



Outlook

[EXTERNAL]Opposition to SUP 2026-00013 at 404a E. Alexandria Ave

From Ann Kammerer <ann.kod@gmail.com>

Date Tue 5/5/2026 12:30 PM

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

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

Dear Alexandria City Council,

I'm writing express my opposition to the SUP 2026-00013 application for development at 404a E. Alexandria Ave in Del Ray.

I've lived at 1403 Mt Vernon Ave, a nearly adjacent property to the one in question, since 1998.

The lot at 404a E. Alexandria Ave lacks street frontage and is not keeping with the character of the surrounding neighborhood. City Council has not approved any SUPs for other houses without street frontage.

There are serious safety concerns regarding emergency vehicles inability to access the lot. This has already been an issue with a fire in the power transformer in the corner of the lot in 2024. The lot does not meet the City and State's Fire Prevention Code requirement in terms of distance from street to main entrance of building, and alley width access. Approving this SUP would create substantial risks for those houses around the lot in question.

There is a legitimate concern on the part of all the neighbors that this development—including a 2,000 sq ft basement—is going to have an impact on water runoff and flooding of our residences.

It's worth noting that the Alexandria City Council has rejected the SUP two times previously.

I urge you to reject this SUP application.

Ann Kammerer
1403 Mt Vernon Ave
Alexandria VA 22301
703-732-0012

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Outlook

[EXTERNAL]Application SUP2026-00013

From David Cochrane <dmcochrane@yahoo.com>**Date** Tue 5/5/2026 11:06 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size based on current code. Based on reviewing the design and comparing it to the local area, this development respects the character of the neighborhood by adhering to all zoning massing regulations, and is comparable to other homes in terms of lot size and street frontage. As there is an on-going housing shortage in the city, I believe this proposal attempts to address the shortage in a conservative manner that maintains the character of the area.

Again, I support this project and I thank you for your consideration.

David Cochrane
1121 N. Gaillard St
Alexandria, VA 22304

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Outlook

[EXTERNAL]Neighbor Support for Alexandria Property

From matthewjones.pmp@gmail.com <matthewjones.pmp@gmail.com>**Date** Tue 5/5/2026 9:30 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Let me know if you have any questions

Thanks,

Matt Jones, PMP, MCP

Director, PMO * Performance Analytics

Matthewjones.pmp@gmail.com

m. 202-255-6041

From: Eric Teran <eteran@eustilus.com>

Sent: Saturday, May 2, 2026 8:53 PM

To: matthewjones.pmp@gmail.com

Subject: Neighbor Support for Alexandria Property

Matt,

My wife and I purchased a vacant lot in Alexandria a few years ago. Before we can get a building permit, the City Council has to approve a Special Use Permit (SUP). We are presenting to the Planning Commission on May 5th and the City Council on May 16th. We are reaching out to fellow Alexandria residents to provide support emails. I attached our presentation and a 3D rendering of the home.

Best,
Eric Teran

5/6/26, 4:16 PM

[EXTERNAL]Neighbor Support for Alexandria Property - CouncilComment@alexandriava.gov - Outlook

Architect, LEED AP BD+C

202-569-9620

www.eustilus.com

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

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EUSTILUS architecture

2800 N.ROSSER ST.
ALEXANDRIA, VA 22311

202.569.9620
WWW.EUSTILUS.COM
ETERAN@EUSTILUS.COM

5213 FILLMORE AVE
 5233 SEMINARY RD
 2715 N ROSSER ST
 2211 & 2213 IVOR LA
 1101 FINLEY LA
 1321 N. PEGRAM ST

308 N. QUAKER LA

DEL RAY MAP, PAGE 2

2010 LA GRANDE AVE.

404A E. ALEXANDRIA AVE.

906 JUNOIR ST

1119 QUEEN ST

17 W LINDEN ST

1215 A CAMERON ST

310 A PRINCESS ST

211 COMMERCE ST

219 A S FAYETTE ST

16 VACANT LOTS PER THE FOLLOWING GUIDELINES:

1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
 2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
 3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
 4. VACANT LOTS NOT BEING USED FOR PARKING
- *PER THE ALEXANDRIA GIS PARCEL VIEWER

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ALEXANDRIA VACANT LOTS

1

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2 VACANT LOTS PER THE FOLLOWING GUIDELINES:

1. VACANT LOTS CLASSIFIED AS RESIDENTIAL
2. VACANT LOTS NOT OWNED BY THE CITY OF ALEXANDRIA
3. VACANT LOTS NOT OWNED BY THE ADJACENT OWNER
4. VACANT LOTS NOT BEING USED FOR PARKING

*PER THE ALEXANDRIA GIS PARCEL VIEWER

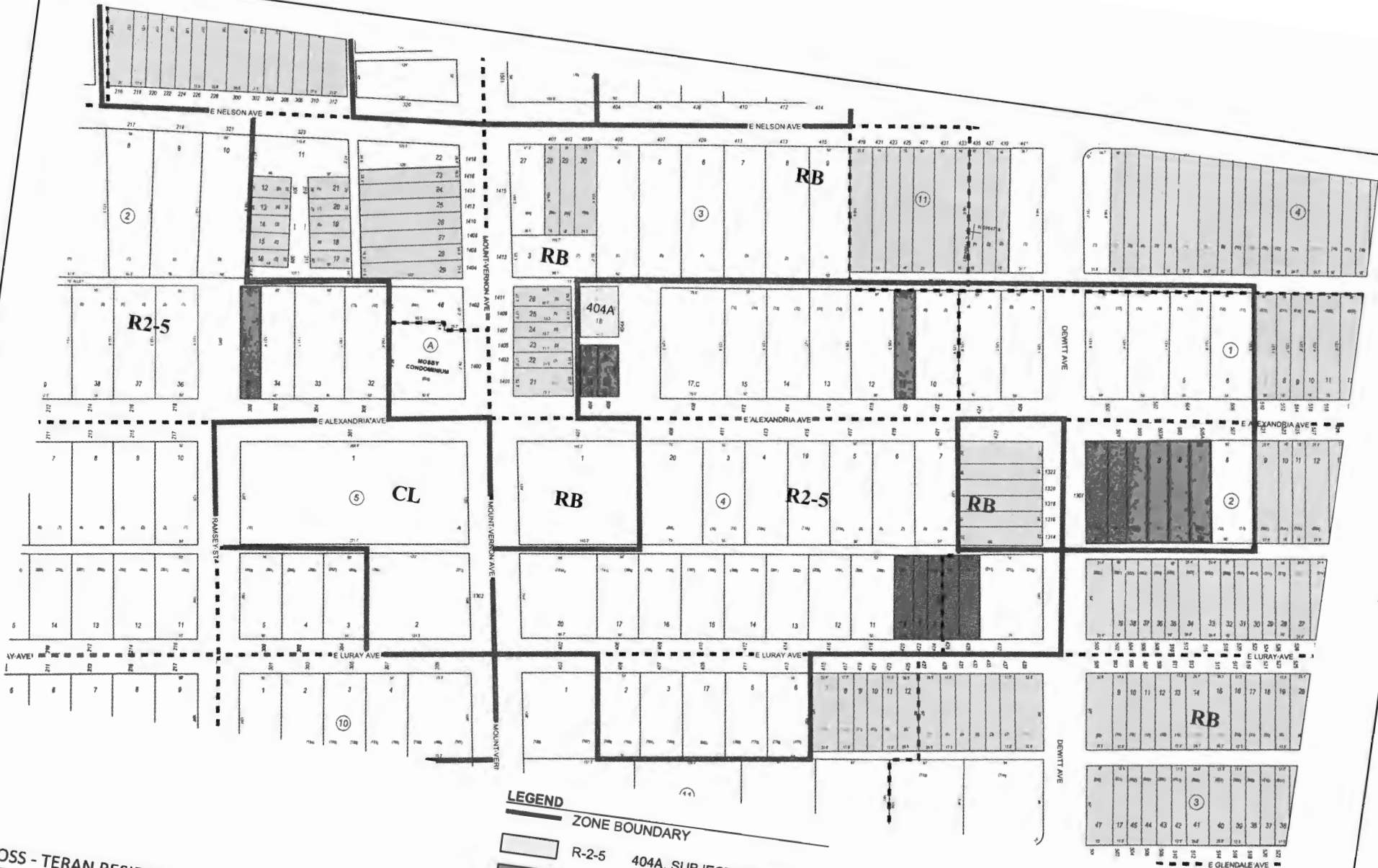
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL RAY - VACANT LOTS

2

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LEGEND

- ZONE BOUNDARY
- R-2-5 404A, SUBJECT PROPERTY
- R-2-5 15 LOTS SIMILAR SIZE
- RB 134 LOTS SIMILAR SIZE

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

DEL RAY - NEIGHBORING SIMILAR LOT SIZES
EUSTILUS architecture



1. NORTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



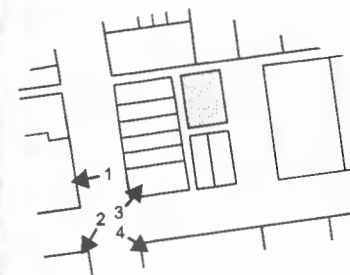
2. NORTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



3. SOUTHWEST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



4. SOUTHEAST CORNER OF MT. VERNON AVE. & E. ALEXANDRIA AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

4

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1. 1413 MT. VERNON AVE. NORTH OF PUBLIC ALLEY ENTRANCE



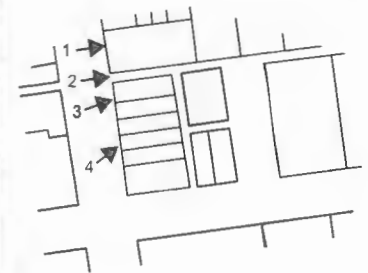
2. PUBLIC ALLEY ENTRANCE FROM MT. VERNON AVE.



3. 1405 - 1411 MT. VERNON AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. 1401 - 1407 MT. VERNON AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

5

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1. VIEW OF 1401 MT. VERNON AVE. ALONG E. ALEXANDRIA AVE.



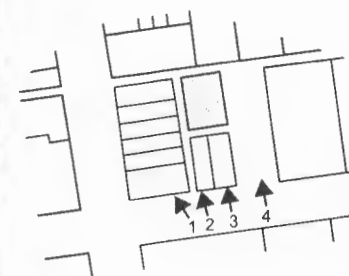
2. PUBLIC ALLEY ENTRY FROM E. ALEXANDRIA AVE.



3. 404 & 406 E. ALEXANDRIA AVE., PUBLIC ALLEY ENTRY ON THE LEFT



4. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

6

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1. VACANT LAND BETWEEN 406 & 408 E. ALEXANDRIA AVE., 404A BACK LEFT OF THE PHOTO



2. 408 - 414 E. ALEXANDRIA AVE.



3. VIEW EAST ON E. ALEXANDRIA AVE.



4. 411 - 413 E. ALEXANDRIA AVE.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

7

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1. PUBLIC ALLEY LOOKING WEST TO MT. VERNON AVE FROM 404A



2. 1413 MT. VERNON AVE SIDE AND REAR FACADE



3. REAR FACADES OF HOUSES ALONG MT. VERNON AVE. TO THE RIGHT & MT. VERNON AVE. TO THE REAR OF THE PHOTO



4. 1403 TO 1411 MT. VERNON AVE. REAR FACADES



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

8

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1. EXISTING UTILITY POLE FOR HOMES AT 1405 TO 1411 MT. VERNON AVE. & 404 TO 406 E. ALEXANDRIA AVE.



2. LOOKING NORTH FROM 404A TO UTILITY POLE AND REAR HOMES ALONG E. NELSON AVE.



3. 408 E. ALEXANDRIA AVE. DETACHED GARAGE AND ADU



4. 408 E. ALEXANDRIA AVE. WEST SIDE YARD



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

9

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1. 404A, APPROXIMATE LOT OUTLINED IN RED



2. LOOKING NORTH FROM 404A



3. REAR FACADES AND YARDS OF 1407 - 1411



4. LOOKING NORTH FROM 404A TO 1413 MT. VERNON AVE. & THE REAR FACADES OF THE ROWHOMES ALONG E. NELSON AVE., APPROXIMATE LOT OUTLINED IN RED



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

10

EUSTILUS architecture



1. 404A, LOOKING SOUTHEAST, APPROXIMATE LOT OUTLINED IN RED



2. 404A, LOOKING WEST, APPROXIMATE LOT OUTLINED IN RED



3. 404A, LOOKING SOUTH AT 404 & 406 E. ALEXANDRIA AVE & ALLEY, APPROXIMATE LOT OUTLINED IN RED



4. LOOKING TOWARDS 404A, APPROXIMATE LOT OUTLINED IN RED



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SITE PHOTOS

11

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DO SUBSTANDARD STREET FRONTAGE LOTS CAUSE ACCIDENTS

SUBSTANDARD STREET FRONTAGE LOTS

THE FOLLOWING SEVEN PAGES SHOW 21 PROPERTIES WITHIN THE CITY OF ALEXANDRIA THAT LACK THE REQUIRED STREET FRONTAGE AS REQUIRED BY THE BUILDING CODE. THE NEIGHBORS ARE CONCERNED THAT THIS MAY LEAD TO TRAFFIC ACCIDENTS.

THE CHART BELOW SHOWS THE NUMBER OF ACCIDENTS AT EACH ADDRESS WITHIN THE LAST TEN (10) YEARS PROVIDED BY VDOT'S VIRGINIA CRASH MAP.

