontage lot to the surrounding townhouses seem to be overlooked. I think this is a tragedy waiting to happen. A true tinderbox issue.

If you let me know what day and time this week works for you, I will adjust my schedule to make it happen I understand that your time is valuable and promise to be quick. .

Thank you, Commissioner.

Brett

Brett D. Rice
#1 Ranked Alexandria Remax Agent
Top 1% NationWide
RE/MAX Executives

Del Ray | Old Town

2611 S Clark St

Arlington Va 22202

703-929-3040 | Mobile

703-222-4663 | Office

www.HomesCafe.com



[EXTERNAL]Please deny SUP #2026-00013

From Arin Keyser <arinmkeyser@gmail.com>

Date Sat 5/30/2026 10:21 AM

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

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Dear Planning Commissioners, Mayor, and Members of City Council,

As a neighbor of 404A, living at 117 E Alexandria Ave for over a decade, I respectfully urge you to deny SUP #2026-00013.

I understand the desire to increase affordable housing in the city, but I believe this SUP request is misguided and fails to accomplish that. The lot has no street frontage and lacks the required space for emergency vehicles. Furthermore, the parcel is roughly half the minimum lot size for its zoning district and does not reflect the surrounding neighborhood's development pattern. The alley is barely adequate for a small car. The proposed below-grade basement also raises concerns about flooding in an already saturated area.

Allowing construction on a substandard lot with no street frontage would also set a dangerous precedent for the City. Alexandria has never permitted a new home to be built under these conditions. Approving this SUP would open the door for similar attempts on other undersized and inaccessible parcels, destroying the character of the neighborhood. For these reasons and more, the Del Ray Citizens Association opposes the proposal.

In summary, I respectfully ask you to vote NO on SUP #2026-00013.

Thank you for your consideration,

Arin Keyser

117 E Alexandria Avenue

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Ted Alberon

From: Angela Rice <riceangie@gmail.com>
Sent: Monday, June 1, 2026 1:03 PM
To: PlanComm; CouncilComment@alexandriava.gov
Subject: [EXTERNAL]SUP #2026-00013 vote NO

Dear Planning Commissioners, Mayor, and City Council Members:

As a direct neighbor of the parcel at 404A, I respectfully urge you to vote NO on SUP #2026-00013.

I have lived at 408 E. Alexandria Ave for 15 years. Based on long-term familiarity with this block and its constraints, I have serious concerns about this proposal—concerns that have not been resolved in two prior applications and, because they stem from the permanent physical limitations of the lot, cannot be resolved.

This application has already been rejected twice by City Council. The proposed structure has no street frontage, no access for fire apparatus, and no turnaround for emergency vehicles, creating an inherently unsafe environment for future occupants and surrounding neighbors. It is incompatible with the established neighborhood development pattern. These fundamental deficiencies have not changed and cannot be changed.

A visit to the site makes this clear. The property is not located on a public street; it sits behind existing townhomes on a lot that is 50% of the required minimum size for its zone and relies solely on an alley for access. The alley is only 9–10 feet wide, barely adequate for a small car and impossible to widen. This limitation is permanent.

The fire-access deficiencies are especially alarming. Fire apparatus cannot reach the property, and the required 100-foot hydrant-to-structure distance cannot be met. In practical terms, a fire hose would not reach the building, creating a foreseeable and unacceptable public-safety hazard. This directly conflicts with the City’s fire-access standards and with the requirement that an SUP protect public health, safety, and welfare.

The proposed lot-line-to-lot-line, fully below-grade basement also raises significant concerns about worsening drainage and flooding in an area already prone to soil saturation. Excavation on such a constrained lot risks destabilizing adjacent properties and exacerbating runoff during heavy rain events.

This small site in question, was never intended to be a building site. It is very clear that it was dedicated as parking for the surrounding townhomes, not as a building site. See the below two PDF plats. The subdivision plat shows the site was designated and dedicated as parking in July, 1938 for the resubdivision. And again two months later in Sept 1938 another plat shows the intention of the lot did not change and it was notated again, reserved for parking.



