

103 E. Mason Avenue
Alexandria VA 22301-1709

January 30, 2026

Planning Commission
City of Alexandria, Virginia
Via email to: PlanComm@alexandriava.gov

RE: SUB2025-00012 – 102 E. Monroe Avenue

Dear Planning Commission:

I am the owner and resident of 103 E. Mason Avenue, directly north opposite the alley from 102 E. Monroe Avenue. I wish to make the following comments in regards to Subdivision Plan #SUB2025-00012 which is on your docket for February 3, 2026. I received notice of this public hearing on Friday, January 23, 2026. My comments are detailed in nature, and while there are no detailed site plans for consideration, I believe these issues are important to be noted for the record.

1. Storm Water Considerations: This proposed subdivision will no doubt be followed by building plans that will substantially increase the amount of impervious surfaces from the existing condition to the proposed conditions with the construction of new houses that maximize the square footage allowed on the lot. As you are aware, this area of Del Ray is one that floods whenever there is substantial rainfall since it is in a topographic depression and the existing storm drainage system cannot handle these large amounts of rainfall. I am including a picture taken on September 10, 2020 and sent to me by the previous resident of 102 E. Monroe Avenue from the rear porch looking across the alley to my house showing one of these floods (see next page). Water depths typically are up to one's knees (18"-24") in the alley. I am also attaching a copy of the flood mapping from RiskFactor.com, a web service that many real estate listings now reference as background information on properties listed for sale. The flood area shown on Risk Factor's GIS based mapping closely mirrors the typical areas of periodic flooding in the neighborhood.

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Figure 1: Flooding between 102 E. Monroe Ave. and 103 E. Mason Ave on September 10, 2020

These flood events occur on a routine basis, frequently in summer, with recent floods having occurred on July 1, 2015, July 17, 2018, July 11, 2019, July 23, 2020, August 15, 2021 and August 14, 2023 among others (this is an incomplete list).

As redevelopments, rebuilds and home expansions/renovations have multiplied across Del Ray in the last twenty years, there has been a substantial increase in impervious areas on lots in this neighborhood, without substantial corresponding stormwater management measures on these lots to counteract the resulting added runoff. This new subdivision should provide adequate on-lot stormwater measures to address any increased runoff/added stormwater impacts.

In addition, section 3-506(D) of the Zoning Ordinance addresses a maximum permitted threshold height in terms of the FEMA floodplain requirements. This lot is not within such a floodplain, however simply setting the threshold elevation at the two and a half feet maximum may put the proposed houses in danger of having their first floor flooded. Most of the existing houses in the neighborhood have first floors which are three to four feet above the finished grade, which I believe would be the better option to lessen the potential for first floor flooding for the proposed homes. Plus matching the contextual block face height would better preserve the attractive character of the neighborhood.

2. **Garages and Parking:** I understand the setback for garages per the zoning ordinance, section 7-2501, to be a minimum of one foot for walls without windows or doors and three feet when there are windows or doors. It has been my observation where garages are set very closely to the alley as permitted by the setbacks that frequently residents/visitors of those houses will park cars adjacent to their garages and block the alleys because they cannot get vehicles fully off the alley onto their lot. This situation occurs already in a few instances on this alley and is encouraged by the fact that there is no street parking on the north side of Monroe Avenue adjacent to the houses. I would ask that consideration be given to providing adequate parking space in front of any proposed garage on these lots so the alley does not get blocked.

3. **Front Yard Setback/Streetwall:** I understand the front yard setback for residential uses in the R 2-5 Zone is twenty feet. The existing houses along Monroe Avenue generally have front yards of approximately twenty-five feet. As Monroe Avenue is a major street in the Del Ray neighborhood, the currently consistent street wall supports a very pleasing streetscape. I would ask that the proposed home honor this street wall to preserve this important character supporting element along Monroe Avenue.

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Thank you very much for the opportunity to submit these comments. I am sorry I am unable to attend the Planning Commission meeting on February 3rd in person due to out-of-town travel commitments. I can be reached via email to pullman-porter@starpower.net if you require any clarifications on my comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin J. Tankersley". The signature is fluid and cursive, with a large loop at the end.

