

Outlook

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**[EXTERNAL]SUP #2024-00041**

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**From** Singh, Raj <raj.singh@hq.dhs.gov>**Date** Wed 11/6/2024 11:37 AM**To** Justin Wilson <justin.wilson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Kirk McPike <kirk.mcpike@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

ALCON,

My name is Raj Singh, and I am the property owner of 404 E Alexandria Ave. I continue to be in **opposition** of SUP #2024-00041. As all of my immediate neighbors have already registered their thoughtful and reasonable concerns/issues, I wont go into the minor details again.

The application is ineligible under City Ordinance Section 7-1007. This ordinance allows SUPs for lots without public street frontage only when the lot is "*otherwise usable as a building site.*" However, the subject property is substandard, meaning, it *cannot* be built upon unless it meets additional requirements.

The subject property lacks any street frontage (no front lot line). This creates a problem under Section 12-402 regarding substandard lots. The section requires measuring lot width at both the front lot line and front building line to determine eligibility. According to the Alexandria City Zoning Ordinance, a front lot line is defined by street frontage (this property has ZERO street frontage). This substandard lot fails to meet the basic eligibility requirements needed to apply for a SUP under Section 12-402.

On September 14, 2024, City Council approved a vacation of public right-of-way adjacent to the subject property. The required consolidation of this land creates a new lot of record, making the applicant ineligible for an SUP to develop a substandard lot. It appears the application intentionally excludes this pending land consolidation to maintain eligibility. The integrity of the application process is nonexistent.

Planning commission is misguided when comparing lots and homes by comparing single family homes with townhomes with varying lot sizes (as every teacher in our school district would say "Apples and Oranges")

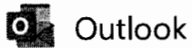
***Please make the right decision, not the easy one.***

Raj and Kim Singh

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Raj Singh  
Department of Homeland Security HQ  
OFFICE: Microsoft Teams  
MOBILE: 202.897.8175  
e-mail: [raj.singh@hq.dhs.gov](mailto:raj.singh@hq.dhs.gov)

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**[EXTERNAL]Docket No. 6**

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From Amalea Hajar <ahijar@gmail.com>

Date Fri 11/8/2024 1:30 PM

To Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

To Whom It May Concern

I am writing in support of the SUP to build a home on the currently vacant lot located at 404A E. Alexandria Avenue. Since purchasing my first home—a condo in Auburn Village—in 2006, I have witnessed the transformation of Del Ray and the City of Alexandria. I am not only an Alexandria homeowner, but also a business owner and member of the Del Ray Business Association. It's possible we've met before at the Del Ray Vintage and Flea or an event at Lost Boy Cider. My husband's business is also based in Alexandria, in North Old Town, where we own additional property. Del Ray is a special gem in the DMV, but one that has become increasingly out of reach for many to not only play and work in, but also live. In fact, none of our employees live in Alexandria. Of course, the Council is aware of our housing challenges, and it's why the Zoning for Housing proposal passed unanimously last November.

It is in that same spirit that I support this SUP. In reviewing the application, I see a modest home, with a design that is thoughtful and considerate of its neighbors, on a typical-sized lot for the neighborhood. This is a great opportunity to convert a vacant lot into a beautiful home, allowing us to welcome new neighbors and make the dream of homeownership in Alexandria a reality for them.

Sincerely,

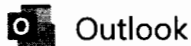
Amalea Hajar

Owner

3C Auburn Ct and 801 N. Pitt St

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Outlook

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**[EXTERNAL]Item 25-2430 Neighbor Comments**

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**From** Ingrid Allen <ingridsallen@gmail.com>**Date** Wed 9/11/2024 12:48 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Kirk McPike <kirk.mcpike@alexandriava.gov>**Cc** Jud Allen <jud@expresshomebuyers.com>; angela rice <riceangie@gmail.com>

Mayor and City Councilors,

I live at 416 E. Alexandria Ave and am writing to support all three vacation requests proportionally from the abutting property lines to the midpoint of the right-of-way. Our neighbors at 408 E. Alexandria Brett and Angela Rice previously requested this ROW (a portion of) be vacated to them in 2013 and it was not objected to by T&ES and or Planning & Zoning. The previous Director of T&ES agreed to vacate the portion. There were no Staff reports as we withdrew the application prior to their release, however the Rices have emails and handwritten notes from the T&ES director Rich Baer, agreeing that the ROW should be vacated per their application. The previous Vacation application was withdrawn prior to any hearings because of non related issues, but we as a united group of supporters in the 400 block of E. Alexandria Ave. are asking now again for your consideration of our request to allow functional access to the property at 408 E. Alexandria Ave.