[SUBDIVISION_PLAT238 \(1\).pdf](#)



[Reserved for parking \(1\).pdf](#)

The small parcel designated as #9, was intended, dedicated and accepted as parking for the townhomes and semi-detached (#1-8) around it. The intention of the plat is very clear.

This project does not support affordable-housing goals and instead introduces avoidable risks to existing homes. Public safety and community welfare are required considerations for SUP approval, and this application does not meet those standards.

Safe and affordable homes are needed in Alexandria. This proposal is neither safe nor appropriate for this location.

I respectfully ask that you not impose these unnecessary and harmful impacts on the surrounding homes and neighborhood, and that you vote NO on this SUP for the third—and hopefully final—time.

Thank you for your service to Alexandria City,

Angela Rice, PT, DPT, NCPT

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[EXTERNAL]SUP #2026-00013 (404A E Alexandria Avenue)

From Yashin <yashin5@gmail.com>

Date Mon 6/1/2026 2:58 PM

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

Dear Members of the Alexandria Planning Commission,

Thank you for your service to the City of Alexandria and for considering public input on SUP #2026-00013.

We are writing as owners and residents of 1407 Mount Vernon Avenue, immediately adjacent to the proposed development site. Our concerns are not theoretical. They are based on what our family has experienced living next to this property and on information that has emerged during the review process.

Flooding due to groundwater impact My (Yashin) primary concern is flooding and groundwater impacts. Our home sits within the Hooffs Run watershed, and we have firsthand experience with significant groundwater intrusion. During periods of heavy rain, our sump pump works continuously and, at times, struggles to keep up with the volume of water entering the system. This is not simply a matter of surface runoff. We have observed substantial below-ground water movement affecting our property.

For that reason, we are concerned that the proposed development's large below-grade footprint will alter existing groundwater flow and subsurface drainage patterns. While we understand that measures have been proposed to address stormwater management, our understanding is that these measures primarily address surface water rather than the groundwater conditions that already affect neighboring properties.

Given the known flooding challenges in this area and the extensive below-grade construction proposed, we believe an independent engineering assessment is necessary before any approval is considered. Without a professional evaluation of groundwater impacts, we do not see how neighboring residents or the Commission can be confident that this project will not worsen existing flooding conditions.

Fire and emergency access Our second concern is fire and emergency access. We remain troubled by the limited access available to this lot. The property lacks direct street frontage and is accessed through a narrow alley. The Fire Department itself has previously raised concerns regarding access and emergency response. As nearby residents, we struggle to understand how emergency vehicles, equipment, and personnel would safely and effectively respond to a fire or medical emergency at this location. These concerns affect not only future occupants of the proposed home but also neighboring residents whose properties could be placed at greater risk if emergency response is delayed or restricted.

Unresolved survey discrepancies Finally, we are concerned about the unresolved survey discrepancies associated with this property. Our understanding is that surveys used in prior applications and related proceedings have been found to contain inaccuracies regarding lot dimensions. We further understand that these discrepancies have contributed to delays in implementing previously approved right-of-way vacations. If the underlying dimensions of the lot remain in question, then important zoning determinations—including setbacks and buildable area calculations—may also be affected.

Before moving forward with this application, we believe the Commission should have confidence that the property's boundaries and dimensions have been accurately established and independently verified.

Conclusion We appreciate the Commission's consideration of these concerns. As people who live immediately adjacent to this property and who will experience the consequences of any decision made, we respectfully ask that the Commission deny SUP #2026-00013 or, at a minimum, defer action until the flooding, emergency access, and survey issues have been fully and independently evaluated.

Thank you for your time and service to our community.

