

From: Pete Paccione <petepaccione@gmail.com>

Sent: Thursday September 28, 2023 2:12

To: PlanComm@alexandriava.gov

Subject: [EXTERNAL]Objection to Special Use Permit #2023-00057 for Construction at 103 East Del Ray Avenue

Dear Members of the Planning Commission,

I am writing to express my serious concerns and to urge the denial of the Special Use Permit #2023-00057, concerning the proposed construction of a new single-family dwelling at 103 East Del Ray Avenue. I am a resident of the neighboring property and the potential negative impacts on my neighborhood, especially on the residence of Melanie and David, are quite concerning.

The proposed construction site has a history that necessitates a thorough review before proceeding with any new development. The duplex previously standing on this plot suffered a devastating fire incident due to the hoarding issue from the former owner, Donna. This unfortunate event not only resulted in the loss of property but posed a significant risk to the lives of nearby residents including Melanie and David, who were occupants of the adjoining duplex.

After the incident, there was a verbal agreement between Donna and Melanie & David regarding the sale of the lot, with the intention to consolidate it with their existing lot to build a single dwelling. This plan was in line with ensuring a safe and spacious residential setup which would minimize any fire hazards and ensure the safety and structural integrity of the existing homes.

The current proposal by developer Deyi Awada to build a new single-family dwelling on this developed substandard lot could potentially repeat history by posing risks that were witnessed in the past. The proximity of the new construction to Melanie and David's residence raises crucial questions regarding the safety and structural integrity of their home. The lack of adequate setback space may result in construction activities that could damage their existing structure and create potential fire hazards due to the close proximity of buildings.

Furthermore, the requested yard modifications and parking reduction as mentioned in the docket, appear to be an attempt to maximize the use of this substandard lot at the expense of safety, comfort, and the overall aesthetic of our community. This kind of development, aimed solely at profit maximization, overlooks the core values of safety, integrity, and the communal harmony that our neighborhood stands for.

I implore the Planning Commission to consider the historical context and the potential risks involved in approving the Special Use Permit #2023-00057. Upholding the denial of this permit will not only safeguard the structural integrity and safety of Melanie and David's residence but will also uphold the broader community's values and the quality of life that we all cherish.

Thank you for your consideration and I look forward to your positive response in denying this permit to ensure the safety and harmony of our community.

Sincerely,

Peter Paccione, Sarah Davis

105 E Del Ray Ave

301-748-6790