The T&ES/Planning Staff report suggests how to vacate. We support the proportionate vacations as presented in the Staff report to City Council (half of the ROW to 408 E. Alexandria Ave, a quarter to 406 and a quarter to 404 A) if City Council were to approve it. This is equitable and proportionate to vacate the unimproved and unused ROW to the properties that are abutting the ROW. This is a common Law principle in Virginia Vacations that has been adjudicated and made part of judicial decisions for over 100 years and continues today. This equitable vacation will codify the access to the property at 408 that has always been there, and has been the exclusive access to their garage for approximately 100 years. While we are aware we have the right to use the driveway that is on the right-of-way, the City has requested in writing, several times, that the previous owners and the Rices pay for the improvements in the curb cut, apron and the driveway itself. The City has taken no responsibility to do this while saying it is the City property. This is an untenable position as it gets more difficult to use from neglect, and as the Rices look to the future with regards to property value loss with regard to the access limitations.

By approving the vacation, there will be a public benefit for this unused ROW. With the neighbors' continued maintenance of the land and now taxable land and the recurring income from that to help alleviate the burden on Alexandria taxpayers. The community at large likes it as is and the neighbors in the 400 Block of E. Alexandria Ave. intend to maintain the status quo while protecting the Rice's access to their garage at 408 E. Alexandria Ave.

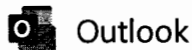
Thank you, Ingrid and Jud Allen  
416 E. Alexandria Ave.

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Ingrid S. Allen  
[ingridsallen@gmail.com](mailto:ingridsallen@gmail.com)  
202-415-0362

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**[EXTERNAL]Letter of Support: 404A E Alexandria - SUP2024-00041**

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From Will Ragland <ragland.w@gmail.com>

Date Thu 11/14/2024 8:36 AM

To Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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

Mr. Mayor, Councilmembers, and staff:

I write as a resident of the 200 block of E. Alexandria Avenue, a client of Eustilus Architecture, and also, as a friend with insight into the character of the Teran-Gross family.

My wife and I have lived in Del Ray for over 10 years. What brought us here was the sense of community and charm of the neighborhood. As we hoped, our neighbors here have felt like a co-op, a village, and at times, a family. We have enjoyed sharing Del Ray with Eric and Daniela, residents of West Alexandria. They've joined us for the Halloween Parade, Art on the Avenue, and caroling on Luray/ Christmas Card Lane, as well as multiple family parties with the neighbors.

Daniela and Eric are exactly the kind of community-minded people that we moved to Del Ray to have as neighbors. They first came into our lives through Fairlington Preschool as Covid hit. When four families bubbled to create a homeschool, the Teran-Gross family quickly said that they would host and turned their space into an outdoor preschool for a year. Through the years, any time that we have needed help, whether it's home maintenance, birthday parties, or childcare, Daniela and Eric have been the first to show up. It is the very core of who they are. Although owning in Del Ray, as a resident or landlord, does not require any level of participating, in my in-depth experience with them, I can promise that they will be stand-out neighbors, taking excellent care of their property and willing listeners to neighbor's concerns, as I believe that they've already demonstrated in this process.

As I stated, we've also had the privilege to work with Eustilus in a professional setting. As our family grew to five, we considered moving to another area, but opted for a major renovation. Through this process, I had the opportunity to see the professional side of our friends. They take great pride in their work, are

deeply knowledgeable about architecture and design, well-oriented to building in the city of Alexandria, and were honest, upfront, and open-minded as we navigated the bumpy road of renovation. When we first met with Eric, I told him that the house should maintain the character of the neighborhood which is mainly craftsman bungalow homes. Through thoughtful design and listening to our needs Eric was able to design a home that met all our aspirations. Even though the home expanded in size, it complements the nearby homes allowing a seamless transition from one neighbor to the next. With knowledge and interest in green architecture, Eric also designed our home in a way that minimized our carbon footprint and maintained maximum green space. With our home now remodeled, we have no plans of leaving the Del Ray area anytime soon.

Although the house that Eustilus designed at 404A E. Alexandria Ave would not be my first choice for the style of a home in this area, the process has demonstrated the thoughtfulness and community-mindedness that I've always known them for. Since the property does not front Mt. Vernon Ave. or E. Alexandria Ave, they've made intentional considerations that it blend in size, height, and color, as well as protecting the beautiful tree on the adjacent property. I appreciate how they used certain features from the various styles of Del Rey houses and incorporated them into the design. It doesn't copy but enhances these features into today's architecture. Most developers would not have made such thoughtful decisions. It is a unique style, but it is also a unique lot.

