

From: [Dave Hellman](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Writing In Support of Subdivision of Lot at 415 E. Nelson Ave
Date: Tuesday, September 3, 2024 5:22:52 PM

Dear Alexandria Planning Commission,

We are writing in support of proposed subdivision #2024-00007. We live four houses away from the property at 407 E. Nelson Ave and have a vested interest in its future.

We have lived off and on in Del Ray since 1982, and most recently, we have been homeowners at 407 E. Nelson since 2011. Over the last forty-plus years, we have seen a lot of change in Del Ray. Most would argue that these changes are for the better. Our community is as vibrant, healthy, and safe as it has ever been.

However, one exception to this trend of positive change is the loss of cultural and economic diversity. Del Ray has become too expensive and gentrified. The city recognizes this issue, which is a driving force behind the Zoning for Housing initiative.

Subdividing the lot at 415 E. Nelson Ave is a small step toward increasing the inventory of homes in our community. Based on basic economic principles, this should make home ownership more attainable for more people.

We understand that some may worry about how changes like this proposal could alter the character of the immediate neighborhood. However, we see more benefits than downsides. The property in question is already adjacent to a series of multifamily row houses, so subdividing this lot will not significantly change the neighborhood's character. Furthermore, if approving this proposal means enriching the diversity of the street, that is a change we fully embrace.

In closing, we reiterate our support for the subdivision of this property and urge the Planning Commission to approve it.

Respectfully,
Mr. and Mrs. David Hellman

407 E. Nelson Ave.
Alexandria, VA 22301
