



May 1, 2026
Mr. Sam Shelby
Department of Planning and Zoning
City of Alexandria

Dear Mr. Shelby:

We write to oppose the application for a special use permit to build a two-story home on a substandard lot at 404A E Alexandria with no street frontage. The City Council has twice denied this SUP, in March 2024 and November 2024. The applicant made minor design changes and removed an accessory dwelling unit from the proposal.

The DRCA Land Use Committee met to review the changes to the application and found that these changes do not address our original concerns, most critically that a property lacking street frontage would be counter to the Del Ray Neighborhood Residential Pattern Book (2015, available at <https://media.alexandriava.gov/docs-archives/planning/info/historic=preservation/del-ray/del-ray-pattern-book-final-september-2015=redux.pdf>)

Not only is there no support in the Pattern Book for infill development consisting of a primary residence, but the pattern book refers to streetscapes and how houses relate to others on the same street. For example, "Houses were intended to be built close to the street and to one another. Accessory utility buildings were placed at the rear of the lot. . . . Houses have consistent setbacks from the street and are of a similar scale and proportion. This results in a harmonious and orderly development pattern. New houses should reflect the infill pattern." (p.7). And "New buildings or renovations must conform



to the generally established front setback of buildings on the same side of the street.”
(p.51). We attach an earlier DRCA letter opposing this SUP.

We ask that you oppose this project.*

Very truly yours,

DRCA Executive Board and DRCA Land Use Committee

Monica L. Parry
DRCA LUC Chair

Tim Laderach
DRCA President

* We note that two neighbors and Mr. Teran requested a vacation of the public right-of-way adjacent to 404A, and the City Council approved the vacation in September 2024. Mr. Teran has not signed the final paperwork, and neighbors have expressed some uncertainty as to the status of the vacation if the SUP is approved. If it is approved, we recommend that the City obtain assurances from Mr. Teran so that the vacation may proceed.



Nov. 20, 2023

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP2023-00076
404A E. Alexandria Ave

Dear Mr. Moritz,

At the Nov. 8 membership meeting, the Del Ray Citizens Association (DRCA) voted to oppose the new single family residence with a “detached” Accessory Dwelling Unit on a substandard lot at 404 E Alexandria Ave for the following reasons:

1. The proposed project does not meet the historical development pattern of Del Ray by not having street frontage.
2. Fire truck and life safety emergency access to the site.
3. Stormwater management on the site due to the historical flooding concentrated on the western end of the 400 block of E. Alexandria Ave.
4. The exclusion of the basement from the FAR calculation and setbacks is questionable as we do not think it meets the zoning requirements for being below the average grade calculation based on the proposed basement exterior walls in the courtyard.
5. Utility impact on the neighbors due to the numerous overhead electrical wires, the outflow connection for stormwater, and the construction issues with the site.
6. Impact of proposed construction on trees both on city owned and neighbors' properties.



7. Vision clearance at alley entrances.

The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public Zoom meeting on Tuesday, Nov. 7, 2023. The applicant presented the SUP application that had been submitted to the City. Members of the community who were in attendance were given the opportunity to ask questions and provide comments. On Wednesday, Nov. 8, 2023, during the regular DRCA Zoom membership meeting, an abbreviated presentation was made and the motion set forth by the LUC was discussed.

The historical development pattern in Del Ray is to have houses that front on a street. Although alley homes exist in Old Town, it is not part of Del Ray's development and the proposal was not supported.

One of the main concerns of the neighbors was the potential restricted fire and life safety emergency vehicle access to the site due to the fact it does not have street frontage. The public alleys are only 10' wide and even the trash and recycling trucks cannot make it through the alleys. The various contractors currently pull the trash & recycle cans down the alley to the trucks parked on the street as the alley is too narrow.

The western end of E. Alexandria Ave near Mt. Vernon Ave has experienced numerous major floods during rain storms. The applicant was advised that the subterranean courtyard they are proposing will be exposed to flooding when these storms occur, with the potential of 3 -4 feet of stormwater entering the house as has happened to other residences. While it is conceivable that stormwater management features could mitigate the rain that could build up in the courtyard, it will take more than a sump pump dumping water onto grade to control the water. Tying into city storm drains will be necessary, and it is unclear at this time how the applicant would propose to deal with the water.

The project as designed is dependent on the basement square footage being excluded from the FAR calculation, and the assumption that because the basement does not count as FAR, the ADU is considered detached even though there are continuous interior spaces between the primary dwelling and the ADU. The LUC questioned whether the basement would comply for being below the average grade calculation. In addition, the setbacks do





not appear to be in compliance. It appears the foundation will project into the public alleys for the portion of the basement that is shown against the property lines.

The neighbors were also concerned about the numerous overhead electrical lines that supply power to their homes. The lines are fed off of a power pole that is at the north end of the project site and criss-cross overhead. Although the applicant stated he had had discussions with Dominion Power, an actual plan for how their homes would remain in service cannot be developed until the project is approved and the neighbors were left questioning what would happen.

There are also construction issues to be addressed in accessing the site due to the narrow alleys. The proposed structures encompass most of the site and there is not enough site available to use for staging during construction. The applicant stated that craning building materials over the row houses on Mt. Vernon was not feasible.

There are three trees on adjacent property whose root zones would be impacted by the retaining walls of the subterranean courtyard. Two are in the rear corners of 404 and 406 E. Alexandria and the other is on City-owned property adjacent to the site. The applicant has had discussions with the City Arborist about the City owned tree, but it appears the trees on the neighbors' properties have not been addressed.

Lastly, though an existing condition, the vision clearances at the alley entrances was pointed out by the neighbors as being potentially hazardous.

While we understand that the applicant is treating this as a feasibility study and does not want to invest too much time or money into the project before confirming if it is a buildable lot, the DRCA feels like there are too many unanswered variables regarding the proposed house and substandard lot. For these reasons, we cannot support the application.

During the meeting, the applicant stated that he intended to rent out the house and ADU. This information brought up the question of how this could be allowed, as zoning code section 7-203.B.6 Accessory dwellings, states that "the owner of the property shall maintain the property as their primary residence at the time the permit required by



7-203(A), above, is issued.” Requiring owner occupancy of either the primary dwelling or the ADU was of paramount importance when the DRCA originally supported the ADU ordinance. This was in order to control the use of the ADU and to discourage both units on a property being used for short-term rentals (VRBO and AirBnBs). Staff revealed that there was no formalized method for determining primary residence and that there was a Staff-level interpretation made on how to handle a proposal for both a new house and new ADU built on a vacant lot. It seems the primary residence requirement is effectively being ignored by this interpretation policy. This was quite a surprise to members of the DRCA and is something that needs clarification to both staff and the community. We are concerned that lack of enforcement of the primary residence requirement will lead to the majority of ADUs being used as short-term rentals, or by a developer to build out the maximum envelope of a site pushing the sale price higher, rather than providing additional affordable housing. Learning that there is not a homeowner living on site to talk to about mis-use of the ADU degrades the quality of life for those living adjacent to the property. We realize that the ADU topic deserves discussion separate from the SUP proposal under review, and would like to request that it be addressed with a written response to the DRCA outlining the current enforcement of the code.