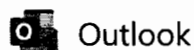
Eric and his team have been considerate and thoughtful in providing a design that fits within the zoning regulations. My sense is that the concerns are less about how the lot will be developed and more aggravation that the lot exists at all. The lot does exist, however, and the Teran-Gross family has continued to follow all the correct procedures to make it livable, something no one else has been able to do while the city scrambles for increased housing. Part of choosing Del Ray over an HOA community has been the trust that our neighbors will be respectful, caring, and community-minded in their decisions. Eric and Daniela are, in every interaction over the past 4 years, all of those things. We can only hope that they feel welcome and will make the long-term decision to join our community themselves when their family is ready.

Sincerely,

Will Ragland

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**[EXTERNAL]404A E Alexandria Special Use Permit #2024-00041 - DRCA Comments**

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From DRCA Vice President, Elena Hutchison <VP@delraycitizen.net>

Date Thu 11/14/2024 9:24 AM

To Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>

Cc DRCA Executive Committee <execboard@delraycitizen.net>; DRCA Land Use Chair <landuse@delraycitizen.net>

 1 attachment (103 KB)

November 2024 404A E. Alexandria Ave SUP Letter.pdf;

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It has come to our attention from members that there may be some confusion about the DRCA's position on the requested Special Use Permit #2024-00041 for 404A East Alexandria. We hope the attached letter, which resurfaces our original letter on this issue from 2023, will clarify that we continue to oppose this project.

Thank you for reviewing and considering our concerns.

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**Elena Hutchison**

Vice President

Del Ray Citizens Association

[www.delraycitizens.org](http://www.delraycitizens.org)

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November 14, 2024

To: City Council

Re: 404A E. Alexandria Ave. (SUP#2024-00041)

It is our understanding that the applicants for 404A E Alexandria are appealing the denial of a special use permit to build a two-story home on a substandard lot with no street frontage, and that this issue will be in front of the city council on November 16, 2024.

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 historical pattern book in Del Ray.

We did not send an additional letter at the time of that review, as we believed our first letter, along with the fact that the new design hadn't addressed our concerns, made our position self-evident. However we have heard from neighbors that the lack of clear and current response from the DRCA may be enabling the city to infer we support this project, so we are writing to clarify that we continue to oppose the approval of this SUP, and to resurface our original letter, below. We note that the applicants have not reached out to the DRCA LUC since the initial denial.

We ask that you oppose this project.

Sincerely,

**DRCA Executive Board and DRCA Land Use Committee**

Lisa Lettieri, DRCA LUC Co-Chair

Monica L. Parry, DRCA LUC Co-Chair

Tim Laderach

DRCA President







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



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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





BRINGING NEIGHBORS TOGETHER

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



Dear Members of City Council,

I am writing to express my opposition to the proposed Special Use Permit #2024-00041 for 404A E Alexandria Avenue. Unfortunately, I will be out of town and am not able to attend the City Council hearing on November 16.

The SUP was denied by City Council in March of 2024 and should not be eligible for resubmittal until March 2025.

Lot 404A is substandard in that it lacks the frontage, lot area, and lot width required. No equivalent examples of single-family homes built on lots of similar size layout were provided in the staff report. Approval of this SUP would set a precedent for other requests of this nature.

*Table 2 – Zoning Analysis*

	<b>Required</b>	<b>Proposed</b>
<b>Lot Area</b>	5,000 Sq. Ft.	2,662 Sq. Ft.*
<b>Lot Width</b>	Min. 50.0 Ft.	45.0 Ft.*
<b>Lot Frontage</b>	Min. 40.0 Ft.	0 Ft.

\*Deficiency resulting in a substandard lot

Note: An asterisk seems to be missing in the frontage row.

It appears as if this SUP is being fast tracked through the approval process due to a recently approved vacation of the adjacent right of way. This vacation renders the lot ineligible to even apply for an SUP.

On September 17, 2024, neighbors received an email from Planning and Zoning staff stating that a deferral was necessary until the new land parcel is finalized:

The request for Special Use Permits to construct on the lot at 404-A E Alexandria Ave has been deferred to the **November Planning Commission and City Council hearings**.

