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April 9, 2026

Board of Zoning Appeals
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Support for Special Exception Request at 1030 Cross Drive (Gazebo and Fence in Secondary Yard)

Dear Members of the Board of Zoning Appeals,

I am writing as a neighbor of 1030 Cross Drive to express my strong support for the special exception request submitted by the property owner for their gazebo and fence (“improvements”) in the required secondary yard. Specifically, I am diagonally plus one house across the street from the subject yard. I see the fence and gazebo from my front and side windows.

In my view, strict application of the zoning ordinance in this case creates an unreasonable burden on the owner’s reasonable use and enjoyment of their property. I respectfully submit the following observations:

Public Welfare and Neighborhood Character

The improvements are not detrimental to public welfare, neighborhood character, or the architecture of existing buildings. On the contrary, the improvements enhance the property’s aesthetics and contribute positively to the character of our neighborhood.

Light, Air, Traffic, and Safety

The improvements do not impair light or air to adjacent properties, nor does it cause traffic congestion, increase the danger of fire, or endanger public safety. The gazebo is modest in scale and the fence is attractive and designed in keeping with neighborhood standards.

Essential Character of the Area

The improvements do not alter the essential character of the area. Our neighborhood already includes similar structures, and the improvements are consistent with the existing pattern of residential use and improvements.

Compatibility with Surrounding Properties

The improvements are compatible with neighboring properties in size, style, and use. The structures will provide privacy and enjoyment to the owners without imposing any negative effect on adjoining lots.

Reasonable Use of Lot

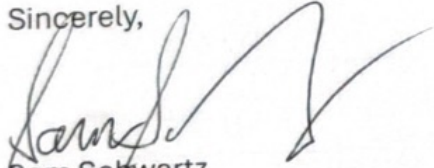
Given the natural configuration of the lot and the layout of the existing house and yard, the secondary yard provides the only reasonable location for the proposed gazebo. Strict adherence to the ordinance would unnecessarily restrict the owners from a practical and common residential improvement.

Fence Exception Considerations

The lot's layout and dimensions make the secondary yard the most appropriate and functional space for a fence. Likewise, the fence height is reasonable for the space and layout of the property. Approval will provide a reasonable enclosed area without creating any harm to neighboring properties or the broader neighborhood.

For these reasons, I respectfully urge the Board to grant the requested special exception. The gazebo and fence at 1030 Cross Drive will enhance the property and maintain the integrity and harmony of our neighborhood.

Sincerely,



Sam Schwartz
1326 Bayliss Drive
Alexandria, VA 22302