Sincerely,

Kristine Hesse, DRCA LUC Co-Chair
Lisa Lettieri, DRCA LUC Co-Chair

Katie Waynick
DRCA President

cc: Sam Shelby, P & Z
Rachel Drescher, P & Z
Eric Teran, Eustilus Architects



5 May 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see an impactful apartment development on today's docket, along with a subdivision and an approval for a home on a vacant lot, and we ask you to vote yes on all of them. Together, these developments will add **369** desperately needed new homes to Alexandria.

Docket item 6, the 5050 Mark Center Drive extension request, will build **367** homes, including 25 committed affordable homes, on an unused lot right by major job centers and a large transit hub. It will also substantially benefit the whole community by dedicating land for the Transit Center expansion to make the West End Transitway possible.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYs of Northern Virginia Alexandria leads



[EXTERNAL]16 Nov City Council Public Hearing Meeting - docket item #6 -address 404A E. Alexandria.

From Matthew Holcomb <mjh22@me.com>

Date Sat 5/2/2026 11:30 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

[You don't often get email from mjh22@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I fully support application SUP2026-00013 at 404A E. Alexandria Ave.

I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. That said, the lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. The development respects the character of the neighborhood by adhering to all zoning massing regulations. Approval should be an easy decision if for no other reason than there is an extreme housing shortage in the city! This home is a creative solution to our housing shortage problem and I hope that you would approve this request to allow for a logical use of housing space for a family to enjoy living in our great city.

Again, I fully support this special use permit being approved.

Sincerely,

Matt Holcomb
5245 Bessley Pl
Alexandria, VA 22304

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[EXTERNAL]Neighbor Support for Alexandria Neighbors

From Mark Sanchez <porcupine01@msn.com>

Date Sat 5/2/2026 5:59 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Mr. Mayor and Councilmembers,

My name is Mark Sanchez and I am a resident of Alexandria City, and am writing voice my support for application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved. Thank you for your time and consideration in this matter.

Sincerely,

*Mark Sanchez
205 Martin Lane
Alexandria, VA 22304*

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[EXTERNAL]Special Use Permit

From Kelly <kedmonds02@comcast.net>

Date Sat 5/2/2026 7:36 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

Cc PlanComm <PlanComm@alexandriava.gov>

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Best,
Kelly Edmonds

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[EXTERNAL]Teran-Gross Housing Application SUP2026-00013

From Jori Sapper <jjsapper@gmail.com>

Date Sun 5/3/2026 6:46 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Dear Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and am writing in support of application SUP2026-00013 at [404A E. Alexandria Ave](#). I have known the Teran-Gross family for over a decade as supportive and engaged parent-members of our school community, and understand they are asking to build a home on a substandard lot that lacks street frontage and lot size.

The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved, and thank you for your consideration.

-Jori Sapper

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[EXTERNAL]Support for application SUP2026-00013 at 404A E. Alexandria Ave

From J <jpschrein@gmail.com>

Date Sun 5/3/2026 7:41 AM

To PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City and the Del Ray neighborhood, and support application SUP2026-00013 at [404A E. Alexandria Ave](#). I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

*Jon Schreiner
208 Hume Ave
Alexandria VA 22301*

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

From Dana Mehanna <dana.mehanna@gmail.com>

Date Sun 5/3/2026 6:54 PM

To PlanComm <PlanComm@alexandriava.gov>

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Dear Members of the Planning Commission,

I am writing to respectfully **oppose** the consideration and approval of SUP #2026-00013 for the property located at 404A East Alexandria Avenue. There are significant concerns that remain unresolved and prevent the findings required for approval from being adequately supported.

This application has been reviewed and denied **twice** by the City Council already. While the architectural design has changed slightly, the underlying site conditions have not. The lot still lacks street frontage, still relies on a 10-foot alley for access, and still does not demonstrate adequate emergency access.

Since the core constraints of the site remain unchanged, the same concerns that led to prior denials remain today. The prior denials reflect recognition of the site's inherent limitations and since those limitations have not been resolved, the basis for denial still remains.

For these reasons, I respectfully urge the Planning Commission to deny SUP #2026-00013.

Thank you for your time and consideration.

Sincerely,

Dana Mehanna

1411 Mount Vernon Ave

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[EXTERNAL]Subject: SUP #2026-00013, 404-A East Alexandria Avenue

From Eric Weiner <ejw77@me.com>

Date Sun 5/3/2026 6:57 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Lisa Chase <alicia.chase@alexandriava.gov>; mayorandcouncil@alexandriava.gov
<mayorandcouncil@alexandriava.gov>

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Dear Chair and Members of the Planning Commission,

I respectfully urge the Commission to deny SUP #2026-00013 for 404-A East Alexandria Avenue.

My concerns center on three issues: **public safety, site usability, and the consistency of the analysis supporting the application.**

First, public safety.

The staff presentation concludes that a 10-foot alley provides “sufficient access.” However, the City’s own standards and practices indicate that fire apparatus typically require greater width, and that alleys are generally not relied upon for primary emergency access. In a real emergency, access to this site would be severely constrained.

This is not a minor technical issue—it is a **life safety concern**. The record does not demonstrate that emergency access is adequate.

Second, site usability.

The application relies on the premise that the lot becomes “usable” if the SUP is approved. But approval does not change the physical realities of the site. The property still lacks street frontage, depends entirely on a narrow alley, and does not demonstrate adequate emergency access.

Usability must be based on actual site conditions—not on the approval itself.

Third, inconsistencies in the analysis.

The application presents frontage measurements while simultaneously acknowledging that the lot lacks frontage and requires an SUP. The “front” of the lot appears to be defined by the proposed orientation of the structure, rather than by its actual physical condition.

Additionally, the block face analysis appears to incorporate properties with materially different conditions—including narrow townhouse lots and differing zoning contexts—which may skew the comparison.

The presentation also suggests that alley access is common. However, typical alley access is not comparable to a lot with no frontage and constrained access. These are fundamentally different conditions.

Finally, this application has been denied twice before.

While aspects of the design may have changed, the underlying constraints have not. The lot still lacks frontage, relies on limited access, and presents unresolved safety concerns.

For these reasons, I respectfully request that the Commission deny SUP #2026-00013. The record does not demonstrate that the site meets the threshold for safety, usability, or consistent analysis.

Thank you for your consideration.

Sincerely,
Eric Weiner
414 East Alexandria Avenue

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[EXTERNAL]SUP #2026-00013, 404-A East Alexandria Avenue

From Leah Kegler <lkegler@gmail.com>

Date Sun 5/3/2026 7:38 PM

To PlanComm <PlanComm@alexandriava.gov>; Lisa Chase <alicia.chase@alexandriava.gov>;
mayorandcouncil@alexandriava.gov <mayorandcouncil@alexandriava.gov>

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May 3, 2026

Chair and Members of the Planning Commission
City of Alexandria
Alexandria, Virginia

Re: SUP #2026-00013, 404-A East Alexandria Avenue

Dear Chair and Members of the Planning Commission:

My name is Elizabeth Kegler, and I live at 414 East Alexandria Avenue. I am writing to respectfully urge the Planning Commission to deny SUP #2026-00013 for the property located at 404-A East Alexandria Avenue.