Last Saturday, September 14, 2024, City Council approved a vacation of the public right of way between 404-A, 406 E Alexandria Ave and 408 E Alexandria Ave to the adjoining property owners. As a result, administrative procedures need to occur to finalize this vacation, which changes the parcel information for the subject property. To make sure the Special Use Permit application reflects the accurate parcel information, this administrative procedure must occur before the Special Use Permit requests go to hearing.

The case is being deferred to finalize the parcel information for the Special Use Permit application. The new hearing dates are:

**Planning Commission hearing: November 7, 2024**

**City Council hearing: November 16, 2024**

Please reach out to staff with any questions. Staff will be back in touch when we receive the updated materials, and we will share these with you.

The case is being deferred to finalize the parcel information for the Special Use Permit application.

The staff report states that the recent vacation makes the lot ineligible to apply for an SUP:

On September 14, 2024, the City Council approved a vacation of the public right of way to the east of the subject property to be split between the adjoining property owners.

Because the consolidation of the adjoining land would create a new lot of record, making the applicant ineligible to apply for an SUP to develop an existing substandard lot, the application does not include this area of land.

The staff report recommends approval, which contradicts ordinances and other information provided:

Staff supports the applicants' revised proposal as it meets the criteria as required by Zoning Ordinance Section 11-504 and 12-402, the proposed development would not adversely affect health and safety or public welfare impact, conforms with the master plan, would not impact light nor air supply to adjacent properties, diminish nor impair property values, and would be compatible with the existing neighbor character in terms of height, bulk, and design.

Since the 4th Street right of way has been vacated, the only public access to lot 404A is via a 10' alley, which would make it difficult at best for emergency vehicles to enter. The emergency access code requires the building to be within 100 feet of the main entrance, and Lot 404A is 107 feet. An exemption could adversely affect public safety.

The homes adjacent to lot 404A will certainly decrease in resale value. While the assessments may remain the same, or increase, the homes will become less desirable to buyers. This is unfair to the surrounding homeowners who would take a financial hit when they decide to sell.

There are no other homes built on similar lots in Del Ray with lack of street frontage, therefore this proposal does not fit within the character of the Del Ray neighborhood. The Del Ray Land Use Committee recommended rejection of the previous SUP, and little has changed on the new application.

I ask that the Council not grant approval for Special Use Permit #2024-00041 for 404A E Alexandria Avenue.

Thank you for your time and consideration.

Sincerely,  
Paula Kara

Owner/Landlord: 1411 Mt. Vernon Avenue, Alexandria, VA 22301

Owner/Resident: 310 E. Windsor Avenue, Alexandria, VA 22301

Phone: 703/307-7678



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**[EXTERNAL]Comment on Docket Item**

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From Pete Balas <pbalas312@gmail.com>

Date Fri 11/15/2024 2:00 PM

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

You don't often get email from pbalas312@gmail.com. [Learn why this is important](#)

Mr. Mayor and Councilmembers,

I have lived in Alexandria City since 2017 and worked in Alexandria City for 23 years. I have been neighbors with the applicants, Eric Teran and Daniela Gross since 2017. I saw them build their house on a vacant lot and it went smoothly and was built quickly. The house was a great addition to the neighborhood. I'm excited to hear that they are investing in Alexandria by buying another vacant lot and trying to build a home.

As we all know, there is an extreme housing shortage in Alexandria. Any opportunity to create new housing while respecting the zoning regulations should be applauded. My understanding is that this special use permit application requests two exceptions which are a sub-standard lot and no street frontage. While this may not be common, the presentation shows that the proposed home respects the zoning bulk regulations and is considerate to the neighbors. I'm in full support of this special use permit being approved.

Sincerely,  
Peter Balas  
5445 Fillmore Ave.

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

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**From** Rachel M Drescher <rachel.drescher@alexandriava.gov>  
**Date** Wed 11/13/2024 4:39 PM  
**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Please add to docket item 11 for Special Use Permit #2024-00041

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**From:** Matthew Holcomb <mjh22@me.com>  
**Sent:** Saturday, November 9, 2024 1:52 PM  
**To:** Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>; councilcomment@alexandra-va.gov <councilcomment@alexandra-va.gov>  
**Subject:** [EXTERNAL]16 Nov City Council Public Hearing Meeting - docket item #6 -address 404A E. Alexandria.