Sincerely,

Yashin Lin and Mark Lim

1407 Mount Vernon Avenue

Alexandria, VA

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PETITION OPPOSING SUP #2026-00013

To: City of Alexandria Planning Commission and Alexandria City Council
Re: Special Use Permit #2026-00013 (Subject Parcel: 404-A E. Alexandria Ave)
Purpose: Submission for inclusion in the official public record

Petition Statement

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

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

SUMMARY OF KEY ISSUES & ACTION REQUESTS

I. Fire & Emergency Access

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

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

II. Construction Access & Right-of-Way Concerns

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

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

III. Boundary and Lot Dimension Discrepancies

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

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

IV. Flooding, Stormwater & Soil Stability

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

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

V. Tree Removal & Environmental Impact

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

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

Certification

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

Primary Contact:

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

Attachments

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

Attachment A: Petition signature pages.

ADDENDUM 1: FINDINGS & SUPPORTING DOCUMENTATION

I. Fire & Emergency Access

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

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

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

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

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

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

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

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

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

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

III. **Incorrect or Inconsistent Lot Dimensions**

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

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

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

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

ACTION REQUESTED: We respectfully request that boundary discrepancies be independently resolved and verified prior to consideration of SUP #2026-00013.

Clarification of these boundaries would not only establish confidence in the accuracy of the proposed development plans, but may also resolve the very discrepancies which

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

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

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

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

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

V. **Tree Removal and Environmental Impact**

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

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



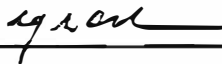





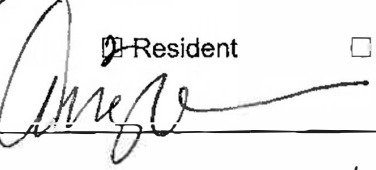
measures will be defined, implemented, monitored, or enforced throughout construction activities.

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

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

Name (printed):	<u>Biruktawit Sullivan</u>	Signature:	<u></u>
Address:	<u>204 E Luray Ave</u>	<input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Beth Watson</u>	Signature:	<u></u>
Address:	<u>434 E Nelson Ave</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>ANTHONY DONALD</u>	Signature:	<u></u>
Address:	<u>210 EAST ALEXANDRIA</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Rod Kuckro</u>	Signature:	<u></u>
Address:	<u>209 East Alexandria Ave</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Melissa Rice Kuckro</u>	Signature:	<u></u>
Address:	<u>209 E. Alexandria Ave.</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Kate Stanton</u>	Signature:	<u></u>
Address:	<u>405 E Luray Ave</u>	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>Kelly Drexler</u>	Signature:	<u></u>
Address:	<u>501 E. Luray Ave</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>Jason Plosch</u>	Signature:	<u></u>
Address:	<u>404 E. Alexandria Ave</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>Amy Biondi</u>	Signature:	<u></u>
Address:	<u>833 S. Lee St Alex 22314</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner

Total #9

as of 6/2/26

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

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

Address: 1403 Mt. Vernon Ave Resident Owner

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

Address: 1400 Mt. Vernon Ave #B Resident Owner

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

Address: 1400 Mt Vernon Ave unit B Resident Owner

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

Address: 1400 Mt Vernon Ave unit A Resident Owner

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

Address: 1400 mt Vernon Ave Resident Owner

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

Address: 302 E Alexandria Ave Resident Owner

Name (printed): ~~Aaron Probst~~ John Smith Signature: [Signature]

Address: 412 E Alexandria Ave Resident Owner

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

Address: 205 E Alexandria Ave Alexandria Va Resident Owner

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

Address: 206 E Luray Ave Alexandria VA Resident Owner



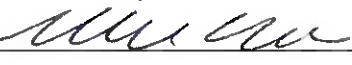
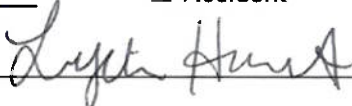

