

Life & Estate Planning Law Center, PLLC

1225 Martha Custis Drive • Suite 103 • Alexandria • VA • 22302
Phone: 703-820-3600 • Fax: 703-820-8602
www.LifeandEstatePlanningLaw.com

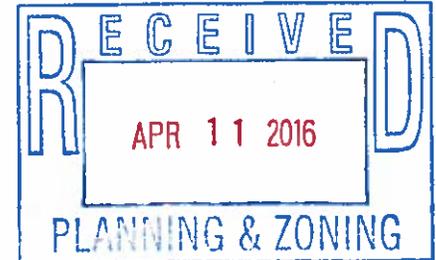
Barbara S. Anderson
BAnderson@LifeandEstatePlanningLaw.com

Natalie T. Page
NPage@LifeandEstatePlanningLaw.com

April 5, 2016

Mr. Robert Dyer
2804 Valley Drive
Alexandria, Virginia 22302

Re: 2806 Valley Drive



Dear Robert:

Thank you for meeting with me last Friday to discuss the plans for renovation of Gloria Horning's property at 2806 Valley Drive ("2806") and the problems both that property and yours face with water in the back yards. It was good to learn that you do not oppose the planned renovations and expansion of the structure.

I also was pleased that you met with Mr. Stanley from Transportation and Environmental Services to review the storm sewer that runs through the back yard of 2806 as well, and I agree with you that the topographical representations he provided do not reflect the current condition of the two yards. There has been considerable sinking over the recent years as evidenced by the cracking in the patio and drive, as well as the holes in the yards. Whether there is sub-surface erosion caused by underground streams or some defect in the sub-surface storm run-off sewer, there has clearly been a change in the land.

As we discussed, we will be doing some landscaping and re-grading as part of the renovation project and we will make reasonable efforts to prevent water discharge from running on to your property. One option under consideration is to tie a drain into the existing storm water sewer if permitted to do so by the City. To the extent we can develop this project jointly, sharing the costs as appropriate, I am pleased to do so. Of course, no one can guarantee that there will be no future water incursion onto your property, but we will do the best we can to mitigate that as part of the overall plan.

Thank you for your support of the project and for agreeing to work with us to improve the landscaping and water issues.

Sincerely,

Handwritten signature of Barbara S. Anderson.

Barbara S. Anderson, POA for
Gloria H. Horning

Cc: Sam Shelby

Robert R Dyer
2804 Valley Drive
Alexandria VA 22302
April 5, 2016

Board of Zoning Appeals
City Of Alexandria
Room 2400, at City Hall, 301 King Street
Alexandria VA 22314]

Reference: Docket BZA Case #2016-0001, 2806 Valley Drive

I am a long-time resident of our city since 1972, and I am writing to express my concern about BZA case 2016-0001 on 14 April 2016. I support the variance to build a second store on top of the existing first floor even though the south wall is less a foot over the new required property line distance. The back of the yards were filled in many years ago before building most of the houses since 1950s; and 2804 & 2806 has some soil sinking. I have requested the owner's representative to divert most of the backyard down spout water more west than south toward the back of the lot. I have no problem with a new small front porch would extend 3 feet past current roof line closer to the street. See details below.

The 2804 Valley (my house) and 2806 Valley were built in 1950s by the same builder when rooms were smaller and most doors were 24 inches wide. Both houses need to be upgraded to modern preferences with limited space. The block has one-store, split level, and two story houses on narrow lots.

Based on senior resident who have moved or died, a storm sewer was place from Summit to Crestwood and fill dirt added before the houses were built. 2804 and 2806 had the highest filled backyards. The problem is the ground level has some sinking over the years behind 2806 valley and 6 feet of my lot. I contacted the city and the storm sewer is function and no cracks. 2804 and especial 2806 has many small pot holes which have been filled over the years. My house 2804 has Helical Piering with some going down 15-18 feet across the back west wall. Currently, 2806 Valley's foundation seems to be fine. In fact, I have been told, three of 6 houses from 2802-2812 have had small supporting placed under them.

It would be a hardship to extend 2806 backward to the storm sewer because the soil might not support a one story extension well without expensive foundation supporting. A second floor over the existing house is the best solution. For 2806 Valley there has a small depression about 10 feet behind the house across the lot into my lot which is 6 to 12 inches lower.

Robert Dyer, 2804 Valley Drive

April 5 2016

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BZA2016-0001

Additional Materials

I have talked to owner's representative and one City inspector. No one had any suggestion on the sinking; and the storm sewer is working and was inspected. It is very important the current down spout pointed to my house be turned to reduce the water flow onto my lot.

The second floor resting on top of the first floor even though the first is now too close to the property line should be approved.

Currently 2804 Valley and 2806 Valley have recessed porches. The roof line extends 18-24 inches beyond the front wall. For 2804 Valley, a bay window extends 14 inches. For 2806 Valley the porch extends 6 inches. Extending a *small simple* porch 5 feet or 3 feet beyond both of our roof lines should not be a problem. The added three feet is within the current flower/bush garden.

Both of our lots are very narrow. The driveway and house has limited space. Valley drive is a major first snow removal route in winter. It is important to have sufficient off street parking to keep the road clean.

I do not feel it important that I appear in person unless requested. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Dyer', written in a cursive style.

Robert Dyer
2804 Valley Drive
703-931-7355