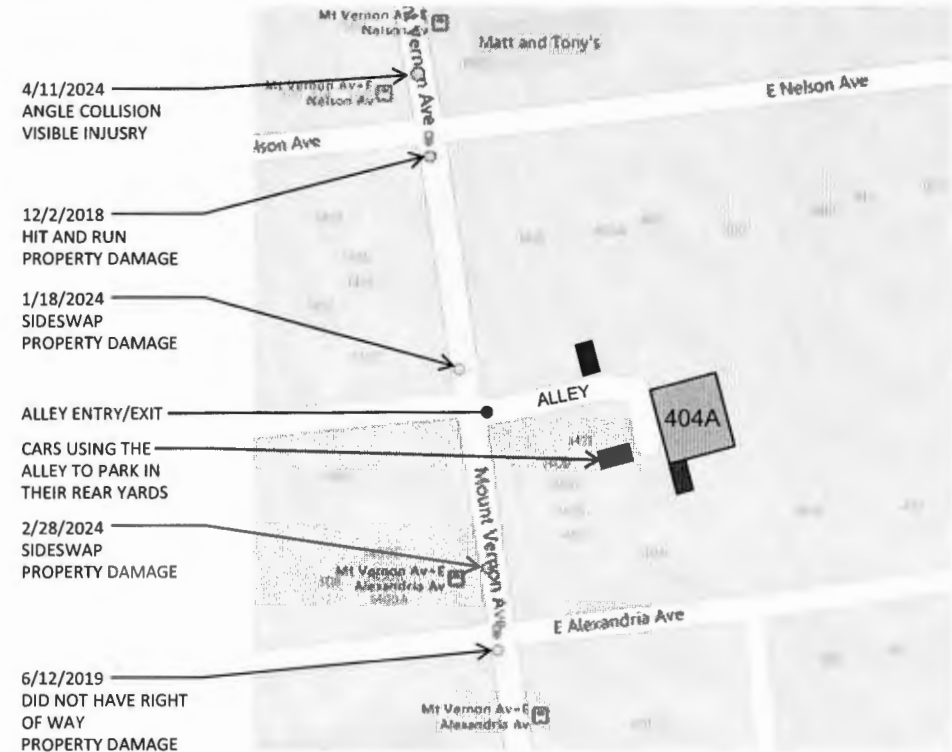
ADDRESS	ACCIDENTS	TYPE
215 WOODLAND TERRANCE	0	NA
1115 YEATON ALLEY	2017	PROPERTY DAMAGE
107A N. PAYNE ST.	0	NA
1207A KING ST	0	NA
220 HOLLIS ALLEY	0	NA
501 FRANCIS CT	0	NA
512 QUEEN ST.	0	NA
212A S. PITT ST.	0	NA
1005 JANNEYS LANE	2025	TAILGATING
1404 COVENTRY LANE	0	NA
1406 COVENTRY LANE	0	NA
911 VICAR LANE	0	NA
2508 N. CHAMBLISS ST.	0	NA
2510 N. CHAMBLISS ST.	0	NA
4620 STRATHBLANE PL.	0	NA
2208 RUSSELL RD.	0	NA
913 CAMERON ST.	0	NA
414 & 416 S. SAINT ASAPH ST.	0	NA
4638 STRATHBLANE PL	0	NA
1226 N. PEGRAM ST.	0	NA
320-1/2 MANDION DR.	0	NA

CONCLUSION

TWO ACCIDENTS OCCURED IN THE LAST TEN YEARS NEAR THE DRIVEWAY OF A SUBSTANDARD LOT. NEITHER OF THESE ACCIDENTS WERE DUE TO THE LACK OF STREET FRONTAGE. ONE WAS BY A SOLO DRIVER WHO DAMAGED PROPERTY AND THE OTHER WAS DUE TO TAILGATING.

A SUBSTANDARD STREET FRONTAGE DOES NOT LEAD TO MORE ACCIDENTS.

ACCIDENTS ALONG MOUNT VERNON AVE. & E. ALEXANDRIA AVE.



CONCLUSION

CARS ROUTINELY USE THE ALLEY TO ENTER AND EXIT TO ACCESS THEIR REAR YARDS TO PARK THEIR CARS AS SHOWN WITH THE THREE RED RECTANGLES.

THE PROPOSED PROPERTY IS NOT REQUIRED TO PROVIDE OFF-STREET PARKING. IT IS REASONABLE TO ASSUME ONE CAR WILL PARK AT THIS HOME. HOWEVER, ONE CAR WILL NOT SIGNIFICANTLY ALTER THE USE OF THE ALLEY.

USING THE ALLEY TO ENTER AND EXIT THE ALLEY DOES NOT LEAD TO MORE ACCIDENT.

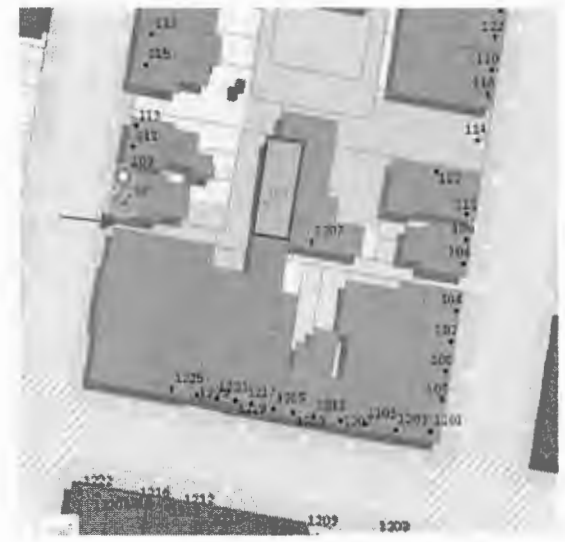
215 WOODLAND TERRACE



1115 YEATON AVE



107A N. PAYNE ST.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

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1207A KING ST



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

220 HOLLIS ALY



SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

501 FRANCIS CT



512 QUEEN ST



212A S. PITT ST.



1005 JANNEYS LA



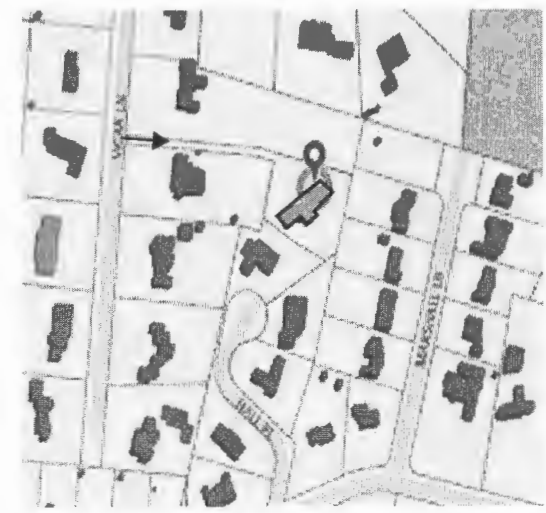
1404 COVENTRY LN



1406 COVENTRY LN



911 VICAR LA



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

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2508 N. CHAMBLISS ST.



2510 N. CHAMBLISS ST.



4620 STRATHBLANE PL



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

2208 RUSSELL RD.



GROSS - TERAN RESIDENCE

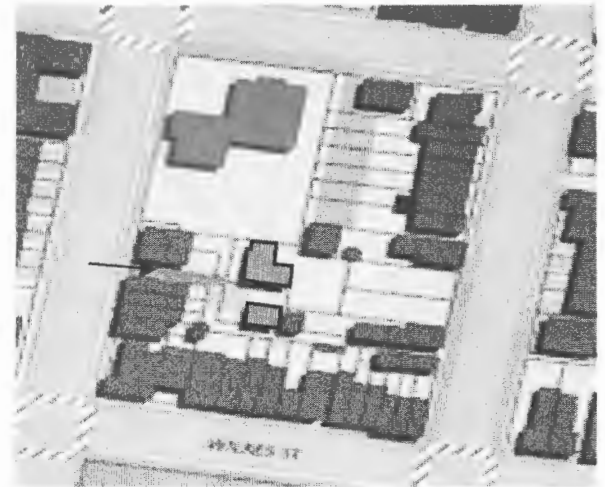
404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

913 CAMERON ST



SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

414 & 416 S. SAINT ASAPH ST



EUSTILUS architecture

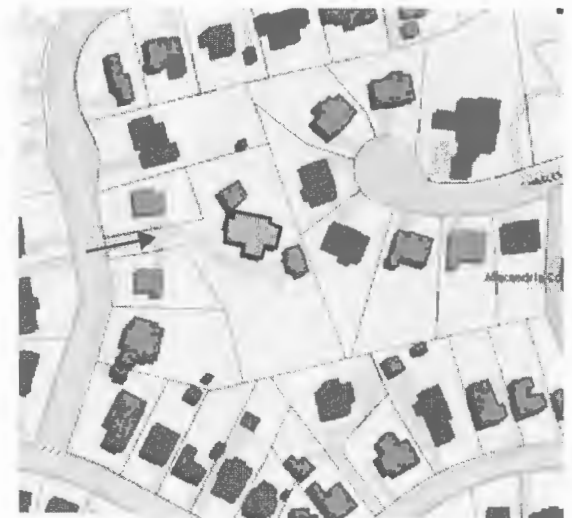
4638 STRATHBLANE PL



1226 N. PEGRAM ST



320-1/2 MANSION DR.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SIMILAR LOTS WITH NONE OR SUBSTANDARD STREET FRONTAGE & ITS STREET ENTRY

EUSTILUS architecture

SIMILAR HOMES SOLD IN THE LAST SIX MONTHS



CONCLUSION

AS THE CHART SHOWS THE DEL RAY NEIGHBORHOOD DOES NOT LEND ITSELF TO AFFORDABLE HOUSING FOR MIDDLE INCOME FAMILIES LIVING IN THE CITY. PER THE US CENSUS 2023, 40.2% OF ALEXANDRIA RESIDENCE EARN BETWEEN \$100K TO \$200K PER YEAR. A FURTHER 35.5% EARN LESS THAN \$100K PER YEAR. AS THE MIDDLE INCOME FAMILY GROWS THERE ARE LIMITED OPPORTUNITIES TO MOVE INTO BIGGER HOMES WITHIN THE CITY OR INTO A MORE DESIRABLE NEIGHBORHOOD. THE CITY HAS MADE MANY STRIDES FOR AFFORDABLE HOUSING FOR LOW INCOME EARNERS; HOWEVER, THE MIDDLE LEVEL EARNERS SHOULD NOT BE AN AFTER THOUGHT.

THIS VACANT LAND IS A UNIQUE OPPORTUNITY FOR OUR FAMILY WHO ARE MIDDLE INCOME EARNERS TO MOVE INTO THIS NEIGHBORHOOD AND TO REMAIN IN THE CITY OF ALEXANDRIA. BY PURCHASING THE LOT AND BUILDING A HOME OUR COST IS \$1,000,000 (\$180,000 LAND PLUS \$820,000 CONSTRUCTION) MAKING IT MORE AFFORDABLE. THE CITY NEEDS CREATIVE SOLUTIONS FOR NEW HOMES OF ALL SIZES AND TYPES. THIS SPECIAL EXCEPTION PROVIDES MUCH NEEDED HOUSING TO THE CITY FOR A MIDDLE INCOME FAMILY.

MARK	SALE PRICE	SALE DATE	SIZE (SF)
1	\$1,430,000	7/31/2025	2,147
2	\$1,870,000	3/17/2025	2,530
3	\$1,310,000	7/10/2025	2,062
4	\$1,390,000	8/6/2025	2,058
5	\$1,930,000	3/24/2025	3,094
6	\$1,410,000	3/6/2025	2,562
7	\$1,370,000	7/17/2025	1,965
8	\$1,330,000	5/13/2025	1,963
9	\$1,549,900	10/10/2025	2,550
10	\$1,549,900	10/11/2025	2,550
11	\$1,320,000	9/19/2025	2,200
12	\$1,540,000	10/20/2025	2,416
13	\$1,080,000	8/22/2025	2,332
14	\$1,190,000	7/18/2025	2,415
15	\$1,680,000	11/10/2025	2,689
16	\$1,480,000	9/26/2025	1,836
17	\$1,700,000	10/10/2025	2,887
18	\$1,511,000	5/2/2025	2,200
AVERAGE	\$1,480,044		2,359

PROPOSED PROJECT SIZE

2,396

1. MONTHLY MORTGAGE PAYMENTS FOR THE AVERAGE HOME LISTED IN THE CHART 6% INTEREST RATE 20% DOWNPAYMENT (\$296,009) TAXES (\$18,393) INSURANCE (\$1,500)	\$8,756.64 MO
2. YEARLY MORTGAGE PAYMENT	\$105,079.68 YR
3. RECOMMENDED INCOME TO PURCHASE AN AVERAGE HOME LISTED IN THE CHART FINANCIAL ADVISORS RECOMMEND MONTHLY MORTGAGE PAYMENTS (INCLUDING TAXES & INSURANCE) DO NOT EXCEED 28% OF GROSS INCOME	\$375,284.57 YR
4. ALEXANDRIA MEDIUM HOUSEHOLD INCOME (US CENSUS 2023)	\$113,638.00 YR
5. RECOMMEND MONTHLY MORTGAGE COST (P.I.T.I.) 28% GROSS	\$2,651.55 MO

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

AFFORDABLE HOUSING FOR MEDIUM HOUSEHOLD INCOME FAMILIES

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<u>ADDRESS</u>	<u>THRESHOLD</u>	<u>ROOF RIDGE</u>	<u>STORIES</u>
1401 MT. VERNON AVE	3'-6"	27'-11"	2
1403 MT. VERNON AVE	3'-6"	25'-11"	2
1405 MT. VERNON AVE	3'-6"	27'-11"	2
1407 MT. VERNON AVE	3'-6"	27'-11"	2
1409 MT. VERNON AVE	3'-6"	25'-11"	2
1411 MT. VERNON AVE	3'-6"	27'-11"	2
1413 MT. VERNON AVE	0'-6"	16'-9"	1
404 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
406 E. ALEXANDRIA AVE	3'-6"	27'-11"	2
408 E. ALEXANDRIA AVE	3'-8"	33'-6"	2
PROPOSED			
404 A E. ALEXANDRIA AVE	0'-0"	21'-10"	2



PROJECT DATA

OWNER:	DANIELA GROSS & ERIC TERAN 2800 N. ROSSER ST. ALEXANDRIA, VA 22311
EXISTING	VACANT LOT
PROPOSED	SINGLE FAMILY RESIDENCE
SCOPE OF WORK	NEW TWO STORY RESIDENCE OVER A BASEMENT