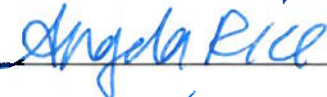

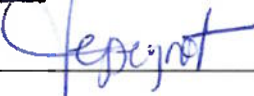

total #9

as of 6/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

Name (printed):	<u>Carla Cimo</u>	Signature:	
Address:	<u>1504 Wayne St</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>Katherine Ames</u>	Signature:	
Address:	<u>541 E. Nelson Ave.</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>Mike Chad</u>	Signature:	
Address:	<u>1307 Van Valkenburgh Ln</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	<u>LYDIA HACKERT</u>	Signature:	
Address:	<u>564 E NELSON AVE</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Carter Gray</u>	Signature:	
Address:	<u>564 E Nelson Ave</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>ANGELA RICE</u>	Signature:	
Address:	<u>408 E. ALEXANDRIA AVE</u>	<input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>KRISTA DEPEYROT</u>	Signature:	
Address:	<u>20 W Walnut St Alexandria</u>	<input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Philippe Depuyrot</u>	Signature:	
Address:	<u>2709 Mt. Vernon Ave.</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	<u>Josh M...</u>	Signature:	
Address:	<u>587 Eden</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner

total #9

as of 10/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

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

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

Name (printed): SEE Gutwald Signature: [Signature]
 Address: 400 Madison St #1502, Alexandria Resident Owner

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

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

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

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

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

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

total #9

as of 6/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

Name (printed): Mary Reding Signature: [Signature]

Address: 412 E. Alexandria Ave Resident Owner

Name (printed): Scout Smith Signature: [Signature]

Address: 412 E Alexandria Ave Resident Owner

Name (printed): BERNARD KEMPINSKI Signature: [Signature]

Address: 415 E. ALEXANDRIA, ALEXANDRIA, VA 22301 Resident Owner

Name (printed): Heather Walden Signature: [Signature]

Address: 405 E Nelson Ave 22301 Resident Owner

Name (printed): Samuel S. Wolk Signature: [Signature]

Address: 405 E. Nelson Ave. 22301 Resident Owner

Name (printed): Rachel Walden Signature: [Signature]

Address: 405 E. Nelson Ave 22301 Resident Owner

Name (printed): Olivia Laury Signature: [Signature]

Address: 1307 Van Valkenburgh Ln 22301 Resident Owner

Name (printed): Nancy Widmer Signature: [Signature]

Address: 13 E. Walnut St. Resident Owner

Name (printed): Scott Sugarman Signature: [Signature]

Address: 4069 Lambert Pr. Resident Owner

total # 9

as of 6/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

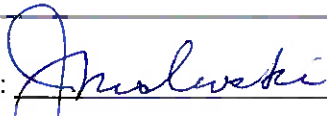
All signatures below support the attached petition **opposing** SUP #2026-00013.

Name (printed):	<u>Catharine Rice</u>	Signature:	<u>Catharine Rice</u>		
Address:	<u>424 E Alexandria Ave</u>	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner		
Name (printed):	<u>Sonia Teran</u>	Signature:	<u>Sonia Teran</u>		
Address:	<u>423 E Alexandria Ave</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner		
Name (printed):	<u>Leah Farchmin</u>	Signature:	<u>Leah Farchmin</u>		
Address:	<u>425 E Alexandria Ave</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner		
Name (printed):	<u>Ann Kammerer</u>	Signature:	<u>Ann Kammerer</u>		
Address:	<u>1703 Mt. Vernon Ave.</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner		
Name (printed):	<u>Staci Beers</u>	Signature:	<u>Staci Beers</u>		
Address:	<u>1409 Mt. Vernon Ave</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner		
Name (printed):	<u>Celeste Heather</u>	Signature:	<u>Celeste Heather</u>		
Address:	<u>421 E. Alexandria Ave.</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner		
Name (printed):	<u>SEAN HARTZEL</u>	Signature:	<u>Sean Hartzel</u>		
Address:	<u>421 E ALEXANDRIA AVE</u>	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Owner		
Name (printed):	<u>NATHAN TAYLOR</u>	Signature:	<u>Nathan Taylor</u>		
Address:	<u>1318 DEWITT AVE 22301</u>	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner		
Name (printed):	<u>PETER J. SEVERY</u>	Signature:	<u>Peter J. Severy</u>		
Address:	<u>418 E ALEXANDRIA</u>	<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner		