You don't often get email from mjh22@me.com. [Learn why this is important](#)

Mr. Mayor and Councilmembers,

My family and I have lived in the city of Alexandria since 2011. The city, the region, and the nation are in a housing crisis. The city has precious little vacant land upon which to build more homes. The subject application allows a family to move into the neighborhood and utilize an otherwise unused plot of land. This is a family that will spend money on local businesses and integrate into our great city, and the local neighborhood.

I fully support this project for many reasons, among them:

- The city needs more housing at all pricing levels in all neighborhoods.
- I understand that the City Planning Commission unanimously approved the project at their level on 7 November.
- The owners provided a creative solution to build housing on a restrictive lot by adhering to all the zoning bulk regulations. This is proof that a home may be built here.
- The lot is too small for the R2-5 zone, however, this neighborhood is eclectic for the lot sizes and this home falls within the range of lot sizes in the area.
- The lot lacks street frontage but there are numerous examples of lots with similar access throughout the city. There have been no problems with emergency vehicles or safety issues. The applicant provided over twenty lots with similar entrances so we know this works in the city.

Approval is a win-win for both the family and the local community. I greatly appreciate your time and consideration to approve this worthwhile residential build.

Very Respectfully,

Matt Holcomb  
5245 Bessley Pl  
Alexandria, VA 22304



November 14, 2024

Dear Ladies and Gentlemen of City Council,

My name is Matt Kaim, and I am the property owner of 1413 Mt Vernon Avenue, just north/north-west of the SUP property at 404A E Alexandria.

I will start off by saying that I continue to be in vehement opposition of this SUP #2024-00041, for the following reasons:

The lot simply does not qualify for a SUP as it does not have ANY street frontage (i.e. no front building line)) and is not otherwise usable as a building site as it does not have the 5000sq ft lot area, a minimum of 40 feet of lot frontage, and the minimum 50 feet at the building line. This lot is only 2,662 sq feet and is only 45 feet wide, with no street frontage.

The lot does not have any street frontage (i.e. no front building line) and therefore does not meet the requirements and is not eligible for a SUP.

In addition, the 50% eligibility test table included in the Staff Report (page 8) includes 12 benchmark properties, but only 4 of the 12 listed are single family homes. The argument that 8 lots have less than 2,662 square feet of total lot area and lot width is not an apples to apples comparison as those 8 homes are townhomes or row homes.

Also, the SUP does not include the new area of land yielded from the recently approved public right of way vacation along East Alexandria. Even as stated on page 4 of the Staff Report, this makes the applicant ineligible to apply for a SUP because the right of way vacation forces a land consolidation creating a new lot of record. Why is the Staff having the applicant pause on consolidation so he can get approval of this SUP and then create a new lot of record later??

I also do not agree with the Staff's assessment that improvement of this vacant lot will increase the value of surrounding properties. Yes, while in a vacuum, a structure on the vacant lot will increase the value of the lot, I contend that the wedging of a nother structure in such a small space, bringing increased noise and traffic, lack of open air, and increased emergency risk, will not increase the value of my home or my neighbors' homes.

As I have mentioned before, I am also very concerned with the increase of vehicular and pedestrian traffic down the public alley next to my home from Mt Vernon and the increased risk of accidents with pedestrians behind our homes, the increased risk of accidents with pedestrians walking down the sidewalk on Mt Vernon and with cars driving down Mt Vernon. The intersection of the alley and Mt Vernon is already very low visibility.

Additionally, I am very concerned that my private driveway will be encroached upon by vehicles leaving and entering the proposed property.

In addition, I am highly concerned about the ability of fire and emergency crews to access any new structure on the lot, as well as the increased risk to surrounding homes, including mine, should there be a fire that emergency crew can't readily respond to. For example, this summer, there was an electrical fire on an electrical line along the north alley of the open lot. The fire crew could not bring their fire engine down the alley from Mt Vernon because the alley is too narrow for the vehicle. Instead, they had to deal with the fire on foot, without quick access to the equipment on the vehicle. Has the Fire Department been approached by the Staff about emergency response?

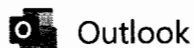
As I have stated before, I am also very concerned with additional flooding induced by the construction of another structure so close to my property and the properties around it. My yard is at a lower elevation than those within proximity. Due to the lower elevation and the underground springs in the neighborhood, my yard floods quickly and heavily.

Last, it does not seem that the Del Ray Citizens' Association Land Use Committee has been approached by the applicant or Staff by this SUP. During the last SUP process earlier this year, the DRCA was involved; this time, we haven't heard anything from them. What conversations were had with the DRCA and what input did the Staff glean from it?