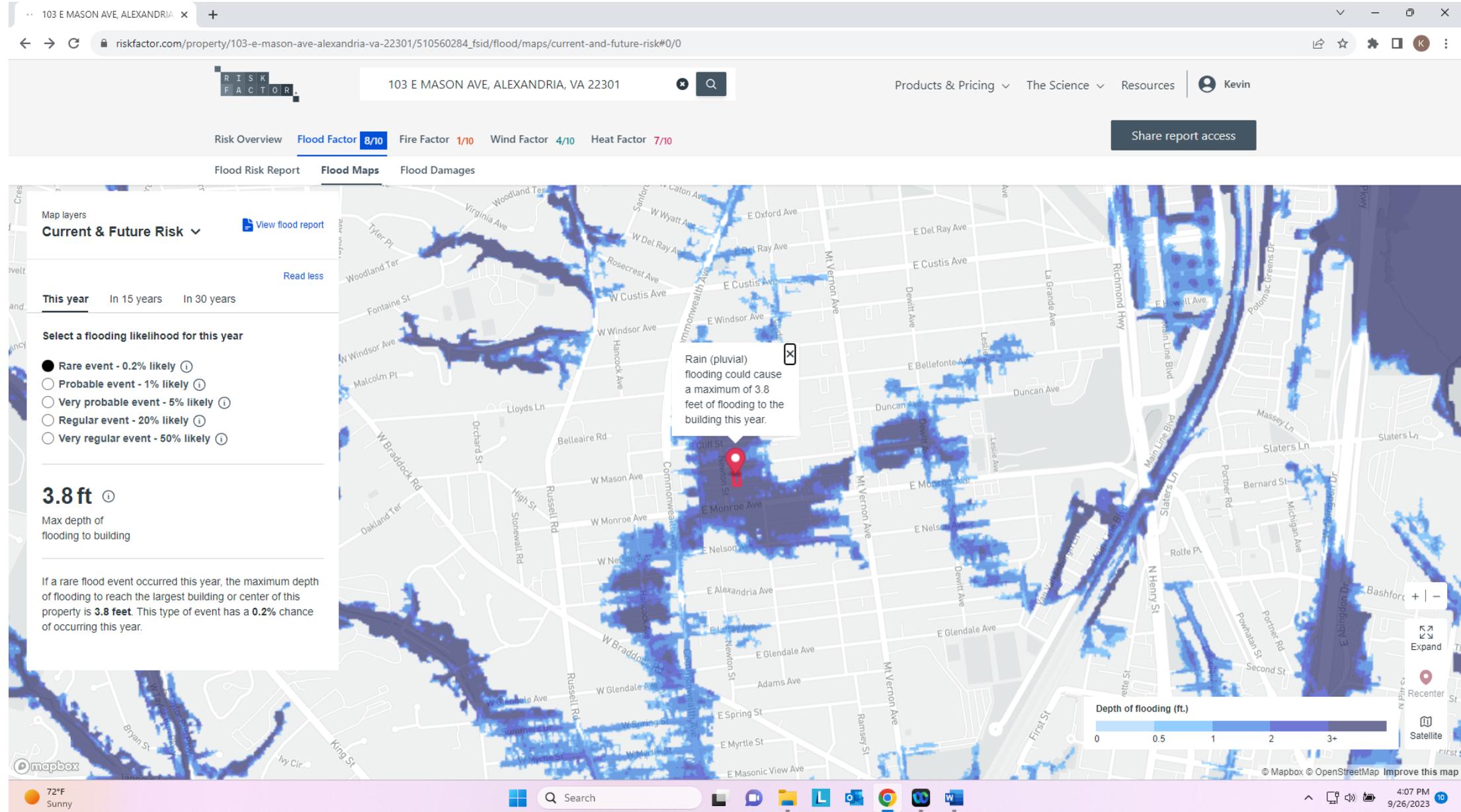
Kevin J. Tankersley

Attachment: RiskFactor.com Flood Map for 103 E. Mason Ave. and environs

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Flood Map from RiskFactor.com for 103 E. Mason Avenue and vicinity, including 102 E. Monroe Avenue