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October 22, 2013

Mayor William D Euille and Alexandria City Council Members  
Alexandria City  
301 King Street, #2300  
Alexandria, VA 22314

Re: Application for Development Special Use Permit #2013-0012

Dear Mayor Euille and City Council Members:

I own the building at 921 King Street which abuts the building at 923 King Street, the subject of the Special Use Permit #2013-0012.

This building has remained vacant for the past six years while I manage my business in my building. Although I would very much like to see a thriving business next to mine, I have grave concerns about the way the owner has gone about his planned development.

The owner states that, I, as the owner of the adjacent building have been unresponsive, however he has not provided me with information about the planned development and possible impact on my building. Although he requested a meeting, and we set one up, I had to cancel due to a business conflict. I repeatedly attempted to reach out to the owner and/or the project manager to reschedule, but have not been able to speak with anybody, nor have my calls been returned.

Because of the countless infractions on the part of the owner during the past six years, we have experienced our building being shaken during their construction, we have had to close our business due to the distracting noise and they have attached their beams to our common wall which is a worry in the event their structure fails. They have used excavators on their property that have caused our walls to expel dust. Additionally, we have cracks in the wall that abuts their building.

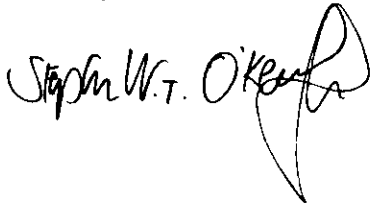
We are further concerned that the application for continued development is not complete or has improper data. In general, we believe that the owner and developer have not acted in good faith in the past and that behavior is continuing.

Further, I attended your City Council meeting on September 21, where the representative for the owner stated that the owner was unable to attend the meeting, but I saw a man in attendance who has represented himself to me as the owner. At this time I am unsure where the deception lies, but, clearly there is something that is going on here that is not quite as it appears.

I remain concerned about the integrity of my building and how it might be negatively impacted by the planned development at 923 and request that you refrain from approving another extension until the matter can be studied by the city engineers and we can all be satisfied that this work will benefit all of us.

Thank you, kindly, for your attention to this matter. It is a matter of interest for us in our work to make this a better community for all.

Sincerely,

A handwritten signature in black ink, reading "Stephen W. T. O'Keeffe". The signature is fluid and cursive, with a large, stylized "S" at the beginning and a long, sweeping underline that extends to the right.

Stephen W. T. O'Keeffe

CC: Colleen Willger, AICP, LEED AP BD+C  
Urban Planner  
City of Alexandria, Virginia  
Department of Planning and Zoning/Development Division