

From: [Cihan Cakal](#)
To: [Ted Alberon](#)
Cc: [Lee McBride](#); [Luke Cowan](#); [William Chapman](#); [Eduardo Sanchez](#)
Subject: [EXTERNAL]RESENDING Concerns for Public Hearing of 510 N Patrick Street (Disregard previous email)
Date: Sunday, September 28, 2025 8:56:40 PM

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

Mr. Ted Alberon,

Thank you for taking the time to speak with me last week. I am writing to formally raise concerns regarding the property located at 510 N Patrick Street, Alexandria, VA 22314, which is directly adjacent to my residence at 512 N Patrick Street.

According to the Notice of Public Hearing for the Board of Architecture provided by Mr. Lee McBride, the property owner intends to demolish the extension currently built along my property line. This raises immediate concerns about how damage to my property will be prevented during demolition, as no protective measures appear to be in place. I am submitting these concerns formally because I will not be able to attend the October 1st hearing in person due to work travel.

At present, the property has no temporary fencing installed. The absence of fencing leaves the site completely open and accessible, which not only poses a public safety risk but has also allowed unauthorized individuals to trespass onto 510 N Patrick Street. While the property was closed off within the last two weeks or so, it has since been vandalized. In addition, three unsealed windows of the extension face directly toward my property side entrance, providing open access to anyone entering 510 N Patrick Street. Since July, homeless individuals have been observed entering the property, which has created a serious and ongoing safety concern for my property and household.

Several requests have been made to Mr. McBride, his contractor, and builder to seal these windows, yet to date, no action has been taken. The lack of security continues to prevent me from safely using my garden in the evenings or entering and exiting through my side entrance early in the morning or after dark. Please see attached photos.

Given the demolition plans and the continued absence of basic safety measures such as fencing and sealed barriers, I respectfully ask the City to address the following during the hearing and clarify:

1. What protections will be required to prevent damage to my property during demolition of the extension along my property line?
2. Why has temporary fencing not been enforced at the site to secure the property and prevent unauthorized access?
3. What steps will the City take to ensure compliance with building and safety codes in this situation?
4. If these concerns should be directed to another department, please provide immediate guidance on the appropriate contact.

This matter has now been ongoing for several months, and the current conditions continue to compromise both safety and security. I kindly request that the City review this issue promptly and advise me on how these risks will be addressed.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Cihan Cakal