APPLICABLE CODES

VIRGINIA RESIDENTIAL CODE 2015

ZONING DATA

MAP-BLOCK-LOT-NUMBER	043.04-03-18	
ZONE	R-2-5	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	REQUIRED	PROPOSED
LOT SIZE	5,000 SF	2,661.84 SF
LOT WIDTH	50'-0"	59'-3"
LOT FRONTAGE	40'-0"	45'-8"
BULK REQUIREMENTS		
FRONT YARD SETBACK	20'-0"	20'-0"
REAR YARD SETBACK	1:1	19'-10"
SIDE YARD SETBACK	1:3	7'-0"
HEIGHT LIMIT	30'-0"	19' 10"
FLOOR AREA RATIO	0.45	0.44
1ST FLOOR		587 SF
2ND FLOOR		587 SF
TOTAL		1,174 SF
BASEMENT		1,181 SF

PUBLIC ALLEY

LOT 26

LOT 25

LOT 24

LOT 23

GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301



10' PUBLIC ALLEY

10' PUBLIC ALLEY

LOT 20

LOT 19

LOT 18

PROPOSED
SINGLE FAMILY
RESIDENCE

HOUSE HEIGHT CALCULATIONS

SPOT	PRE-ELEVATION	POST ELEVATION
1	0.16	0.55
2	0.25	0.55
3	0.32	0.55
4	0.60	0.55
5	0.94	0.55
6	0.90	0.55
7	0.84	0.55
8	0.50	0.55
SUM	4.51	4.40
AVERAGE	0.56	0.55

ROOF EAVE ELEVATIONS 18.30'
PEAK ROOF (HIGHEST RIDGE) 22.33'
ROOF MIDPOINT (ROOF HEIGHT) 20.35'
PROPOSED DWELLING HEIGHT 19.80'

+0.84 EG
+0.55 FG

CONDENSOR
UNITS

+0.90 EG
+0.55 FG

+0.94 EG
+0.55 FG

S01°10'00"E
59.00'

N88°50'00"E 44.31'

UNDEVELOPED
LAND

EX. 44"
SILVER
MAPLE

SCALE: 1/8" = 1'-0"

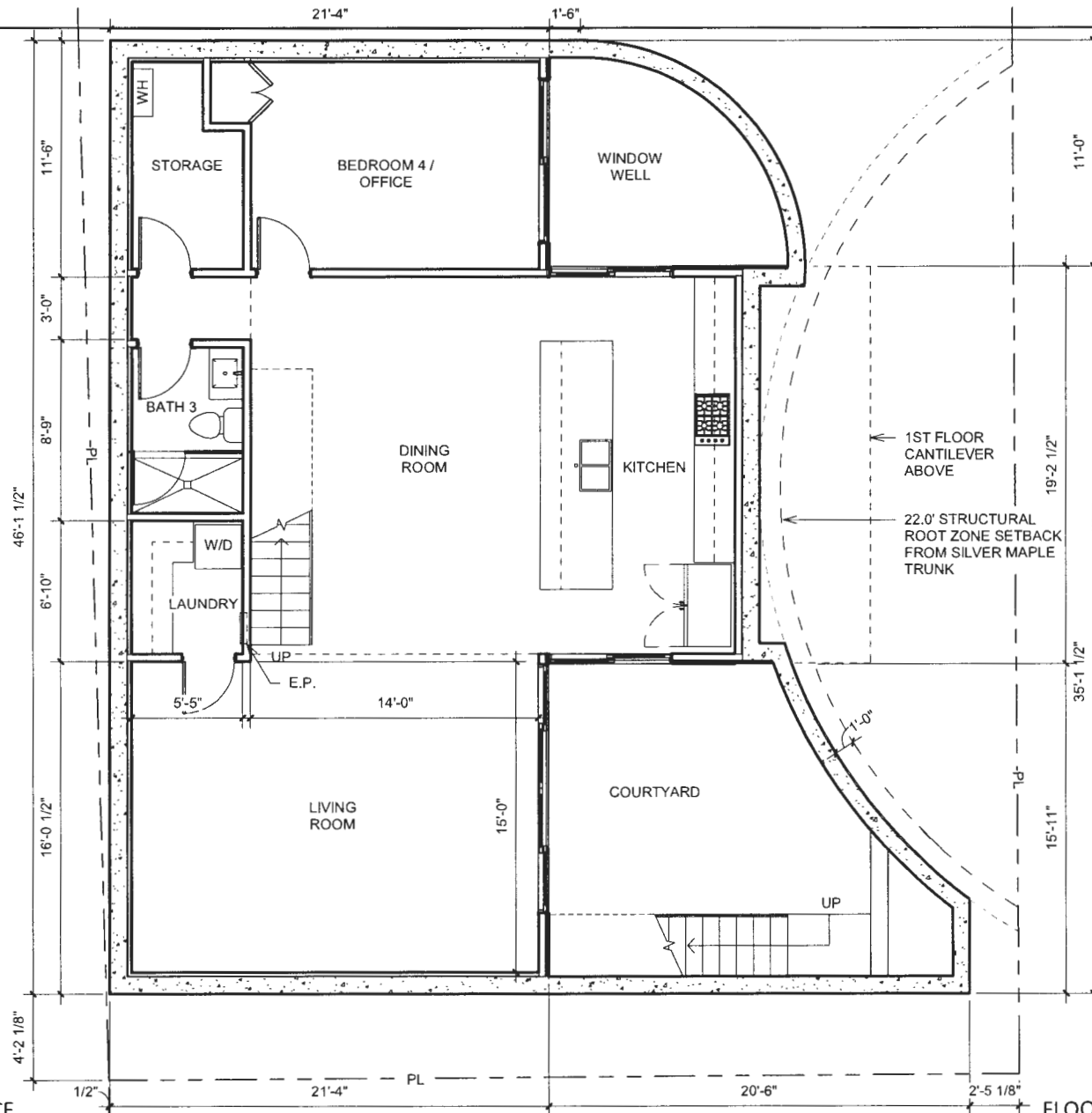


SITE PLAN



23

EUSTILUS architecture



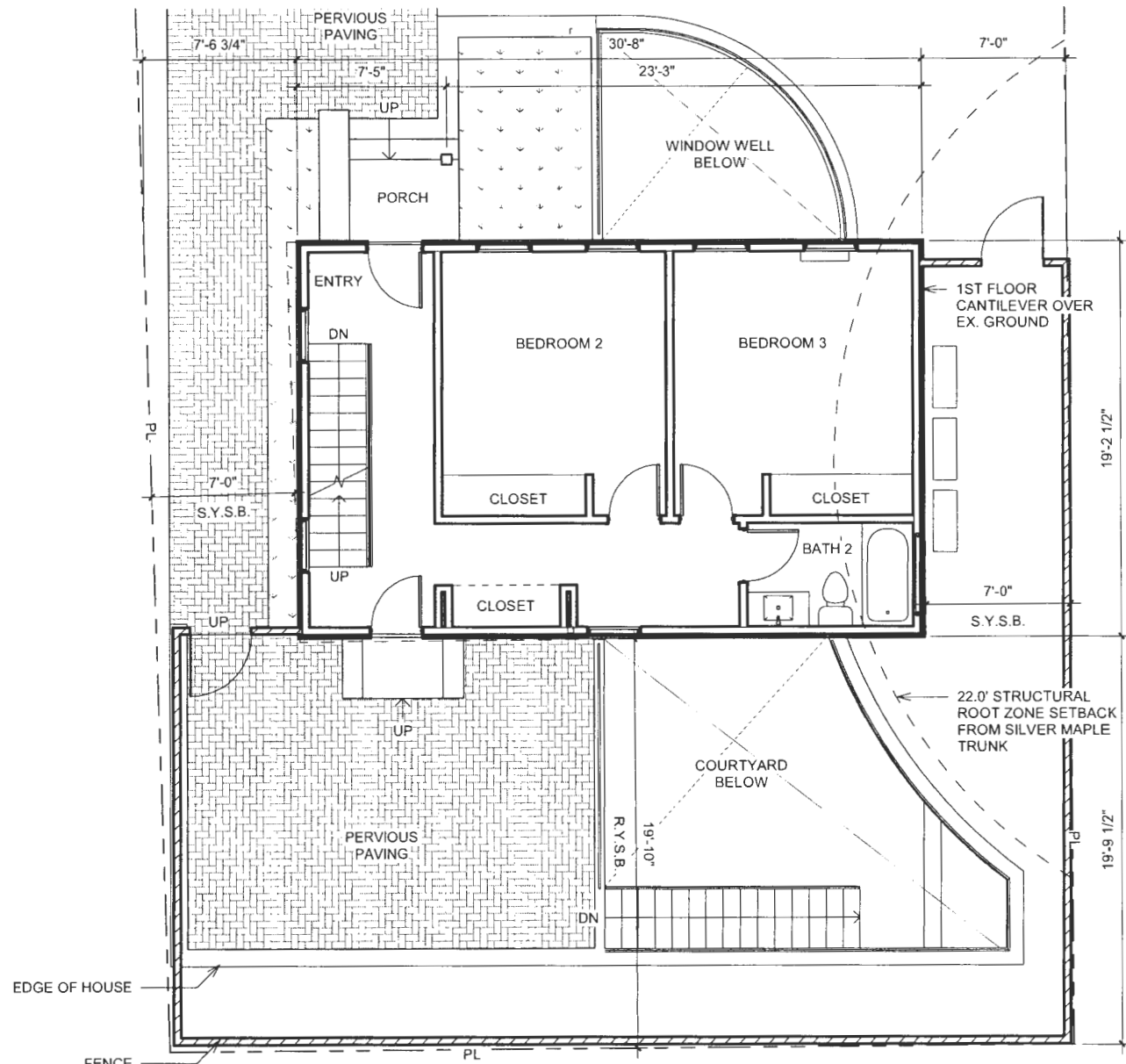
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - BASEMENT

EUSTILUS architecture

24

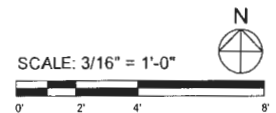
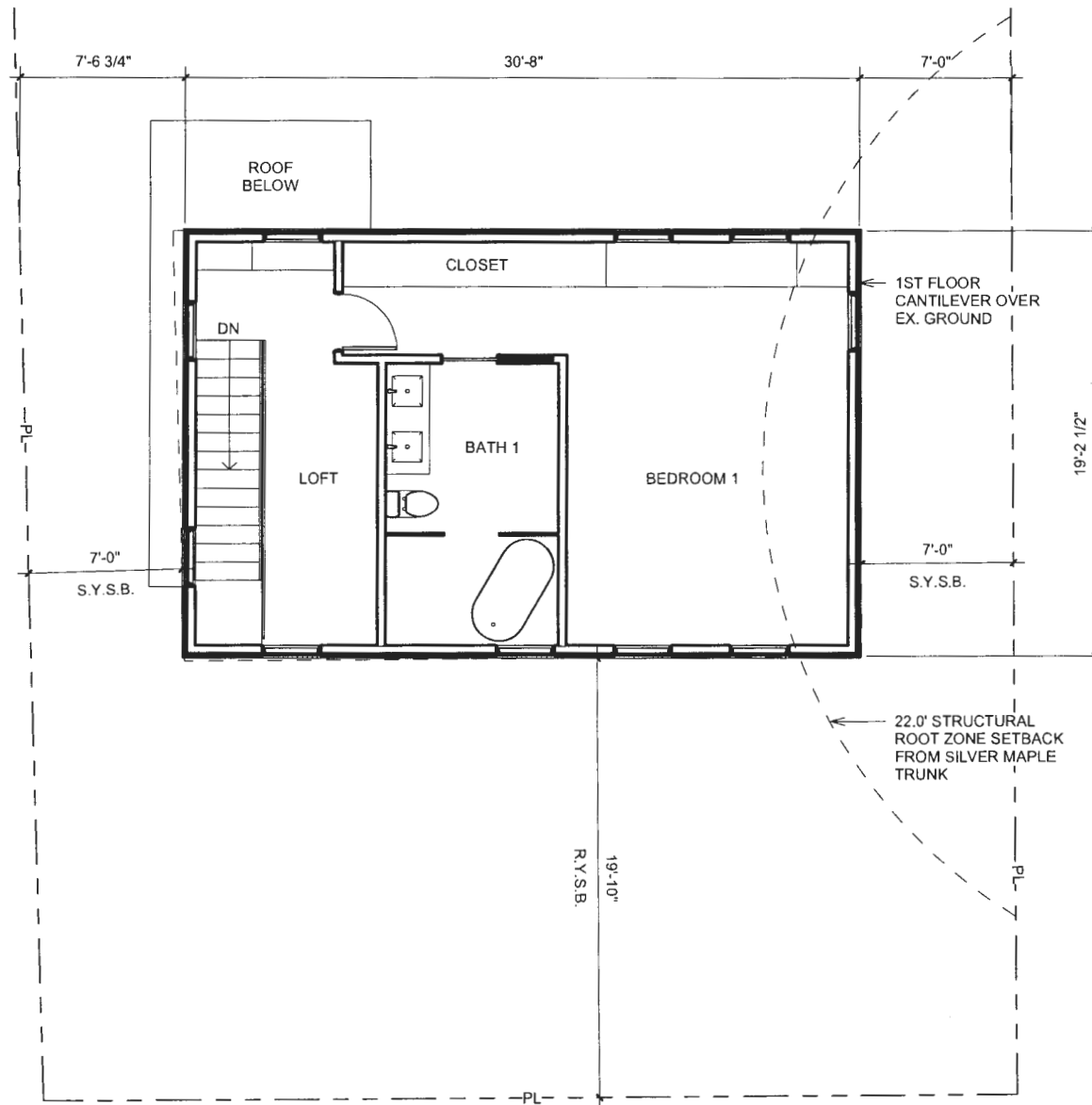