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

Name (printed):	<u>Joyce Milewski</u>	Signature:	<u></u>
Address:	<u>3218 Gunston Rd, Alex, VA 22302</u>	<input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner
Name (printed):	_____	Signature:	_____
Address:	_____	<input type="checkbox"/> Resident	<input type="checkbox"/> Owner

total #1

as of 6/24/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

Address: 411 E Alexandria Ave

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

Address: 411 E Alexandria Ave

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

Address: 409 E Alexandria Ave, Alexandria Va 22301

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

Address: 409 e. Alexandria Ave

5. Name (printed): PATRICK WELCH Signature: Patrick Welch

Address: 413 EAST ALEXANDRIA AVE, ALEXANDRIA VA 22301

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

Address: 414 E. Alexandria Ave

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

Address: 413 East Alex Ave Alex Va 22301

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

Address: 415 E Alex Ave, Alex VA 22301

9. Name (printed): ALICIA MONTGOMERY Signature: Alicia Montgomery

Address: 406 E. ALEXANDRIA AVE 22301

10. Name (printed): _____ Signature: _____

Address: _____

total #9

as of 6/2/26

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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


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

1. Name (printed): Joseph Foucat Signature: 


Address: 1605 Russell Rd Alexandria VA

2. Name (printed): Darlene Duffett Signature: 

Address: 115 West Alexandria Ave, Alexandria, VA 22301

3. Name (printed): Tim Piergalski Signature: 

Address: 4034 E Nelson Ave. Alexandria, VA 22301

4. Name (printed): Lauren Bartolozzi Signature: 

Address: 2916 Landover Street, Alexandria, VA 22305

5. Name (printed): NICK BRENN Signature: 


Address: 2916 LANDOVER ST Alexandria VA 22305

6. Name (printed): Chris West Signature: 

Address: 218 E. Del Ray Ave

7. Name (printed): Theresa West Signature: 

Address: 218 E Del Ray Ave

8. Name (printed): Karolita Haug Signature: 

Address: 306 E Cleendale Ave

9. Name (printed): Paul Moniz Signature: 


Address: 216 E Luray Ave

10. Name (printed): Wendy Moniz Signature: 

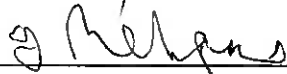
Address: 216 E. LURAY AVE

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

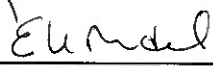
Submission to: City of Alexandria Planning Commission and Alexandria City Council
All signatures below support the attached petition **opposing** SUP #2026-00013.