This application has previously come before the Commission twice. The current application does not appear to resolve the fundamental issues that led to the prior denials, including lack of street frontage, limited access through a narrow alley, and unresolved questions regarding emergency vehicle access.

My first concern is emergency access and public safety.

The only access to this property is through a 10-foot alley. The staff presentation describes that access as "sufficient." However, the record does not appear to demonstrate that emergency vehicles can safely and effectively access the site through that alley. Fire and emergency response access is a threshold public safety issue, particularly where the proposed dwelling would not front on a public street.

The City's own records acknowledge that alleys are generally not adequate for emergency vehicle access. The application should not be approved without emergency access that is adequate under real-world conditions.

My second concern is that approval of the SUP would not resolve the physical limitations of the site.

Approval of an SUP would not widen the alley, create street frontage, or independently establish that emergency access is safe and workable. The site's physical conditions remain the same regardless of whether permission to build is granted.

A lot should be considered usable only if it can function safely and appropriately under actual site conditions.

My third concern is that the analysis supporting the application appears inconsistent.

The application discusses lot frontage, yet the need for an SUP arises because the lot lacks frontage on a public street. The applicant also appears to define the "front" of the lot based on the orientation of the proposed house rather than where the lot meets a public street. That approach does not resolve the frontage issue.

Finally, this application has been denied twice before for substantially the same reasons.

Although the applicant has made design changes, the fundamental site conditions remain unchanged. The site lacks street frontage. Access remains limited to a narrow alley. Emergency access remains unresolved. These are physical site constraints, not design issues.

The Commission should give weight to the fact that these same concerns have twice led to a denial by the city. Nothing in the current application appears to resolve them.

For these reasons, I respectfully ask the Planning Commission to deny SUP #2026-00013. The record does not demonstrate that the site is safe, usable under actual conditions, or supported by a consistent and reliable analysis.

Respectfully,

Elizabeth Kegler
414 E. Alexandria Ave.
Alexandria, VA 22301

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[EXTERNAL]Support for application SUP2026-00013 at 404A East Alexandria Ave

From Jocelyn Lofstrom <jslofstrom@hotmail.com>

Date Sun 5/3/2026 8:19 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Dear Mayor Gaskins, Councilmembers, and Planning Commission members:

I am a resident of Alexandria City, specifically In Del Ray, very near 404A E Alexandria Ave. I have voted for many of you in the past hoping you would bring fair and common sense governance. Thanks for serving our community.

I am writing in support of application SUP2026-00013 at 404A E Alexandria Ave.

My understanding of the issue is the owners are asking to build a home on a substandard lot that lacks street frontage and lot size. It appears the lot size is similar to those in the vicinity, and I'm told numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations.

I saw the plans and this proposed home looks like a nice addition to the neighborhood. I can't see any good reason why this exception would be denied.

I support this special use permit being approved.

Sincerely,

Jocelyn Lofstrom
408 E Nelson Ave.

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[EXTERNAL]Vote NO - #SUP2026-00013 for 404A East Alexandria Ave

From John Burdick <john.cam.burdick@gmail.com>

Date Sun 5/3/2026 8:23 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Dakota Chance <chance.djc@gmail.com>; Christine Macey <christine.macey@alexandriava.gov>

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Dear Members of the Planning Commission,

My name is John Burdick and Cc'd is my wife Dakota Chance. We own 1409 Mount Vernon Ave. My wife and I are dual Active Duty Air Force officers stationed at Joint Base Hickam, HI, with our three sons and are unable to attend in person.

I respectfully request you deny Special Use Permit #SUP2026-00013 for 404A East Alexandria Avenue.

This application fails to resolve the same fundamental deficiencies that led to two prior denials by City Council: lack of street frontage, unsafe emergency access, and incompatibility with the neighborhood.

First, the lot still has no street frontage.

City Council rejected this same proposal twice (March 12 and November 14, 2024) because the lot is not on a public street and is therefore incompatible with Del Ray's established character. That condition has not changed. Approval would set a new and inconsistent precedent contrary to §7-1007 and longstanding practice in the neighborhood.

Second, the proposal creates a clear fire and emergency access hazard.

The property is accessible only via two 10-foot alleys—half the 20-foot width required under the Virginia State Fire Prevention Code (§503.2.1). The structure would also exceed the 100-foot maximum distance from street access (107 feet proposed). This is not theoretical risk: in 2024, emergency vehicles were unable to access these alleys during a utility fire. Staff reliance on a future waiver is not mitigation; it is an admission the site cannot meet basic safety standards.

Third, the project will worsen known flooding conditions.

This lot sits at the lowest point on the block and has a documented history of flooding. The proposed deep basement construction will increase runoff and groundwater pressure, further endangering adjacent properties already experiencing saturation and repeated flood damage.

Finally, the project does not advance affordable housing goals.

The applicant has indicated the property will be used as a rental, with expected market rates far above affordable thresholds. This is a high-density intensification of a constrained site, not a meaningful contribution to affordability.

These are not design issues—they are fixed physical constraints. Approval of an SUP does not create frontage, widen alleys, or enable safe emergency access. The conditions that justified prior denials remain unchanged.

For these reasons, I respectfully urge the Commission to deny SUP #SUP2026-00013.

Respectfully,
John Burdick
1409 Mount Vernon Ave.

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[EXTERNAL]Vote no on SUP 2026-00013

From Raj Singh <raj.singh.kumar@gmail.com>

Date Sun 5/3/2026 9:58 PM

To PlanComm <PlanComm@alexandriava.gov>

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Members of the Planning Commission:

As a resident of the 400 block of East Alexandria Avenue, please reject and continue to vote NO for Special Use Permit #SUP2026-00013 on the grounds that: (as noted in two rejections by city council) it still has no street frontage and remains incompatible with the neighborhood's character; creation of dangerous fire safety threat to neighboring lots, it will increase traffic accidents by increasing traffic to and from two narrow alleys on which it depends for street access, and will exacerbate stormwater and flooding issues already present in this lowest lying section of the block. As a planned rental, it will not add to the City's affordable housing stock.

- 1. No street frontage:** On March 12, and November 14, 2024, Alexandria's City council twice rejected 404A's SUP requests because this substandard R-2-5 lot lacks street frontage (is not located on a public street) and incompatible with the neighborhood character. This SUP is for the exact same lot, with exact same lack of street frontage. It should again be rejected. The City Council never approved any substandard lot SUPs without street frontage. It would create a jolting new precedent for the development of our neighborhood and inconsistent with its historical development. This is why the DRCA Executive Board continues to oppose this SUP (See May 1, 2026 letter).
- 2. It will create a fire and emergency safety hazard for surrounding homes.** If 404A were to catch fire, the fire dept can NOT access the property, this means the occupants of the proposed dwelling as well as neighboring homes would be threatened by the fire emergency.