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

FLOOR PLAN - FIRST FLOOR

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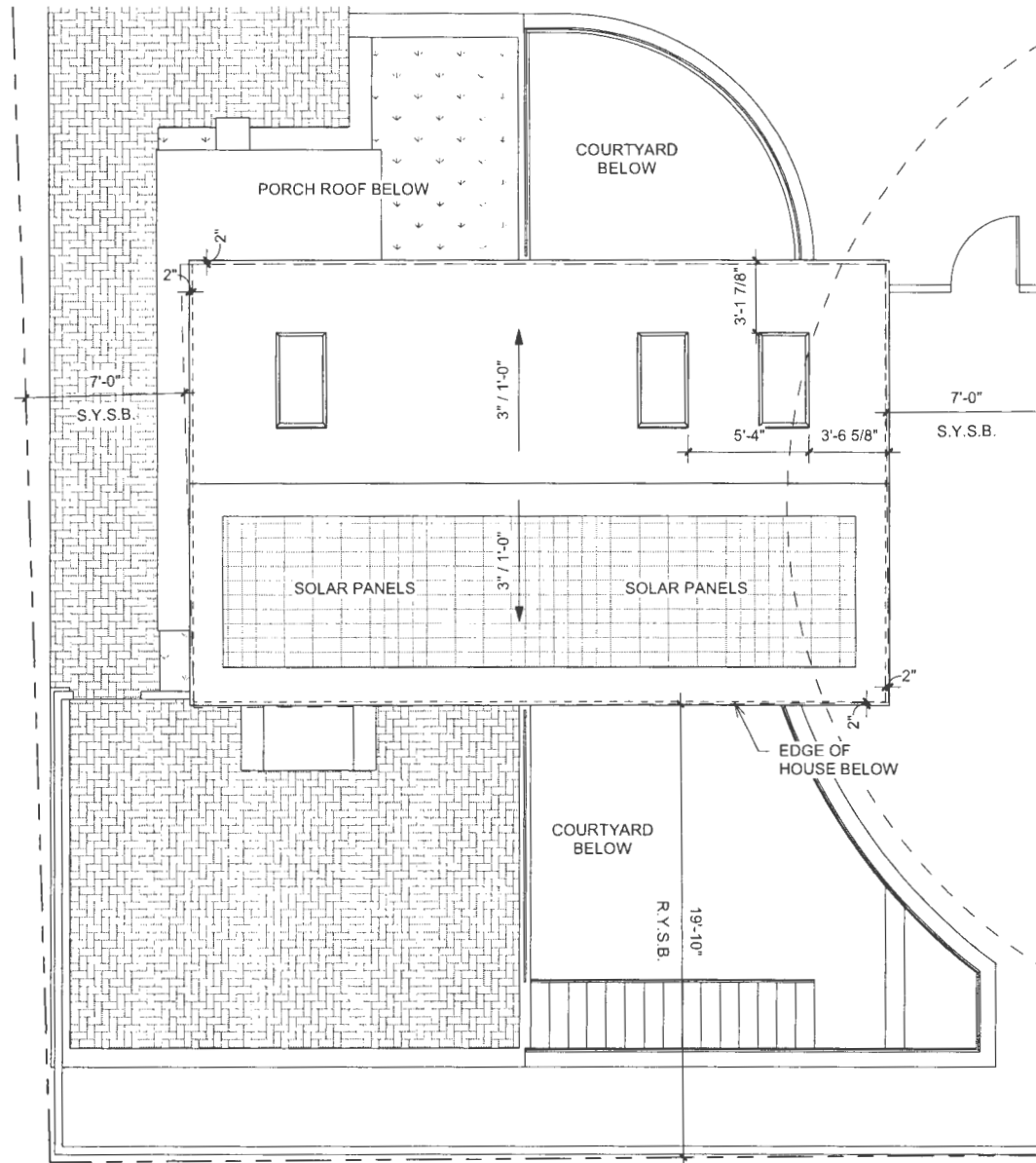
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FLOOR PLAN - SECOND FLOOR

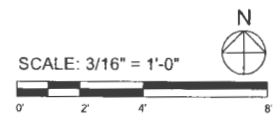
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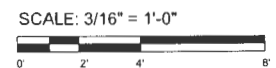
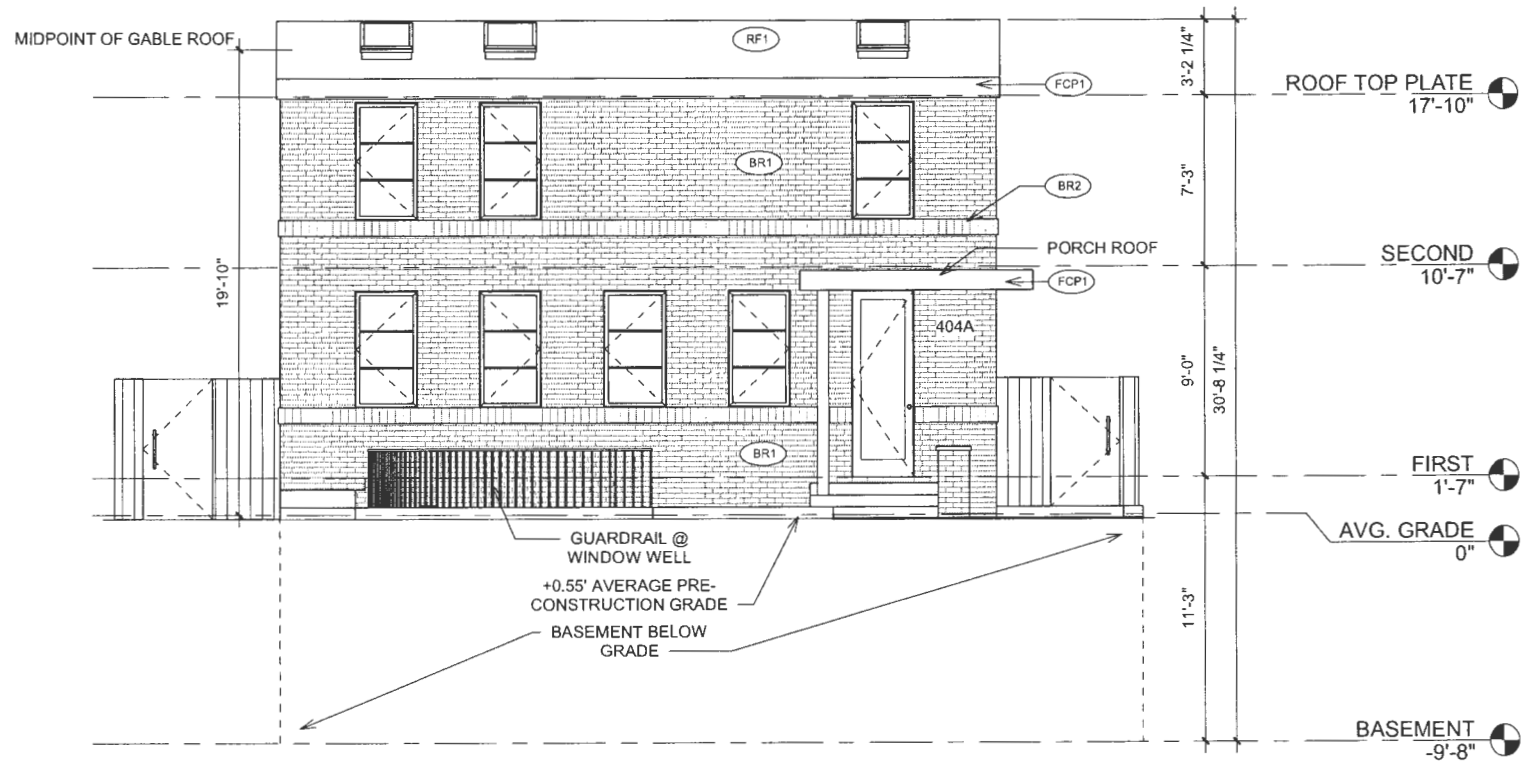
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ROOF PLAN

27

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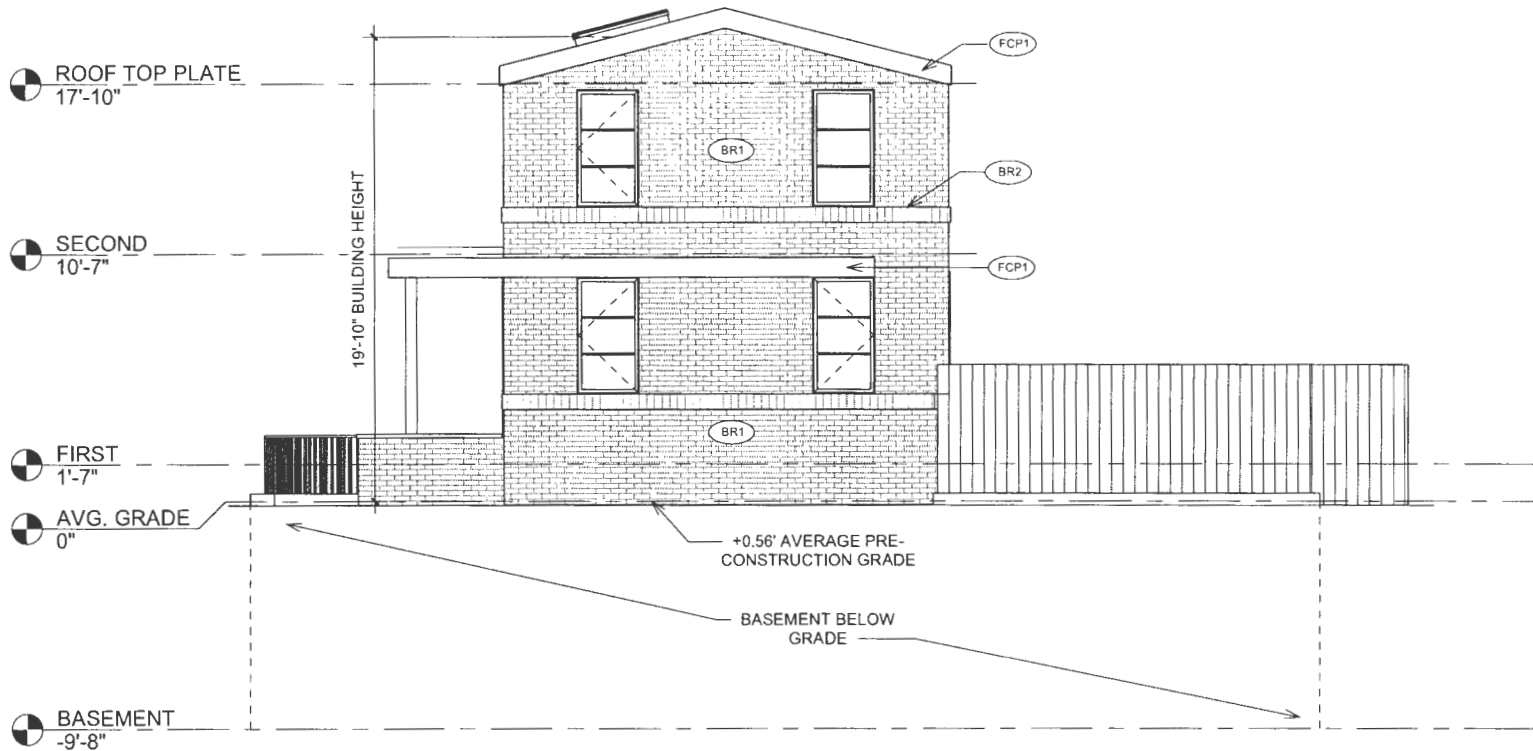
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

ELEVATION - NORTH

EUSTILUS architecture

28



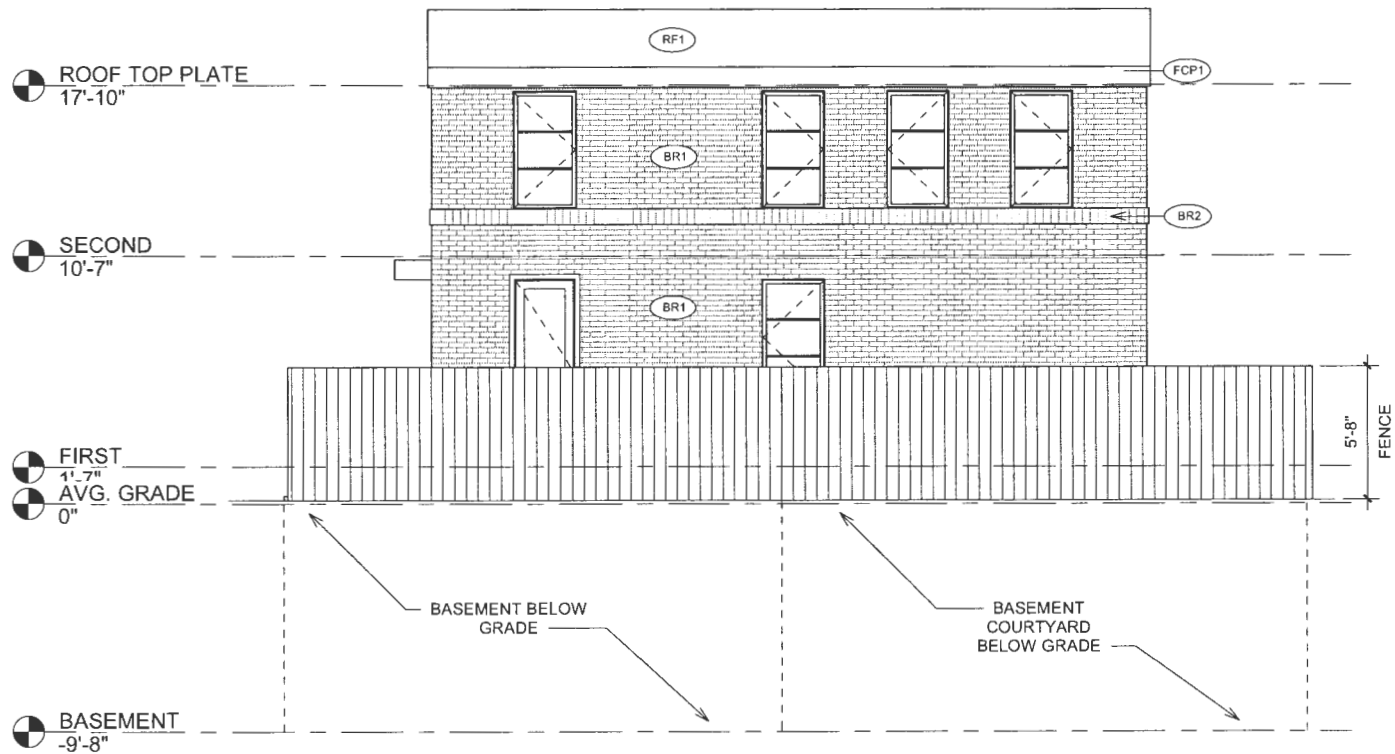
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ELEVATION - WEST