1. Name (printed): George McHanna Signature: 


Address: 1411 Mount Vernon Ave Alexandria

2. Name (printed): George McHanna Signature: 


Address: 1411 Mount Vernon Ave Alexandria VA

3. Name (printed): Elizabeth Mendel Signature: 


Address: 312 N. Henry St. Alex 22314

4. Name (printed): Harold Sander Signature: 


Address: 910 E Luray Ave

5. Name (printed): Abby Heberlein Signature: 

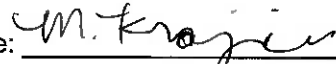
Address: 424 E Luray Ave

6. Name (printed): John Kaplan Signature: 

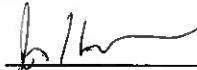
Address: 424 E Luray Ave

7. Name (printed): Kristin McCall Signature: 

Address: 428 E. Luray

8. Name (printed): Margbeth Krajcik Signature: 

Address: 437 E Luray

9. Name (printed): Joe Krajcik Signature: 

Address: 437 E. Luray

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

Address: 1125 E LURAY

total #10

as of 6/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

1. Name (printed): John Miller Signature: [Signature]

Address: 1327 D.W.H. Ave Alexandria, VA 22301

2. Name (printed): John Sablon Signature: [Signature]

Address: 1102 BELMONT ST, ARLINGTON, VA 22202

3. Name (printed): Donald Peluso Signature: [Signature]

Address: 407 E Howell Avenue, Alexandria VA 22301

4. Name (printed): REBECCA ROBINSON Signature: [Signature]

Address: 4801 20th St. N, Arlington, VA 22207

5. Name (printed): Francoise Thomas Signature: [Signature]

Address: 3104 Holly Street Alexandria, VA 22305

6. Name (printed): Courtney Lombardi Signature: [Signature]

Address: 12 Groves Ave, Alex Va 22305

7. Name (printed): Caroline McGervey Signature: [Signature]

Address: 229 Evans Lane Alexandria, VA 22305

8. Name (printed): PATRICK MCGERVEY Signature: [Signature]

Address: 224 EVANS LANE ALEXANDRIA, VA 22305

9. Name (printed): Matt Eusling Signature: [Signature]

Address: 650 Potomac Ave, Alexandria VA

10. Name (printed): Aubrey Massman Signature: [Signature]

Address: 650 Potomac Ave Alexandria, VA 22033

total # 10

as of 6/2/26

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

1. Name (printed): Deborah L'Heureux Signature: Deborah L'Heureux
Address: 3300 Ayers Dr. Alexandria, VA 22309
2. Name (printed): Heather Mackinlay Signature: Heather Mackinlay
Address: 7509 Wexford Place, Alexandria, VA 22315
3. Name (printed): Jennifer Zambiski Signature: Jennifer Zambiski
Address: 434 N. Saint Asaph St., Alexandria VA 22314
4. Name (printed): Natali Kancheva Signature: Natali Kancheva
Address: 6124 Edsall Rd. APT 204 Alexandria VA, 22304
5. Name (printed): Yasmin Molina Lopez Signature: Yasmin Molina Lopez
Address: 7840 Bluebird Lane Alexandria VA 22306
6. Name (printed): Fatima Valverde Signature: Fatima Valverde
Address: 2109 Mill road apt 214, Alexandria 22314
7. Name (printed): Andrey Johnson Signature: Andrey Johnson
Address: 2220 Arlington Terr Alexandria VA 22303
8. Name (printed): Delila Alvarez H Signature: Delila Alvarez H
Address: 2451 Menokin Dr. 110 Alexandria 22307
9. Name (printed): Chelsea Burton Signature: Chelsea Burton
Address: 6803 Erika Ave. Alexandria, VA 22310.
10. Name (printed): Elizabeth Leah Kregler Signature: Elizabeth Kregler
Address: 414 E. Alexandria Ave, Alexandria, VA 22301