Both alleys are 10 feet wide...9 ft wide on the E Alexandria Ave side. Virginia State Fire Prevention Code, Section 503.21 requires an "unobstructed width of not less than 20 feet". The City's Fire Code also requires 100 feet maximum from the street to the main entrance of a building. 404A is 107 feet. This fire safety threat has already played out. The owners of 1413 Mount Vernon and 406 East Alexandria warned the City Council that in the summer of 2024, neither fire trucks nor Dominion Power were able to get down either alley to extinguish an electrical fire on a utility line transformer in the north corner alley of 404A's lot. City staff offer no solution except to provide a fire code waiver **after the SUP is approved**. That is not a solution. That is a "hope" The real solution is to reject this SUP approval because it creates a serious life threatening fire hazard for any future occupant of the proposed dwelling and the surrounding homes.

- 3. It will exacerbate pre-existing flood conditions.** 404A is located on a lot at the lowest point in the neighborhood. Its design will include a nearly 2000 sqft foot basement. Surrounding neighbors have warned Mr. Teran and City staff of the area's flood prone history. Dr. Malfori, across the street from 404A, on 409 East Alexandria, described spending \$150,000 over three

floods to try to remedy the lot's location on top of a pre-existing stream. He has now closed off his basement. The owner of 1413 Mount Vernon added to the City's record that his land is "supersaturated" and any additional diversion portends to exacerbate the flooding of his home and reduction of his home value.

4. It will not facilitate the City's affordable housing goals, It will facilitate a potential future tragedy

V/r,

Raj Singh
Owner of 404 E Alexandria Ave

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Customer Comments:

Dear Mayor, City Council and Members of the Planning Commission:

My name is Atilla Kocsis, and I live at 411 E Alexandria Ave. I would like to join the chorus of neighbors STILL opposed to this project. As a person eager to provide additional housing in Alexandria as a way to increase our stock I know we must find unique options to do this. I welcome the ADUs that have arrived all around our house. But this particular unit does not make sense on many levels outlined below and the persistent effort to push this through when the basic core issues that have been repeatedly noted appear to be targeted at an effort to wear down the will of the neighborhood and push it through. I do hope that other more important matters aren't being ignored because this SUP is now in front of you for the third or fourth time and that at some point it stop wasting your time until the rules around Frontage and Safety are materially changed or these efforts get squashed before they make it to the agenda.

Here is the template that has been in front of you numerous times

Sincerely

Atilla & Sarah Kocsis.

As a resident of the 400 block of East Alexandria Avenue, I ask you to please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria on the grounds that: (as noted in two rejections by city council) it still has no street frontage and so remains incompatible with the neighborhood's character; it will create a dangerous fire safety threat to neighboring lots, it will increase traffic accidents by increasing traffic to and from two narrow alleys on which it depends for street access, and it will

exacerbate stormwater and flooding issues already present in this lowest lying section of the block. As a planned rental, it will not add to the City's affordable housing stock.

1. It still has no street frontage: On March 12, and November 14, 2024, Alexandria's City council reversed the Planning Commission's votes, and twice rejected 404A's SUP requests because this substandard R-2-5 lot lacks street frontage (is not located on a public street) and therein was incompatible with the neighborhood character. This SUP is for the exact same lot, with exact same lack of street frontage. It should again be rejected. The City Council has never approved any substandard lot SUPs without street frontage in our Del Ray neighborhood. It would create a jolting new precedent for the development of our neighborhood inconsistent with its historical development. This is why the DRCA Executive Board continues to oppose this SUP (See May 1, 2026 letter).(This is why Section §7-1007 prohibits lots without street frontage which do not meet minimum R-2-5 requirements from even being able to apply for an SUP.)

2. It will create a fire and emergency safety hazard for surrounding homes As the staff report repeats, without direct access to a public street, 404A would only be accessible via two narrow 10 foot alleys. Firetrucks and emergency vehicles cannot access these alleys. If 404A were to catch fire, this means neighboring homes would be threatened by the delayed fire emergency responsiveness. Both alleys are 10 feet wide. Virginia State Fire Prevention Code, Section 503.21 requires an "unobstructed width of not less than 20 feet". The City's Fire Code also requires 100 feet maximum from the street to the main entrance of a building. 404A is 107 feet. This fire safety threat has already played out. The owners of 1413 Mount Vernon and 406 East Alexandria warned the City Council that in the summer of 2024, neither fire trucks nor Dominion Power were able to get down either alley to extinguish an electrical fire on a utility line transformer in the north corner alley of 404A's lot. City staff offer no solution except to provide a fire code waiver after the SUP is

approved. That is not a solution. The real solution is to reject this SUP approval because it creates a serious fire hazard for surrounding homes.

3. It will exacerbate pre-existing flood conditions. 404A is located on a lot at the lowest point in the neighborhood. Its design will include a 20 foot basement. Surrounding neighbors have warned Mr. Teran and City staff of the area's flood prone history. Dr. Malfori, across the street from 404A, on 409 East Alexandria, described spending \$150,000 over three floods to try to remedy the lot's location on top of a pre-existing stream. He has now closed off his basement. The owner of 1413 Mount Vernon added to the City's record that his land is "supersaturated" and any additional diversion portends to exacerbate the flooding of his home and reduction of his home value.

4. It will not facilitate the City's affordable housing goals. Mr. Teran has told the neighbors he intends to rent out 404A and will build the basement ceiling strong enough to support an ADU. Rents for 3-bedrooms in Del Ray rent between \$3,000 & \$6,000/month. This aggressive development will not add to the affordable housing stock of Del Ray.

**Sincerely,
Atilla**

**Atilla Kocsis
202.393.0000
Luminary-AI
CEO**

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date.

Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are not Alex311 users.

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ref:_00DJxtpPp._500Jx1Ova5G:ref
thread::lq71wr0vHAa77EQZUxVSOyA::
Internal Correspondence for Staff v3
Planning & Zoning PZ
PZGENER

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[EXTERNAL]Opposition to the SUP 2026-00013

From Ann Kammerer <ann.kod@gmail.com>
Date Mon 5/4/2026 9:38 AM
To PlanComm <PlanComm@alexandriava.gov>

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

Dear Alexandria 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

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[EXTERNAL]Please Reject SUP 2026-00013

From Matthew Kaim <matthewkaim@yahoo.com>

Date Mon 5/4/2026 9:58 AM

To PlanComm <PlanComm@alexandriava.gov>

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

MEMORANDUM FOR: Members of the Planning Commission

SUBJECT: Special Use Permit #SUP2026-00013 (404A East Alexandria)

DATE: May 4, 2026

BLUF (Bottom Line Up Front):

Approval of Special Use Permit (SUP) #SUP2026-00013 presents unacceptable life-safety risks, environmental hazards, and zoning incompatibilities. The proposed development fails critical fire safety codes, threatens adjacent properties with severe water diversion, and conflicts with established neighborhood characteristics. Rejection is strongly recommended.

1. Zoning Incompatibility and Precedent

The parcel in question is a substandard R-2-5 lot that lacks direct public street frontage.