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29

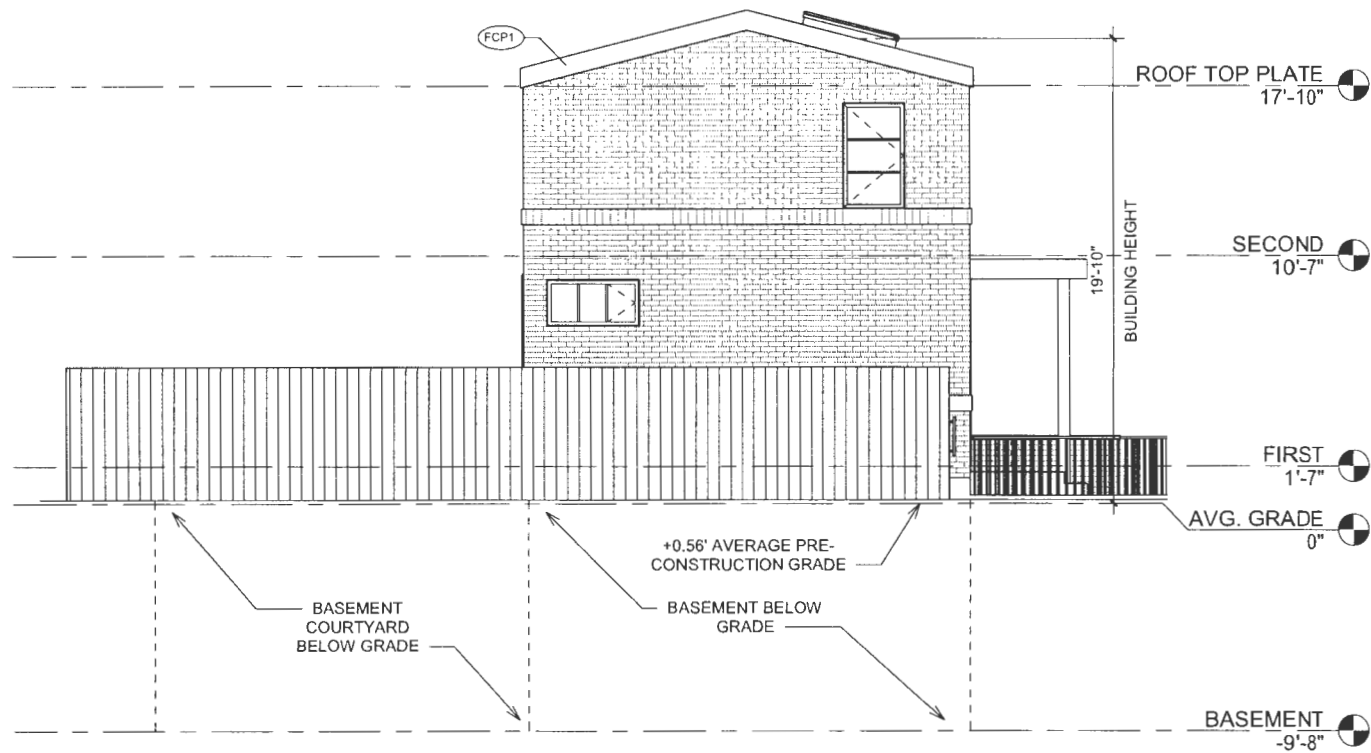


SCALE: 3/16" = 1'-0"

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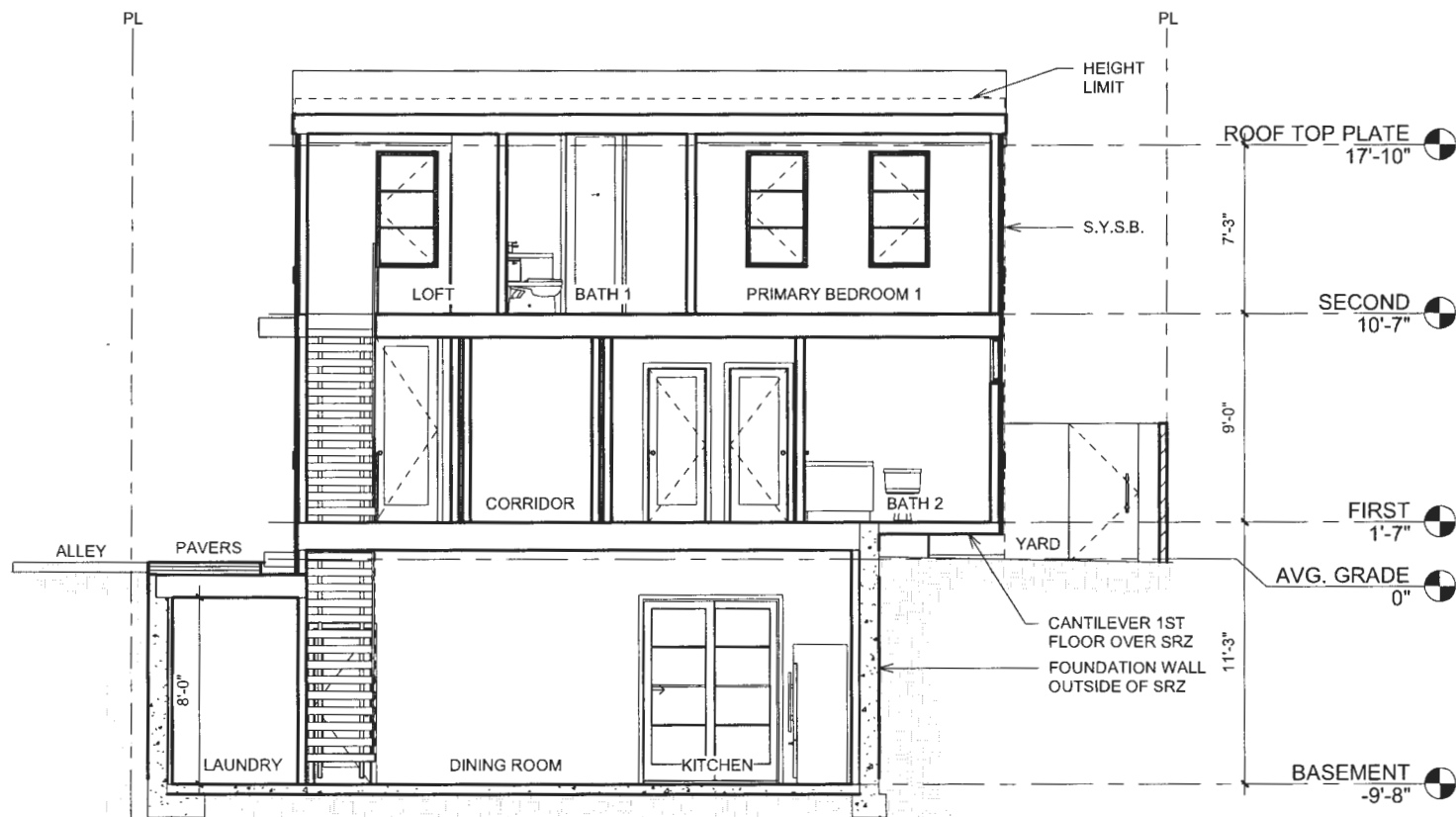
ELEVATION - SOUTH | 30
EUSTILUS architecture



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EUSTILUS architecture

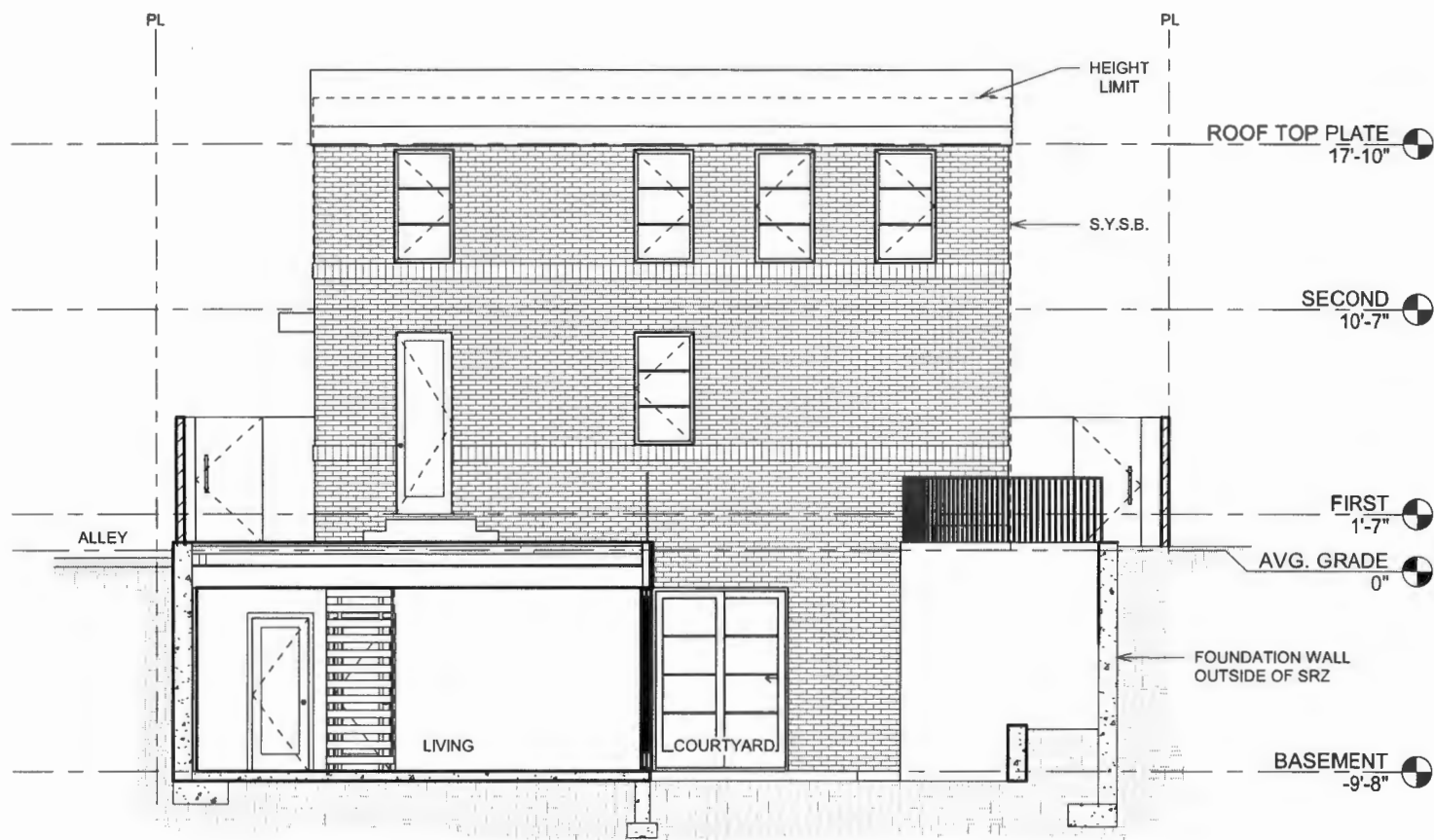


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SECTION: EAST - WEST 01

EUSTILUS architecture

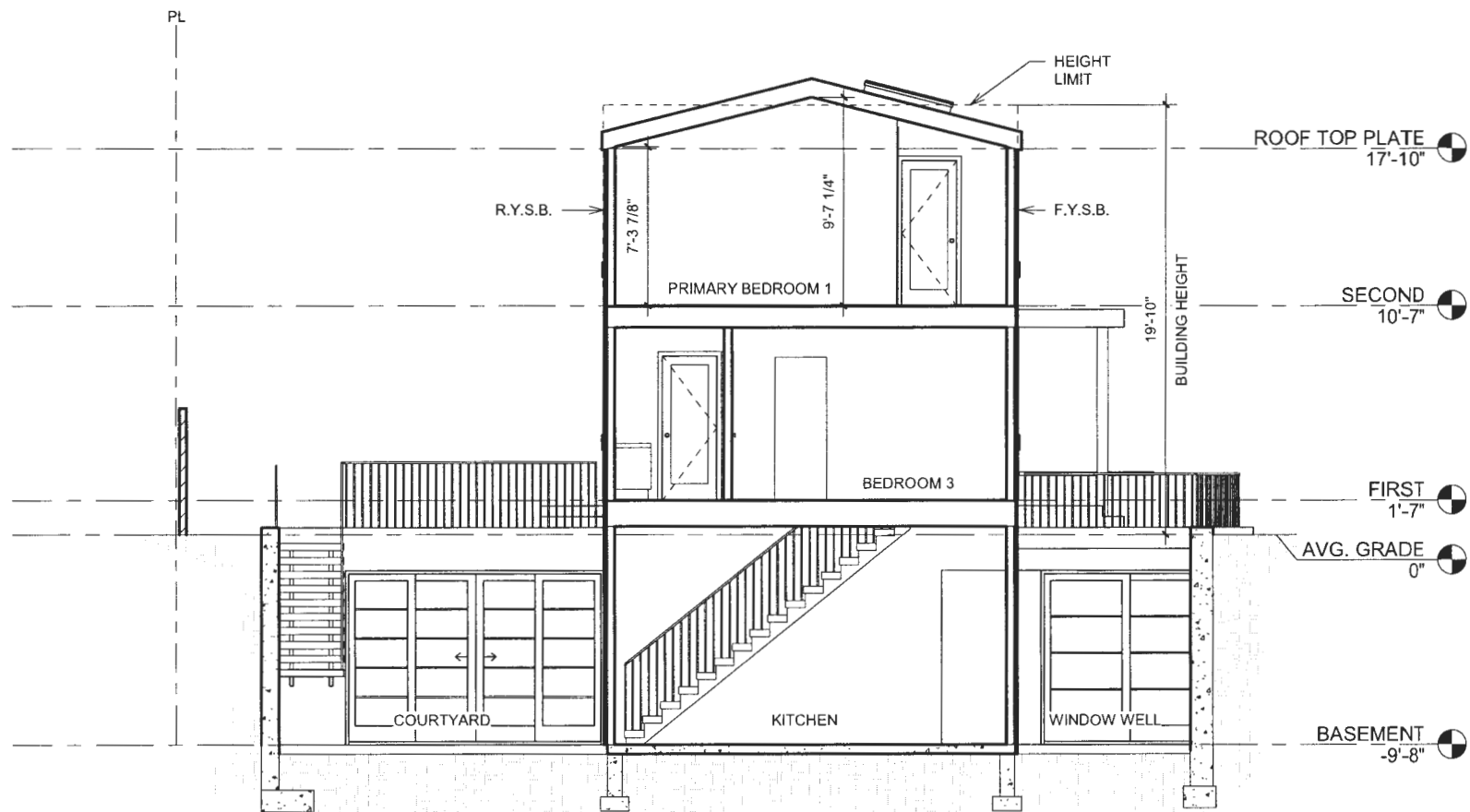


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: EAST - WEST 02

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SCALE: 3/16" = 1'-0"