Sincerely,

Matt Kaim

703-731-3782



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**[EXTERNAL]404 A East Alexandria Avenue**

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From Mary Ellen <maryellen.file@yahoo.com>

Date Fri 11/15/2024 11:16 AM

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

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

Good morning,

I am asking that you reject the SUP for the above-mentioned property.  
The lot is just too small and a house would be very intrusive.  
It would be a shame to do away with that small green space and some lovely trees.

I would ask that you reject this in respect of the surrounding taxpayers.

I'm sure we were all taught that just because you can do something doesn't mean you should.

Thanks for listening,

Mary Ellen File  
1401 Mount Vernon Avenue

Sent from my iPad

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[EXTERNAL]404A E. Alexandria, Ave: SUP2024-00041

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From Nicole Jacques <nicole.e.jacques@gmail.com>

Date Fri 11/15/2024 1:06 PM

To Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Mr. Mayor and Councilmembers,

My husband and I have owned a home in Alexandria since 2018. We support this application because we believe the city needs more housing. This application is what Zoning for Housing is all about, creating more housing with creative solutions. It should be commended that they are trying to add tasteful single family housing that respects the neighborhood.

I understand the SUP requests to build a home on a substandard lot with no street frontage. The lot size is equivalent for the area and numerous homes throughout the city have no street frontage or only enough to fit a car. The applicant clearly shows over twenty homes with similar access to their lots, thus we know it has been done successfully.

Eric and Daniela are helping us renovate our home to ensure that the addition respects the neighborhood and our objectives. One of the things we enjoy most about working with them is their commitment to the community we all call home. We believe they will do a wonderful job with this property, as they are doing with our own home.

Approval is a win-win for both the family and the local community.

Respectfully,

Nicole Jacques  
713 Chalfonte Drive

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**[EXTERNAL]SUP2024-00041 - 404-A East Alexandria Avenue - VOTE NO**

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**From** Ingrid Allen <ingridsallen@gmail.com>

**Date** Fri 11/15/2024 9:23 AM

**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Kirk McPike <kirk.mcpike@alexandriava.gov>

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

Dear Alexandria City Council members,

I am writing regarding Special Use Permit 2024-00041 for 404-A East Alexandria Avenue as owner and residents of 416 E. Alexandria Ave., which is down the street. After reading the Planning staff report and listening to staff presentation and discussion on November 7th, we have significant concerns about several aspects of the analysis and recommendations presented.

It is a non-buildable substandard lot size and sets a dangerous precedent for future over development and crowding in an already dense area.

Please vote NO on this SUP!!

thank you, Ingrid Allen

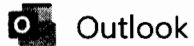
Thank you, Ingrid and Jud Allen  
416 E. Alexandria Ave.

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Ingrid S. Allen  
[ingridsallen@gmail.com](mailto:ingridsallen@gmail.com)  
202-415-0362

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**[EXTERNAL]404 A East Alexandria Avenue**

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**From** Mary Ellen <maryellen.file@yahoo.com>

**Date** Fri 11/15/2024 11:16 AM

**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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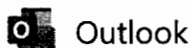
Thanks for listening,

Mary Ellen File  
1401 Mount Vernon Avenue

Sent from my iPad

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[EXTERNAL]404A E. Alexandria, Ave: SUP2024-00041

From Jason Osser <jason@ossercpa.com>

Date Fri 11/15/2024 11:34 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>; Lanning J Blaser <lanning.blaser@alexandriava.gov>

Cc Eric Teran <eteran@eustilus.com>

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

*Mr. Mayor and Councilmembers,*

*My wife and I own rental properties at 3023 Mosby St., 28 W Caton Ave., 107 Commerce St. and 1405 Prince St. The city is in dire need of more housing. Due to the limited supply, there are few options for a buyer to choose from. I support this application for the following reasons:*

- The staff provided a detailed report on why they recommend this application for approval.*
- The Planning Commission approved this application 7-0*
- Even though the lot is substandard it still falls in the range of lot sizes in the area*
- Even though there is no street frontage there is alley access. There are existing homes that only have alley access. There are existing homes with minimal street frontage that is wide enough to fit a car. There are numerous townhomes that have no street frontage. The lack of street frontage is seen throughout the city.*

*The City Council should follow the lead of the staff and Planning Commission and approve this application.*

*Respectfully,  
Jason Osser  
1734 McKenna Point Drive  
McLean, VA 22102*

Jason S. Osser, CPA, MBA  
+++++  
571.331.1652 x 42

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