- **Historical Rulings:** The City Council has already recognized this incompatibility, rejecting identical SUP requests for this property on March 12 and November 14, 2024.
- **Policy Impact:** The City Council has no historical precedent of approving substandard lot SUPs without street frontage. Granting this permit would establish a detrimental precedent, permanently altering the historical development patterns and character of the neighborhood.

2. Critical Emergency Services Access Vulnerability

The proposed development creates a severe life-safety hazard due to restricted access for emergency response vehicles.

- **Code Violations:** The property is accessible only via two narrow alleys measuring 9 to 10 feet in width. This directly violates the Virginia State Fire Prevention Code (Section 503.21), which mandates a minimum unobstructed width of 20 feet. Additionally, the 107-foot distance from the street to the main entrance exceeds the City Fire Code maximum of 100 feet.
- **Demonstrated Threat:** This vulnerability is not theoretical. During an electrical fire on a utility line transformer at this lot in the summer of 2024, neither fire apparatus nor Dominion Power utility vehicles could access the alleys.

- Risk Mitigation Failure: Issuing a fire code waiver post-approval does not physically eliminate the hazard; it merely shifts the liability. In the event of an emergency, occupants and neighboring structures will be left undefended.

3. Topographical and Flood Hazards

The site at 404A is located at the lowest topographical point in the immediate area and sits atop a historical subterranean stream.

- Hydrological Impact: The construction of a nearly 2,000-square-foot basement will displace significant groundwater. Adjacent properties, including mine at 1413 Mt Vernon Avenue, already suffer from "supersaturated" land conditions.
- Documented Damages: Surrounding properties possess a documented history of severe flooding. Mitigation efforts at adjacent lots (e.g., 409 East Alexandria) have cost upwards of \$150,000 and required sealing off subterranean levels. Additionally, I have spent thousands of dollars already to mitigate flooding on my property. Approving this structure guarantees the exacerbation of flood conditions and property devaluation for surrounding homes.

4. Strategic Objective Misalignment

The proposed structure does not advance the City's affordable housing objectives. Instead, it introduces compounding infrastructural and safety liabilities that disproportionately threaten the surrounding community.

Recommendation: Reject SUP #SUP2026-00013 to preserve life safety, enforce existing fire codes, and prevent predictable environmental damage.

Thank you very much for your consideration. Please contact me if you have any questions.

V/r,

Matt Kaim

Owner - 1413 Mt Vernon Avenue

703-731-3782

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[EXTERNAL]Please VOTE NO on SUP2026-00031

From Catharine Rice <catharine.rice@gmail.com>

Date Mon 5/4/2026 10:18 AM

To PlanComm <PlanComm@alexandriava.gov>

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

May 4, 2026

To: Alexandria Planning Commission

Re: Please Vote No on SUP 2026-00013

Dear Members of the Planning Commission:

As a resident of 400 block of East Alexandria Avenue, I ask you to please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria on the grounds that: it still has no street frontage and so remains incompatible with the neighborhood's character; it will create a dangerous fire safety threat to neighboring lots, it will increase traffic accidents by increasing traffic to and from two narrow alleys on which it depends for street access, and it will exacerbate stormwater and flooding issues already present in this lowest lying section of the block. As a planned rental, it will not add to the City's affordable housing stock, nor address is housing issue.

- 1. It still has no street frontage:** On March 12, and November 14, 2024, Alexandria's City council twice rejected 404A's SUP requests because this substandard R-2-5 lot lacks street frontage (is not located on a public street) and therein was incompatible with the neighborhood character. This SUP is for the exact same lot, with exact same lack of street frontage. It should again be rejected. Based on our conversations with staff and others, the City Council has never approved any substandard lot SUPs without street frontage. It would create a jolting new precedent for the development of our neighborhood inconsistent with its historical development. This is why the DRCA Executive Board has again opposed this SUP (See DRCA May 1, 2026 letter).
- 2. It will create a fire and emergency safety hazard for surrounding homes** As the staff report repeats, without direct access to a public street, 404A would only be accessible via two narrow 10 foot alleys (The East Alexandria alley is actually 9 ft). Firetrucks and emergency vehicles cannot access these alleys. Virginia State Fire Prevention Code, Section 503.21 requires an "unobstructed width of not less than 20 feet." That does not exist here. The City's Fire Code also requires 100 feet maximum from the street to the main entrance of a building. 404A fails this at 107 feet. This means if 404A were to catch fire, occupants of the proposed dwelling and neighboring homes would be threatened by the inability of the fire department apparatus to access and respond. (This is acknowledged by Fire Department comments, Staff Report, Page 21). This fire safety threat has already played out. The owners of 1413 Mount Vernon and 406 East Alexandria warned the City Council that in the summer of 2024, neither fire trucks nor Dominion Power were able to get down either alley to extinguish an electrical fire on a utility line transformer on the north corner alley of 404A's lot. City staff offer no solution except to provide a fire code waiver after the SUP is approved. That is not a solution. That is a facilitating a potential

future tragedy. The real solution is to reject this SUP approval because, as only accessible by narrow alleys, it creates a serious fire hazard for its own lot and surrounding homes.

3. **It will exacerbate pre-existing flood conditions.** 404A is located on a lot at the lowest point in the neighborhood. Its design will include a nearly 2,000 sf basement. Surrounding neighbors have warned Mr. Teran and City staff of the area's flood prone history. Dr. Malfori, across the street from 404A, at 409 East Alexandria, described spending \$150,000 over three floods to try to remedy the lot's location on top of a pre-existing stream. He has now closed off his basement. The owner of 1413 Mount Vernon added to the City's record that his land is "supersaturated" and any additional diversion portends to exacerbate the flooding of his home and reduction of his home value.

4. **It will not facilitate the City's affordable housing goals.** The applicant told neighbors at a March 31, 2006, DRCA Land Use meeting that he intends to rent out 404A and will build the basement ceiling strong enough to support an ADU. Rents for 3 bedroom homes in Del Ray appear to run \$3,000 to \$6,000/month. This intended rental property will not add to the affordable housing stock of Del Ray, and does not address Alexandria's housing issue.

Catharine Rice
424 East Alexandria

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[EXTERNAL]Application SUP2026-00013 at 404A E. Alexandria Ave

From Jason Osser <jason@ossercpa.com>

Date Mon 5/4/2026 10:45 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

Some people who received this message don't often get email from jason@ossercpa.com. [Learn why this is important](#)

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Sincerely,

Jason S. Osser, CPA, MBA

+++++

571.331.1652 x 42

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[EXTERNAL]Support for 404A E. Alexandria Ave

From Derek L <derek.loomba@gmail.com>

Date Mon 5/4/2026 10:45 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I'm writing in support of application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. I believe this development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Thanks for your attention,
Derek Loomba

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[EXTERNAL]Opposition to Special Use Permit Application No. SUP2026-00013 — 404A East Alexandria Avenue

From Mary Reding <maryreding.dc@gmail.com>
Date Mon 5/4/2026 10:57 AM
To PlanComm <PlanComm@alexandriava.gov>

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

To the Members of the Alexandria Planning Commission:

Re: Opposition to Special Use Permit Application No. SUP2026-00013 — 404A East Alexandria Avenue

I write as a resident of 412 East Alexandria Avenue in direct opposition to the above-referenced Special Use Permit application. For the reasons set forth below, I respectfully urge the Commission to deny this application, as two prior bodies have already done.