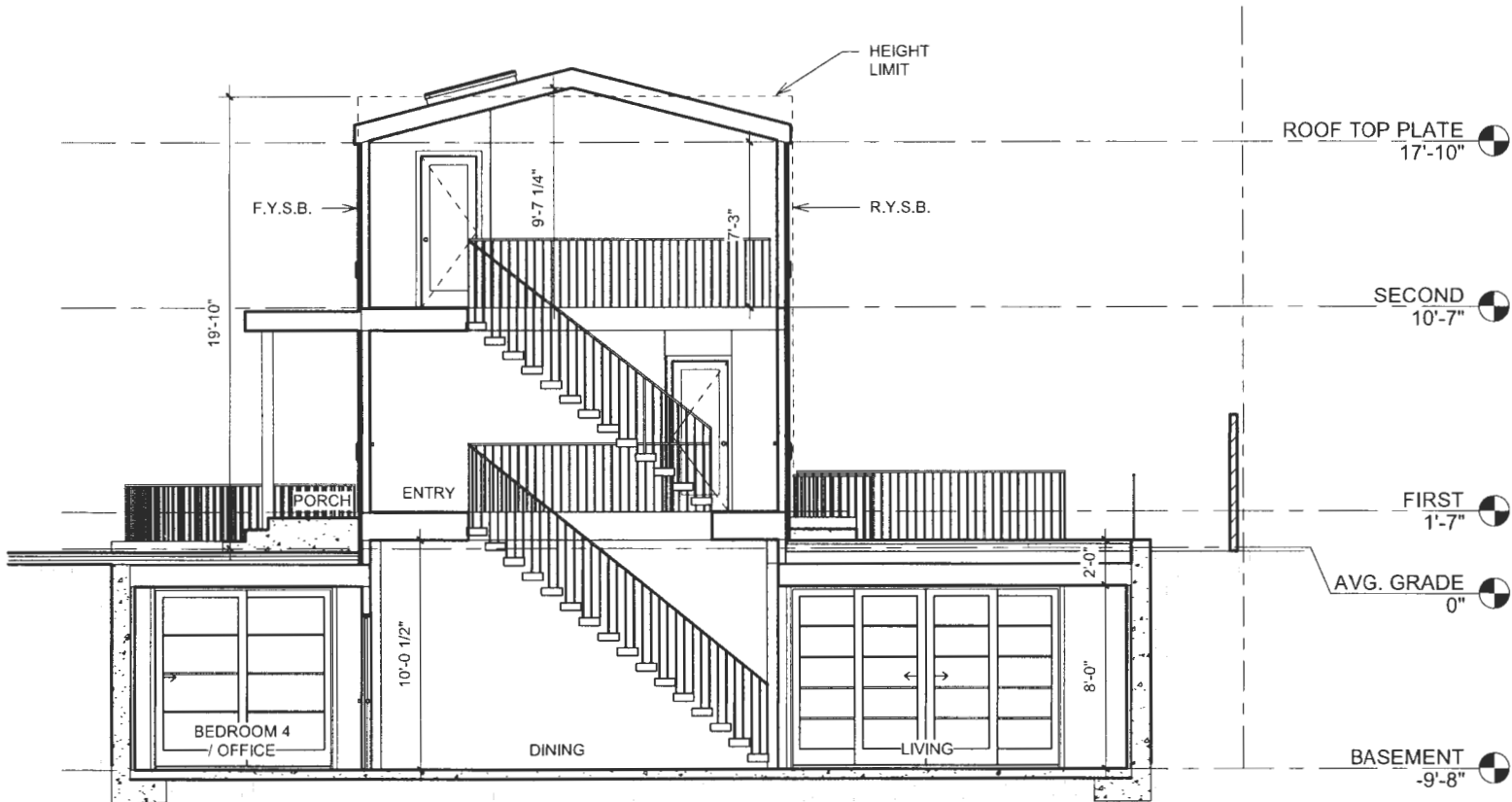
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

SECTION: NORTH - SOUTH 01

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34



SCALE: 3/16" = 1'-0"



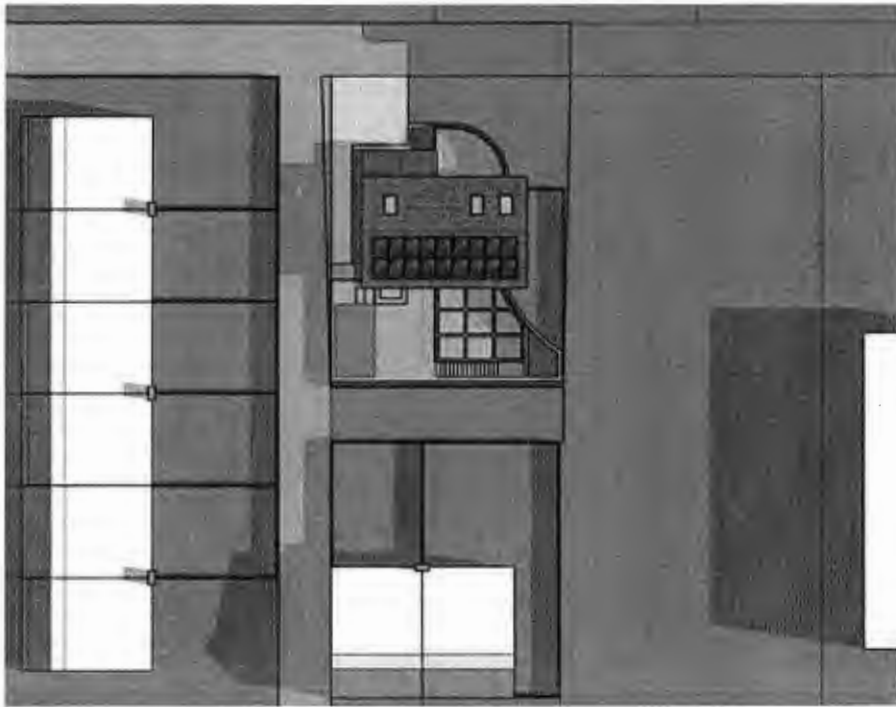
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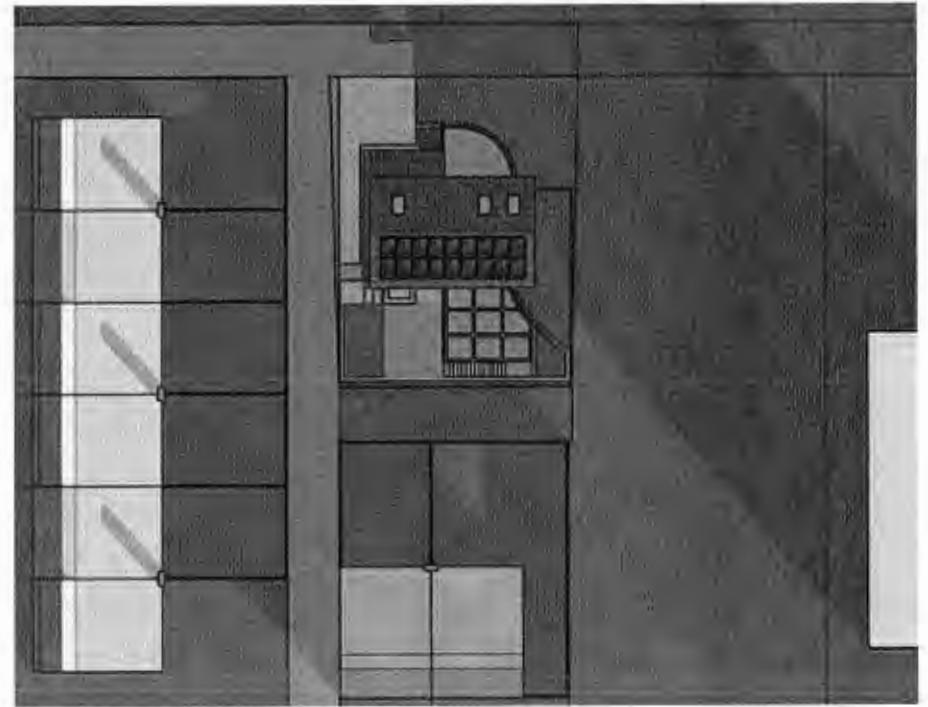
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35

