

JONATHAN G. HARDIN  
521 TENNESSEE AVENUE  
ALEXANDRIA, VA 22305

April 6, 2025

Ted Alberon  
Senior Planning Technician  
City of Alexandria, Virginia  
[ted.alberon@alexandriava.gov](mailto:ted.alberon@alexandriava.gov)

Re: BZA Case #2025-00003  
523 Tennessee Avenue (the "Subject Property")  
Support for Requested Variance

Dear Mr. Alberon:

My wife and I own 521 Tennessee Avenue, which is the adjacent property to the east of the Subject Property and is the property most impacted by the variance requested by Conrad Symber. I write in support of the requested variance and urge the Board of Zoning Appeals to approve it.

I have reviewed Mr. Symber's application and the Staff Report, and I have spoken to Mr. Symber concerning his plans to construct a two-story addition in the east side yard adjacent to my property and construct a second-story rear addition.

Approving the requested variance will not negatively impact my property. The proposed addition in the east side yard of the Subject Property will not exceed the current footprint of the existing garage and screened porch, so the east side of Mr. Symber's house will remain the exact same distance from the west side of my house. Furthermore, my family spends a lot of time in our backyard and on our elevated rear deck, so I very much welcome Mr. Symber's decision to build above existing footprints rather than expand toward the rear. I agree with the findings at p. 7 of the Staff Report that the requested variance "will not negatively impact the adjacent property to the east because the wall of the adjacent dwelling is also two stories and of approximately the same height," and that "an adequate supply of light and air" will remain between the two houses.

I believe that approving the requested variance (and others like it) will also have a positive impact on the neighborhood and community. Two-story additions are common in our neighborhood and allow residents to remain in existing homes (and in Alexandria City) as their families grow and their children get older. I have two children who attend Charles Barrett Elementary School, and I hope to keep

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them in Alexandria City Public Schools for the duration of their K-12 education. I support the use of zoning variances where (as here) it will allow families to remain in Alexandria City when they need more space to raise their children.

Please share my comments with the Board of Zoning Appeals in connection with Docket Item #3 of the April 7, 2025 Public Hearing.

Best regards,

A handwritten signature in blue ink, appearing to read 'J. Hardin', with a stylized flourish at the end.

Jonathan G. Hardin

cc: City of Alexandria Board of Zoning Appeals