I. This Application Has Already Been Denied Twice

The Alexandria City Council has already considered and rejected materially identical applications for this same lot on March 12, 2024 and again on November 14, 2024. Both denials were based on the same problem that still exists today: 404A East Alexandria Avenue has no frontage on any public street, making it incompatible with R-2-5 zoning and the established character of the surrounding neighborhood. The current application does not fix this problem. Approving it would contradict two prior decisions and set a new precedent for substandard lot development in Del Ray that this Commission should not create.

II. The Proposal Creates Serious Fire and Life Safety Hazards

The fire safety issues here are the most urgent reason to deny this application. The only way to access the proposed structure is through two narrow alleys, one approximately 10 feet wide and the other approximately 9 feet wide. Virginia State Fire Prevention Code Section 503.21 requires a clear access width of at least 20 feet for fire apparatus. Neither alley comes close. The City's Fire Code also requires that the main entrance of any structure be within 100 feet of a public street. This structure sits approximately 107 feet away, which is a direct violation.

These are not hypothetical concerns. Neighbors at 1413 Mount Vernon Avenue and 406 East Alexandria Avenue have told the City Council that during an actual electrical fire in the summer of 2024 at a utility transformer on the corner of this lot, neither fire trucks nor Dominion Power vehicles could get through either alley. The City's own Fire Department acknowledged this problem in comments on page 21 of the Staff Report. The staff's proposed solution is to issue a fire code waiver after the permit is approved. That is not a real solution. It is asking this Commission to approve a structure that, by the City's own account, emergency vehicles cannot reach. I urge the Commission not to do that.

III. Development Here Will Make Existing Flooding Worse

This lot sits at the lowest point on the block and is located on top of a pre-existing underground stream. The neighbor directly across the street at 409 East Alexandria Avenue has spent over \$150,000 trying to address repeated flooding caused by this condition and has ultimately closed off the basement of his home entirely. The proposed development includes a basement of nearly 2,000 square feet, which will disturb the existing drainage and water flow underground. The owner of 1413 Mount Vernon Avenue has stated on the record that his property is already saturated, and that any additional water diversion from construction will flood his home further and reduce his property value. This Commission should not approve a project that will make documented flooding conditions worse for the surrounding neighbors.

IV. This Project Will Not Help with Affordable Housing

The applicant stated at the March 31, 2026 Del Ray Citizens Association Land Use Committee meeting that he intends to use this as a market-rate rental property, and that the basement ceiling will be built strong enough to support a future accessory dwelling unit. Current rents for three-bedroom homes in Del Ray range from approximately \$3,000 to \$6,000 per month. This project will not add any affordable housing to Del Ray and does not address Alexandria's housing needs. Approving it on those grounds would not be supported by the facts.

Conclusion

For all of these reasons, I respectfully ask the Commission to deny Special Use Permit Application No. SUP2026-00013. The lot has no street frontage, which is the same reason it was denied twice before. Emergency vehicles cannot reach it, it will worsen flooding for surrounding neighbors, and it will not produce any affordable housing. None of these problems have been solved by this application.

Respectfully submitted,

Mary Reding
412 East Alexandria Avenue
Alexandria, Virginia

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[EXTERNAL]Opposition to Special Use Permit No. SUP2026-00013 — 404A East Alexandria Avenue

From John Smith <john.smith.ringo@gmail.com>

Date Mon 5/4/2026 1:38 PM

To PlanComm <PlanComm@alexandriava.gov>

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

To the Members of the Alexandria Planning Commission:

I am a resident of 412 East Alexandria Avenue and I am writing to ask the Commission to deny this application. The City Council has already rejected this same request twice, in March and November of 2024, because the lot has no street frontage on a public street. Nothing has changed. Approving it now would contradict both of those decisions and set a troubling new precedent for our neighborhood.

My greater concern is fire safety. The only access to this property is through two alleys, each under 10 feet wide. Virginia fire code requires at least 20 feet of clear access for fire trucks, and this structure would sit 107 feet from the nearest public street, exceeding the 100-foot limit. In the summer of 2024, fire trucks and Dominion Power vehicles were unable to get through either alley to respond to an actual electrical fire on this lot. The City's proposed solution is to issue a fire code waiver after approval. That is not acceptable. I urge the Commission to deny this permit.

Respectfully,
John Smith
412 East Alexandria Avenue
Alexandria, Virginia

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SUP2026-00013
Additional Materials
May 5, 2026

[EXTERNAL]SUP2026-00013 at 404A E. Alexandria Ave

From George Danilovics <gdanilovics@hotmail.com>

Date Mon 5/4/2026 5:52 PM

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

Some people who received this message don't often get email from gdanilovics@hotmail.com. [Learn why this is important](#)

City of Alexandria Council & Planning Commission:

I'm writing in support of the Special Use Permit for SUP2026-00013 at 404A E. Alexandria Ave. I live at adjacent property located at 1415 Mt Vernon Avenue. The plans that Eric Teran shared fit with the character of the rest of the neighborhood and are not out of scale. The addition of one housing unit onto the residential alley should not materially impact the safety of the existing residents that use the alley nor drivers on Mt Vernon Avenue. This smaller footprint house will also provide housing at a lower pricepoint than recent larger developments - helping ensure that working families can afford to live in beautiful Alexandria.

Thank you,
George Danilovics

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

From Jason Plosch <jplosch@gmail.com>
Date Mon 5/4/2026 7:36 PM
To PlanComm <PlanComm@alexandriava.gov>

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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]SUP2026-00013

From Heidi FromTexas <heidifromtexas@hotmail.com>

Date Mon 5/4/2026 9:50 PM

To PlanComm <PlanComm@alexandriava.gov>

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

Dear Members of the Planning Commission,

We are writing to oppose the Special Use Permit application for 404A E Alexandria Avenue.

This proposal has already been denied twice by City Council (March and November 2024), and the core issues remain unchanged. The lot is still substandard, lacks street frontage, and does not provide adequate access for emergency vehicles.

Most importantly, this proposal is unsafe. As noted by the Fire Marshal, there is insufficient access for fire trucks and EMS, and no turnaround for emergency vehicles. These are fundamental safety concerns that cannot be resolved through minor design changes or code modifications.

The proposal is also inconsistent with the Del Ray Pattern Book and the established neighborhood development pattern, which emphasizes homes oriented to and accessed from the street. A primary residence on a lot with no street frontage does not align with these principles. The Del Ray Citizens' Association has similarly opposed this type of development.

Finally, the examples cited in the staff report are not comparable. Those lots meet zoning requirements and have some street frontage—this lot has none and is located in the R-25 zone.

For these reasons, we respectfully urge you to recommend denial of this SUP.

Sincerely,

Heidi and Alex Gesch

416 E Alexandria Ave.

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[EXTERNAL]Support for 404A E Alexandria Ave

From Summer Hawley <thesummerrainbow@yahoo.com>

Date Mon 5/4/2026 9:52 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Dear Mayor and Members of the Council,

As a resident of Alexandria City, I am writing to voice my support for application SUP2026-00013 concerning the property at 404A E. Alexandria Ave.