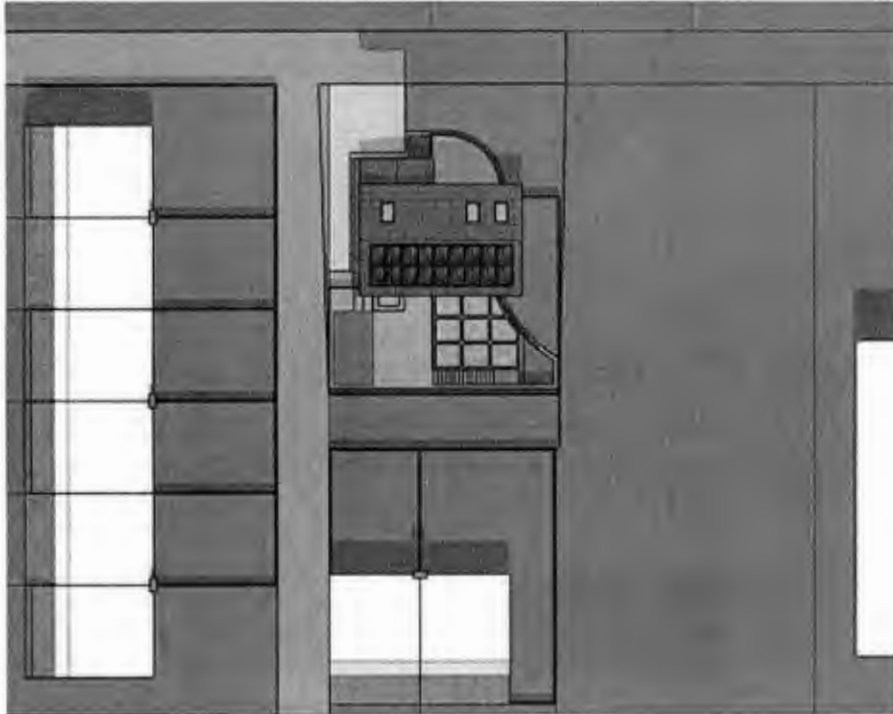
EUSTILUS architecture



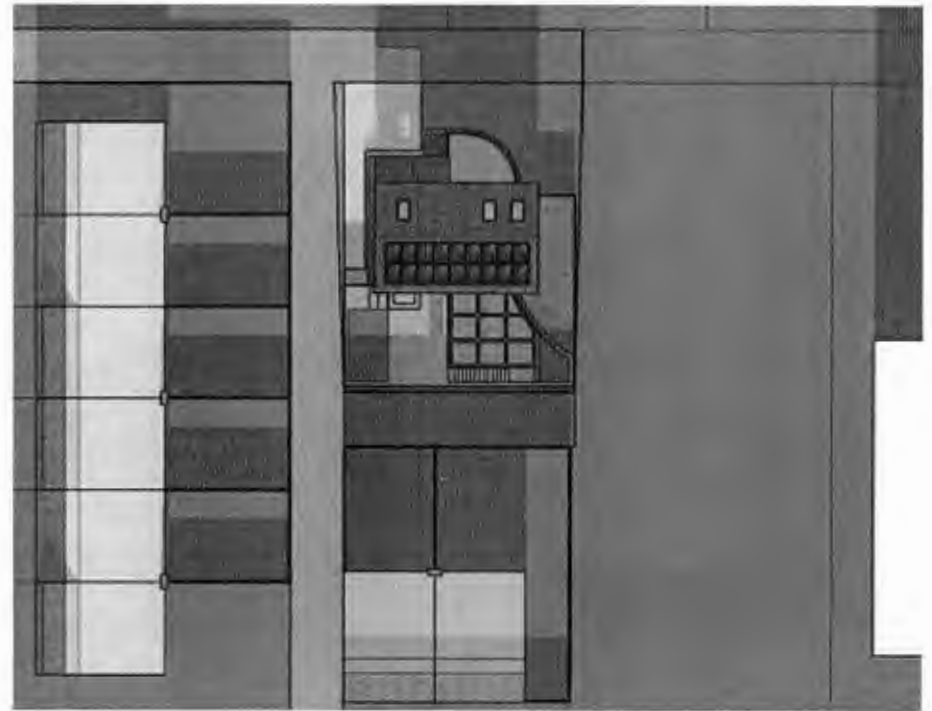
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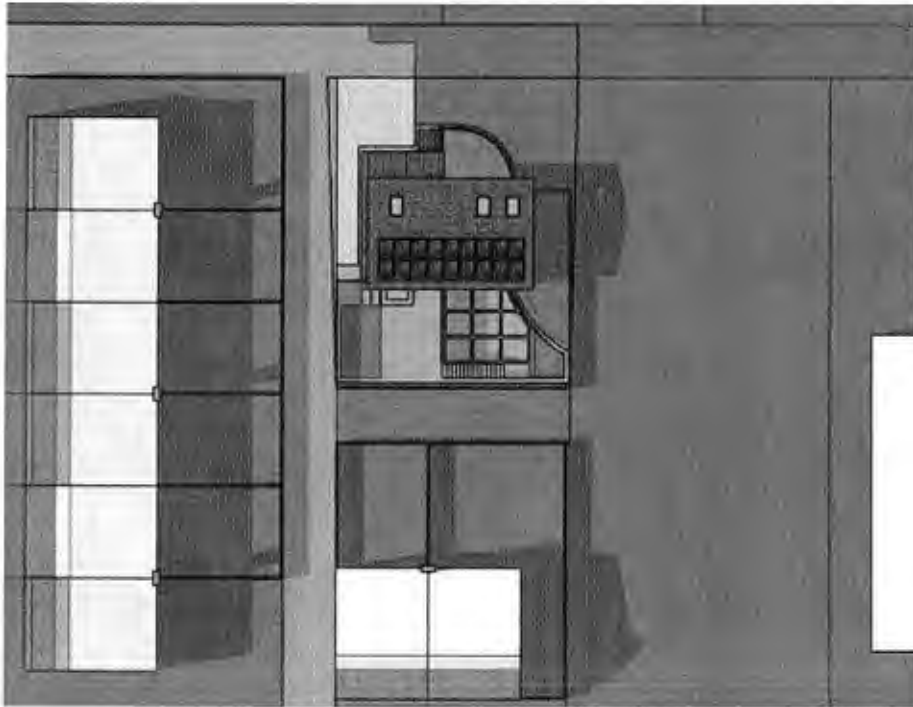
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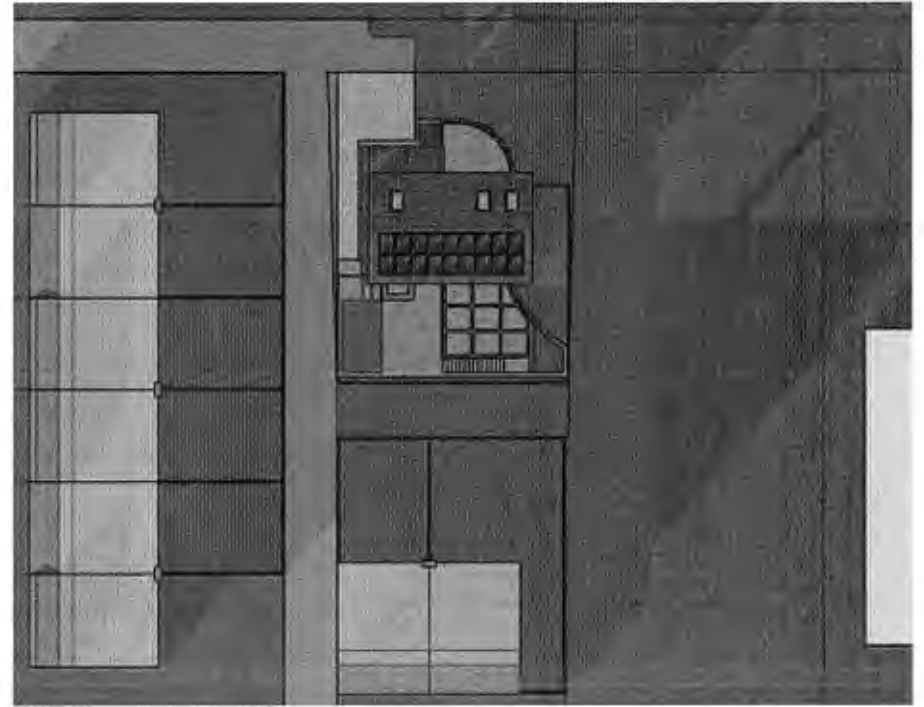
SUMMER SOLSTICE - 12:00 P.M.



WINTER SOLSTICE - 12:00 P.M.



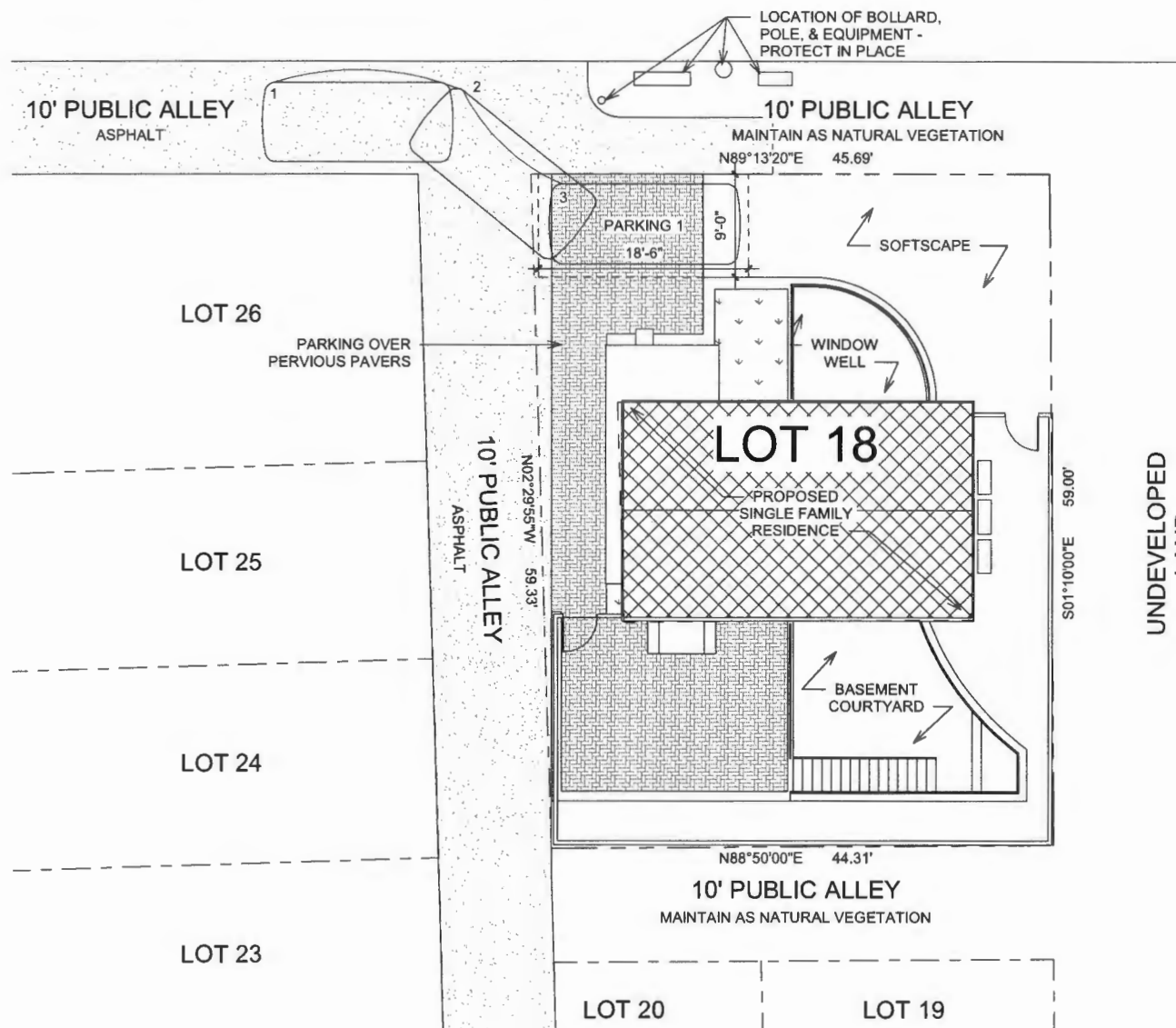
SUMMER SOLSTICE - 3:00 P.M.



WINTER SOLSTICE - 3:00 P.M.

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N

SCALE: 1" = 10'-0"

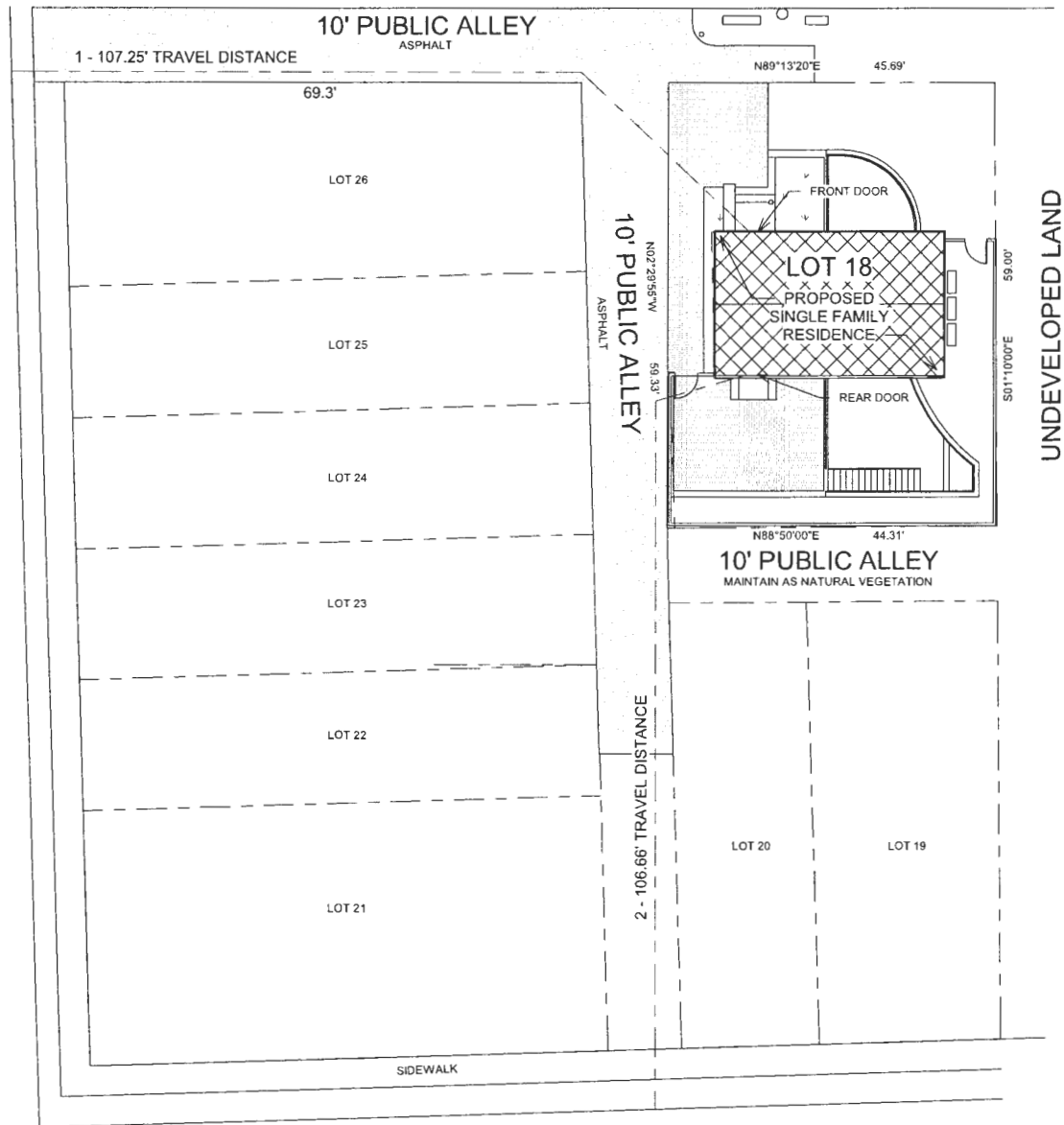
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PARKING DIAGRAM
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MT. VERNON AVE.



N
SCALE: 1/16" = 1'-0"

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E. ALEXANDRIA AVE

FIRE ACCESS DIAGRAM

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40

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
404 E. Alexandria Ave., Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
2. Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
3. Root pruning will be performed for trees # 1N-5N along the TPF line. This will be a trench 18" deep without pulling or tearing the roots beyond the trench wall.
4. The canopy coverage requirements will be met through the planting of trees.
5. There are no invasive plants on this lot.
6. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA – 0216A
November 7, 2023

Tree List for 404 E. Alexandria., Alexandria, VA

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 7, 2023

Lot size = 2,662 s. f. requiring 666 s. f. tree canopy. Existing tree canopy = 0 s. f. Preserved tree canopy = 0 s. f.
N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1N	Silver Maple Acer saccharinum	44"	55	Partially topped, cavity in trunk.	Save – install protective fence. Root prune along fence.	N/A
2N	Siberian Elm Ulmus pumila	20"	45	Topped.	Save – install protective fence. Root prune along fence.	N/A
3N	Northern Catalpa Catalpa speciosa	22"	85		Save – install protective fence. Root prune along fence.	N/A
4N	White Mulberry Morus alba	22"	25	Topped.	Save – install protective fence. Root prune along fence.	N/A
5N	Siberian Elm Ulmus pumila	8x4"	75	Declining.	Save – install protective fence. Root prune along fence.	N/A

LANDSCAPE NOTES

1. The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.

2. The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.

3. The contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.

4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.

5. Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.

6. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.