Total
#10

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

1. Name (printed): Rafael Butler Signature: [Signature]

Address: 423 E. Luray Ave Alex 22301

2. Name (printed): Matt Bl-6 Signature: [Signature]

Address: 407 E. Luray

3. Name (printed): Larry London Signature: [Signature]

Address: 512 N13 Overlook Dr Alex 22305

4. Name (printed): Kathy London Signature: [Signature]

Address: 512 N. Overlook Dr. Alex. VA 22305

5. Name (printed): GAIL JUHLIN Signature: [Signature]

Address: 411 EAST LURAY AVE, ALEXANDRIA, VA 22301

6. Name (printed): JAMES Marshall Signature: [Signature]

Address: 411 East Luray Ave

7. Name (printed): JEREMY WALLACE Signature: [Signature]

Address: 502 E EAST LURAY AVE

8. Name (printed): Britney Wallace Signature: [Signature]

Address: 502 E. Luray Ave

9. Name (printed): 518 E Luray Ave Signature: [Signature]

Address: _____

10. Name (printed): Andrea Cabin Signature: [Signature]

Address: 513 E. Luray Ave


total #10

as of 6/2/20

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

1. Name (printed): BRIDGET DO. VOHSE Signature: 

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

2. Name (printed): ERNEST PICKELL Signature: 

Address: 422 E. ALEXANDRIA AVE ALEXANDRIA VA 22301

3. Name (printed): Deborah Sikes Signature: 

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

4. Name (printed): _____ Signature: _____

Address: _____

5. Name (printed): _____ Signature: _____

Address: _____

6. Name (printed): _____ Signature: _____

Address: _____

7. Name (printed): _____ Signature: _____

Address: _____

8. Name (printed): _____ Signature: _____

Address: _____

9. Name (printed): _____ Signature: _____

Address: _____

10. Name (printed): _____ Signature: _____

Address: _____

total #3

as of 6/2/26

SIGNATURE SHEET – PETITION OPPOSING SUP #2026-00013

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

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

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

Address: 403A E Nelson Ave Alexandria, VA 22301

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

Address: 1407 Mount Vernon Avenue Alexandria VA 22301

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

Address: 5903 Mt Eagle Dr. Alexandria, VA 22303

4. Name (printed): _____ Signature: _____

Address: _____

5. Name (printed): _____ Signature: _____

Address: _____

6. Name (printed): _____ Signature: _____

Address: _____

7. Name (printed): _____ Signature: _____

Address: _____

8. Name (printed): _____ Signature: _____

Address: _____

9. Name (printed): _____ Signature: _____

Address: _____

10. Name (printed): _____ Signature: _____

Address: _____

total #3

as of 6/2/20



[EXTERNAL]Opposition Letter to Subdivision #2026-00001 411 Clifford Avenue

From Kyle Williams <k.williams5t@gmail.com>

Date Tue 5/5/2026 1:55 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>; Ashley Preston <ashleyapreston@gmail.com>

You don't often get email from k.williams5t@gmail.com. [Learn why this is important](#)

Planning Commission,

Thank you for listening to my input on this application. My name is Kyle Williams and my family of four lives directly next to the lot being discussed. My wife and I purchased our home 11 years ago and we love our block and the Del Ray/Alexandria community.

I would ask that you not approve the current application; my primary concern being the additional strain on street parking. Since we have moved to this block, the parking situation has become significantly worse. This has been a result of new businesses opening along Richmond Highway, the new metro station, and a new SUP on our block. In general, these are positive developments for our neighborhood, but without improved parking solutions, an additional residence will worsen the issue.

Every morning, I see business employees park their cars before going to work or even pull out a suitcase and head to the metro/airport. The SUP specified that they would not use street parking, but despite my conversations with the organization and calls to the city, this is clearly not being followed. Last Saturday morning we were unable to park near our home, challenging with two young kids, and a half dozen cars were illegally parked on the other side of the street. To be clear, our street is not wide enough for parking on both sides.

The staff report mentions minimizing impacts to street parking by adding a driveway, however this would only dedicate an existing street parking spot to the new residence. Currently 3 cars can park on the street between the existing driveways, and the new driveway would reduce that number to 2. Most likely the new residence would also be using one of the street parking spots as a 2-car driveway would take up too much space on the narrow lot being proposed.

My secondary concern is the lack of communication. Ms. Lustig stopped speaking to us several years ago after we installed a new fence in our front yard that resulted in the contractor replacing a shared fencepost. A few weeks ago, we found a surveyor that she had hired was digging through our flower beds and damaged our fence without a knock on the door or any notification. This is the latest in a string of incidents, not isolated to us but consistent with other neighbors. Therefore, my confidence is extremely low that there will not be future incidents should this application be approved.

Thank you again for hearing my concerns.

-Kyle Williams

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

From Jason Plosch <jplosch@gmail.com>
Date Tue 6/2/2026 5:24 AM
To PlanComm <PlanComm@alexandriava.gov>

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

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]Please Reject SUP #2026-00013

From Ann Kammerer <ann.kod@gmail.com>
Date Tue 6/2/2026 9:22 AM
To PlanComm <PlanComm@alexandriava.gov>

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

Dear 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

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
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