From what I understand, the applicant is seeking approval to construct a home on a lot that falls below current standards for both street frontage and overall size. That said, the lot itself is comparable in size to many others nearby, and plenty of existing homes throughout the city were built without meeting today's frontage requirements. The proposed home also stays within all applicable zoning and massing rules, which means it will fit naturally into the existing character of the neighborhood.

Given how severe our housing shortage has become, I think projects like this one represent exactly the kind of thoughtful, creative infill we should be encouraging. It makes use of an otherwise underutilized parcel without disrupting the surrounding community.

I respectfully urge the Council to approve this special use permit. Thank you for your time and consideration.

Best,
Summer

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May 4, 2026

To: Alexandria Planning Commission
Re: Please vote NO on SUP-2026-00013

Dear Planning Commission Members

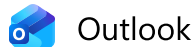
As a resident of the 400 block of East Alexandria Ave. and member of the Del Ray Citizens Association, I ask that you please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria Ave. for the following reasons.

- This substandard R-2-5 lot has already been rejected twice for lack of the required street frontage, and there are no changes to the SUP that merit approval on the third attempt.
- The 2000 sf basement displaces ground that is known to insufficiently absorb runoff. Much of Alexandria is designated as a flood zone. Approving a project that will likely exacerbate pre-existing flooding problems experienced by the residents to the south and west of this property and runs counter to our city's efforts to mitigate flooding.
- Vehicle access to the property is limited to two 10-foot alleys. Fire response and Dominion Power access issues have already been made known to staff. Further demonstrating the infeasibility of navigating this narrow space with large trucks, men, and equipment is weekly trash and recycling service. Every Thursday trash trucks must remain on E. Alexandria Ave. while the workers run back and forth along the alley to remove and return trash bins from the 1400 block of Mt. Vernon Ave. To add one more property to this mix would exacerbate a known problem, with potentially fatal consequences.

On this third attempt to secure an SUP, Mr. Teran withdrew the plan to include an ADU on this substandard lot; nonetheless, the 2000 sf basement living space will be built with a roof strong enough to support an ADU. Mr. Teran claims it is necessary to build such a large basement for this intended venture to be profitable, but it was his choice to speculate on the lot, to build big, and buttress the basement roof. His choices do nothing to meet the goal of affordable housing or improve our neighborhood. Planning Commission's decision should be based on what is best for neighborhood needs, not the developer's desires.

Bridget Donohue and Ernie Pickell
422 E. Alexandria Ave.

SUP2026-00013
Additional Materials
May 5, 2026




[EXTERNAL]Neighbor Support for Alexandria Property

From matthewjones.pmp@gmail.com <matthewjones.pmp@gmail.com>

Date Tue 5/5/2026 9:30 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

 1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Let me know if you have any questions

Thanks,

Matt Jones, PMP, MCP

Director, PMO * Performance Analytics

Matthewjones.pmp@gmail.com

m. 202-255-6041

From: Eric Teran <eteran@eustilus.com>

Sent: Saturday, May 2, 2026 8:53 PM

To: matthewjones.pmp@gmail.com

Subject: Neighbor Support for Alexandria Property

Matt,

My wife and I purchased a vacant lot in Alexandria a few years ago. Before we can get a building permit, the City Council has to approve a Special Use Permit (SUP). We are presenting to the Planning Commission on May 5th and the City Council on May 16th. We are reaching out to fellow Alexandria residents to provide support emails. I attached our presentation and a 3D rendering of the home.

Best,
Eric Teran

Architect, LEED AP BD+C
202-569-9620
www.eustilus.com

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[EXTERNAL]Application SUP2026-00013

From David Cochrane <dmcochrane@yahoo.com>

Date Tue 5/5/2026 11:06 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size based on current code. Based on reviewing the design and comparing it to the local area, this development respects the character of the neighborhood by adhering to all zoning massing regulations, and is comparable to other homes in terms of lot size and street frontage. As there is an on-going housing shortage in the city, I believe this proposal attempts to address the shortage in a conservative manner that maintains the character of the area.

Again, I support this project and I thank you for your consideration.

David Cochrane
1121 N. Gaillard St
Alexandria, VA 22304

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[EXTERNAL]SUP #2026-00013 for 404-A East Alexandria Avenue

From Celeste Heather <scwheather123@yahoo.com>

Date Tue 5/5/2026 11:24 AM

To PlanComm <PlanComm@alexandriava.gov>

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Dear Chair & Members of the Planning Commission,

As a 20+ year resident of the 400 block of East Alexandria Avenue, I strongly and respectfully urge the Commission to deny SUP #2026-00013 for 404-A East Alexandria Avenue.

Please again consider the following:

- The Teran SUP has been rejected by City Council twice because there are no changes- the lot is still substandard, still lacking street frontage, still lacks access for emergency vehicles. Please review Mayor Gaskins previous rationale.
- Most importantly, it's not safe - as noted by the fire marshall, there's not adequate access for fire trucks or EMS and no turn around for any emergency vehicle- no amount of code modifications could create a safe environment for any future occupants or any home around it
- Please carefully review the Del Ray Citizen's Association letter which says non street frontage, rear lots are not in keeping with how del ray was developed
- The staff report shows other non street frontage lots in the City of Alexandria they are not similiar, all those lots met all the requirements of the zone they are in, none are in R-25 zone. Many of those examples has substandard lot frontage, this is not substandard street frontage, it has NO street frontage.

Del Ray has a very special vibe, developed overtime which makes it a unique neighborhood. That, along with the repeated denial of this request for legitimate reasons makes me question why this is being considered yet again. Frankly, I was surprised to hear that it's being considered again, as I thought it had to be some mistake. As a long time resident of this very block, I strongly urge you to again deny this SUP request.

Thank you,
Celeste A. Heather
421 E. Alexandria Avenue

Sent from my iPhone

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[EXTERNAL]404A East Alexandria Ave

From Kate Madrick <katemadrick@gmail.com>

Date Tue 5/5/2026 1:44 PM

To PlanComm <PlanComm@alexandriava.gov>

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I am writing to protest the SUP #2026-00013 proposal. Why & how can this proposal be approved, The city of Alexandria should be appalled at the audacity of approving an obvious attempt to build a structure that will contribute nothing to our sweet Del Ray.

Neighbors will be very very concerned if this is allowed to continue. Poor poor planning in a city that only allows builders to do as they please.

Please reconsider,
Kindly Kate Madrick concerned neighbor

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[EXTERNAL]404A SUP

From Angela Rice <riceangie@gmail.com>
Date Tue 5/5/2026 3:17 PM
To PlanComm <PlanComm@alexandriava.gov>

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

Angela Rice
408 E. Alexandria Ave
Alexandria VA 22301

Chairwoman Melissa McMahon
Planning Commission

Dear Chairwoman McMahon:

I was born and raised in Alexandria and have lived next to the 404 lot since 2012. I care about the architectural character of Alexandria City, especially in Del Ray. I appreciate that you took a few minutes to walk through the substandard lot at 404A E Alexandria Ave this past Saturday morning. I am grateful that you answered a few of my questions, given my unexpected arrival and my rescue dog's incessant barking. I wanted to follow up on a few points:

The City Staff did refer to “adequate access” in their staff report. However, they were referencing a car getting back to the proposed dwelling. That, however, is not the question at hand, which is- is there adequate access for emergency vehicles, fire truck apparatus, and a turnaround via that 10 ft ally? The answer is no. The record speaks for itself. In the Planning Staff’s report, the Fire Department's official determination was that there is **inadequate access**. They would not be able to get fire apparatus to the lot. While not mentioned in the presentation, this is from the staff report.

Fire Department:

F-1 The width of most, if not all, alleys within the city appear insufficient to accommodate fire department apparatus access

In other words, the REQUIRED adequate access has not been demonstrated.

No matter how many times it comes back for a hearing, this fact will not be changed. This should have been addressed honestly under the Health, Safety and Public Welfare section

If I heard you correctly, you said that there are many examples of the proposed dwelling in the City. There are NO examples of a detached dwelling on a lot without street frontage in Del Ray, not even one. We asked Planning Staff if they were aware of other homes in Del Ray built in this pattern. They said they weren't aware of any.

This really matters because the character of Del Ray is in the balance. This sets a dangerous precedent, if approved. You referenced another example similar to the proposed dwelling a few blocks to the West of 404 E. Alexandria. I believe you were referring to the ADU behind 218A E. Alexandria Ave on the corner of Ramsey. That is not a similar situation, as it is not a detached house. And, it has adequate access for fire apparatus with a 20ft wide street adjacent to it on the front and side of the lot. This is apples and oranges.

Eric Teran is proposing a detached home and has stated that he plans to add an ADU at a later stage. Eric stated that he is reinforcing his subterranean lot line to lot line basement ceiling to be able to support an ADU added at a later date.

If this home were to catch on fire, imagine what might happen to the family living there...the people living there could die because the fire apparatus could not get to it. And the fire could jump from home to home due to it being just a few feet away from the other homes. This would be a tragic outcome for a situation that the fire department made all aware of ahead of time. This is a problematic lot. That is one of the reasons why it has been taxed as unbuildable for the past 25+ years.

We have significant community concerns that were improperly and inadequately addressed. The first time this SUP went before Planning and City Council there was no community involvement. The 2nd time there was more community involvement however, this time there were zero emails or phone calls to the community. It is dishonest to say the community was appropriately involved.

Sincerely,
Angela Rice, PT, DPT, NCPT

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Dear Members of Alexandria's Planning Commission,

On behalf of Yashin Lin and myself, I appreciate your leadership on the Planning Commission. Yashin and I moved to Del Ray in 2018 and not only do we love living and playing in the City of Alexandria, I also give back by volunteering in the Community Emergency Response Team and the Medical Reserve Corps.

We love this city, but the past two years have been truly frustrating and we're no longer certain about having longer-term goals of residing in Alexandria. I am not a zoning expert, but I had to spend significant time learning how city statutes and past votes are being ignored. I would normally leave these issues in the capable hands of our Del Ray Citizens Association, but they have written and testified their opposition to numerous applications of this property without success. I now have written numerous letters and testified to both this Commission and City Council on SUP2023-00076 and SUP2024-00041, none of these applications seem different than SUP2026-00013.

I wish that the Planning Staff, Planning Committee, and City Council would sincerely engage me and my neighbors in a more meaningful manner, given our two-year history opposing these applications. To date, we have only received last-minute notices for Planning Committee and City Council discussions on this lot, even though we have made it clear that the nearest neighbors to this property are in opposition.

This upcoming discussion only amplified our frustration because the Certified Letter was only received last week with no outreach by City Staff, and I just learned that the upcoming City Council discussion on May 16 is scheduled when we are away at a UVA graduation. My neighbors have also expressed concern that they have long-standing conflicts and cannot attend or share their concerns with City Council or the Planning Commission. I ask that this hearing be deferred so that all affected neighbors and residents have a fair opportunity to have their voices heard.

Beyond the lack of transparency and consistency - **I am most concerned about our safety and welfare** if this application is approved. There are no changes to the multiple applications to build on this lot that address the safety and public welfare concerns for a sub-standard lot without adequate access for fire and emergency response services. On Section IV of the Staff Report (City Department Comments), the Fire Department expressed significant concerns as F-1, C-1, and C-2. I am surprised that the City Staff still concluded that they do not anticipate any health or safety impacts. We and the future residents of 404A will be the ones suffering from decreased safety and welfare, while those who have written letters in favor of the application are not our neighbors and unaffected.

In alignment with the Fire Department and my neighbors, I wanted to express my concern as a nearby resident in this written testimony. **Why are all discussions on vehicular access focused on personal vehicles, when the safety and public welfare considerations necessitate access for vehicles and equipment supporting fire and emergency response?** The bottom of this letter includes a photo taken today of the alley that accesses 404A Alexandria. Even if I ignore the trash cans, I still cannot imagine a fire truck or ambulance responding to an emergency at this residence as the alley is only nine feet wide and only 10 feet at its widest point. The other side of the alley can be accessed off Mount Vernon Avenue and in the unlikely event that Fire/EMS could find this driveway, it is still only 10 feet wide and too narrow for emergency vehicles to navigate or turn around – making a timely response impossible when seconds matter. I can't think of a more tragic situation than an approval permitting a known and realistic risk to the safety and welfare of multiple families, particularly with the Fire Department documenting concerns within the Staff Report.

The City Staff has referred to several other properties in Alexandria that had “sub-standard street frontage” as precedence to this application. Sub-standard street frontage is not the same as “no street frontage”, and we looked at a couple of properties to confirm that they are apples-and-oranges. For instance, the 10 townhouses on Nelson Avenue cited as 300 feet of the subject property can be easily accessed off Nelson Avenue and by the two wide alleys that surround this property. Those alleys seem to be almost double the size of the ten-foot alley surrounding the proposed property. Those townhomes also seem to have a large amount of street frontage as I can see all of them from the sidewalk. Fire/EMS should have no issue accessing these properties, whereas **the property at 404A is completely different as there is no access for emergency vehicles.**

If there is a fire, there is no way that Fire/EMS could access the narrower space between my townhome and the proposed residence. In other words, our townhome complex will burn down given the proximity to the proposed residence, the abundance of trees, and the inability to have a firetruck in proximity to our homes.

Adding to the public welfare concerns, I've expressed in my past letters that our townhome sits on top of the underground rivers that are part of the Hooffs Run Watershed. Our sump pump continuously operates even in the mildest rainstorms. The ground is easily saturated as surface-level ponds remain for several days after a single and mild storm, as shown in past testimonies. When a solid structure with a predominantly underground footprint replaces the permeable soil, water must divert somewhere and it is likely to go downhill and into our townhomes.

I urge you to **DENY** application SUP2026-00013 based on our safety and welfare, as well as those of our neighbors.

Thank you for your consideration of our testimony and concerns.

Sincerely,

Mark Lim and Yashin Lin
1407 Mt Vernon Ave