7. Substitutions to the approved plant material shall not occur until written approval is provided by the City..

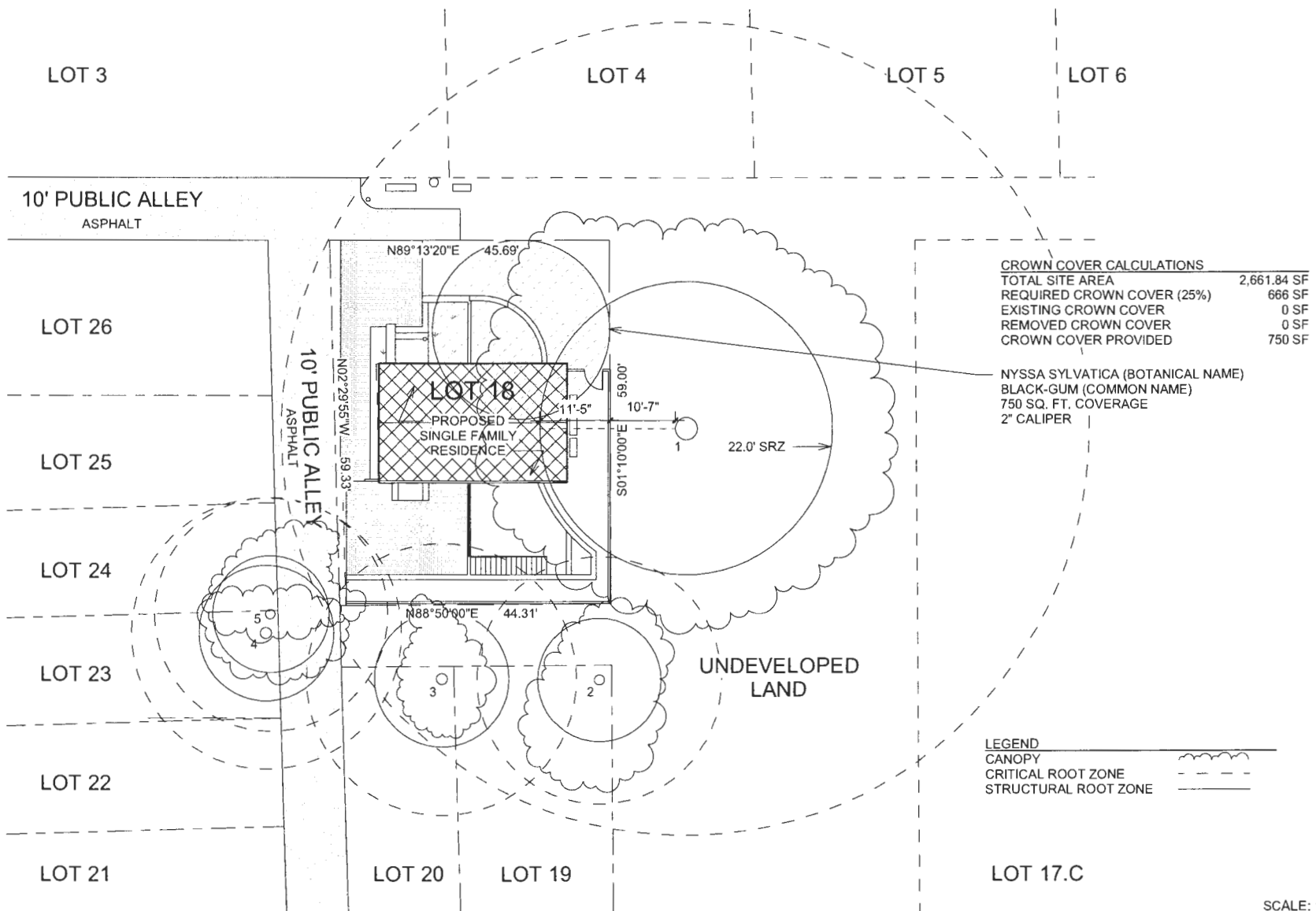
8. Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.

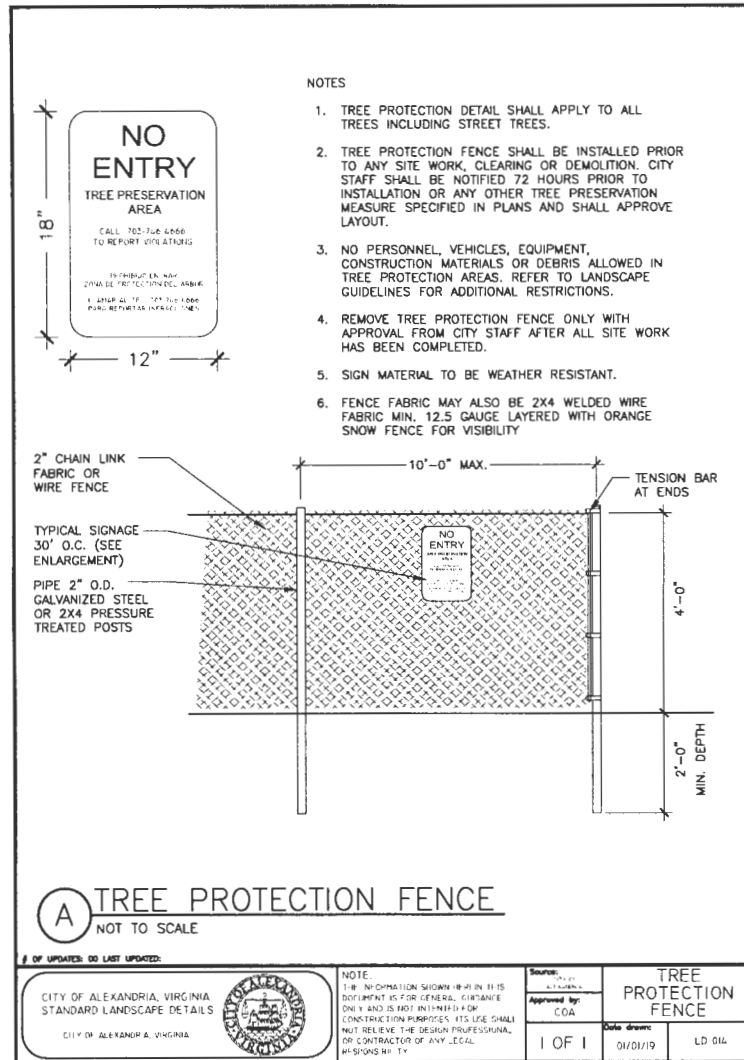
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

LANDSCAPE NOTES

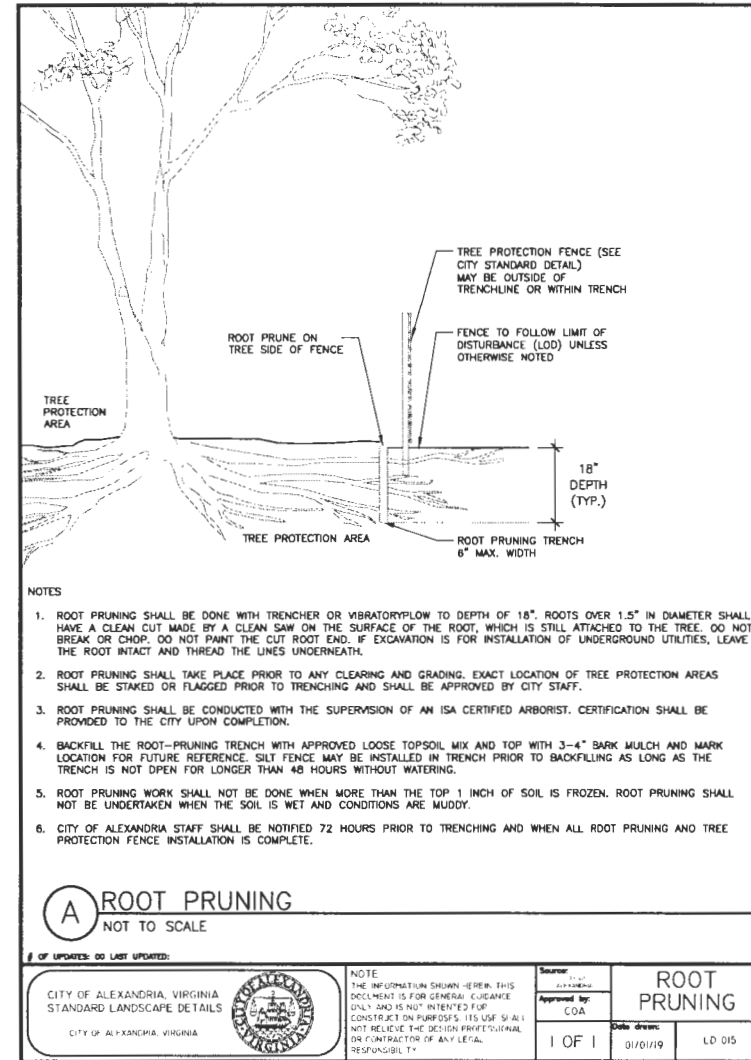
EUSTILUS architecture





NOTES

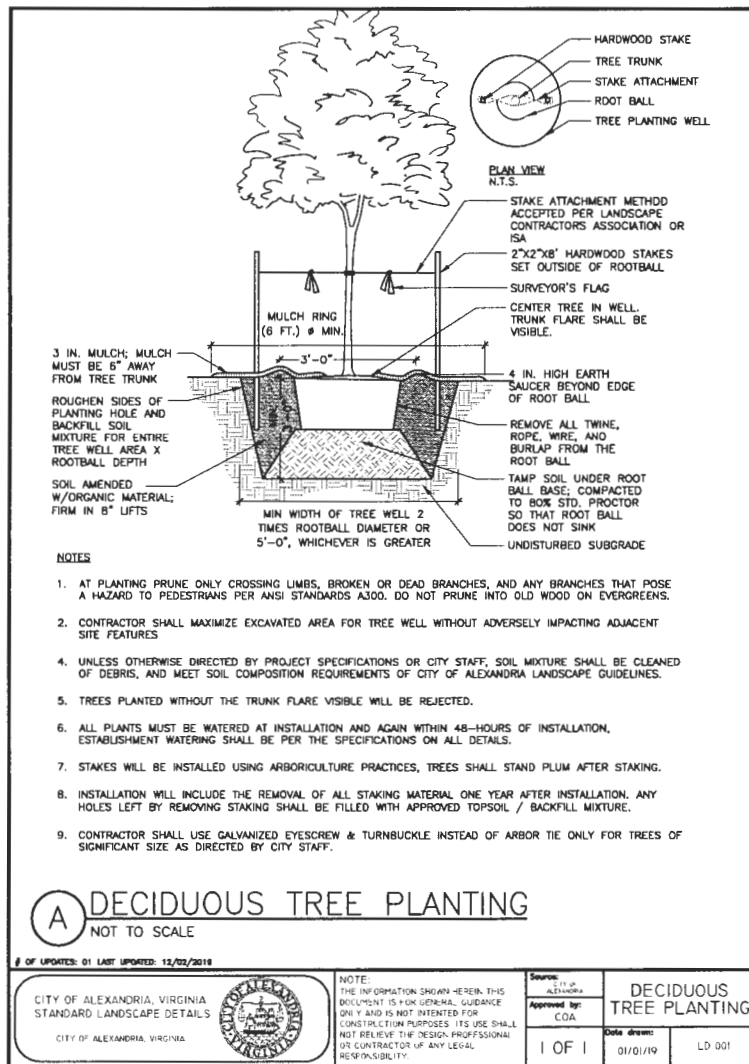
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY.

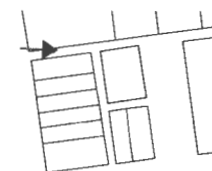


NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORY PLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

SCALE: 1" = 10'-0"





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VIEW OF FRONT AND SIDE FACADES

EUSTILUS architecture



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VIEW OF FRONT AND SIDE FACADES

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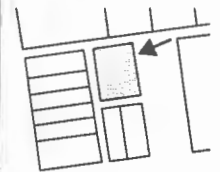


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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

VIEW OF FRONT AND SIDE FACADES

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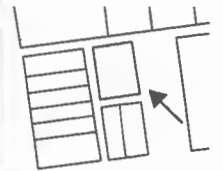
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VIEW FROM UNDEVELOPED LAND LOOKING AT EAST FACADE

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48

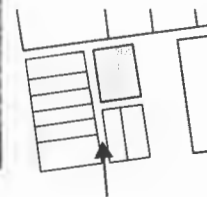


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VIEW FROM UNDEVELOPED LAND ALONG E. ALEXANDRIA AVE.

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VIEW FROM MT. VERNON AVE. ALLEY ENTRY

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CANTILEVER OVER SRZ

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THE ORIENTATION OF THE HOUSE IS EAST TO WEST WHICH IS THE SAME DIRECTION FOR THE HOMES ALONG MT. VERNON AVE.

THE MAJORITY OF DEL RAY HOMES HAVE PORCHES OR AWNINGS OVER THEIR FRONT DOORS. THIS CANTILEVER ROOF COMPLEMENTS THIS FEATURE.

DIVIDED LITES ARE A COMMON FEATURES IN WINDOWS THROUGHOUT DEL RAY.

THE MAJORITY OF DEL RAY HOMES HAVE STEPS LEADING TO THE FRONT DOOR

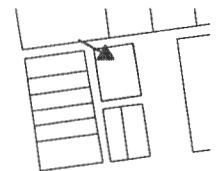
THE GABLE ROOF IS A DOMINANT FEATURE FOR THE HOMES ALONG E. ALEXANDRIA AVE. THE ROOF HEIGHT IS LOWER THAN ALL ADJACENT HOME TO MINIMIZE THE SIZE OF THE STRUCTURE.

THE GABLE ROOF ALLOWS FOR SOLAR PANELS TO BE INSTALLED ON THE SOUTH FACING ROOF OF THE MAIN HOUSE AND ADU.

THE BRICK COMPLEMENTS THE HOMES ALONG MOUNT VERNON AVE. AND E. ALEXANDRIA AVE.

THE EIGHT ADJACENT HOMES ALONG MOUNT VERNON AVE. ARE ALL NARROW WITH A SIMILAR WIDTH.

PERVIOUS PAVERS ALLOW FOR WATER FILTRATION TO NATIVE SOIL



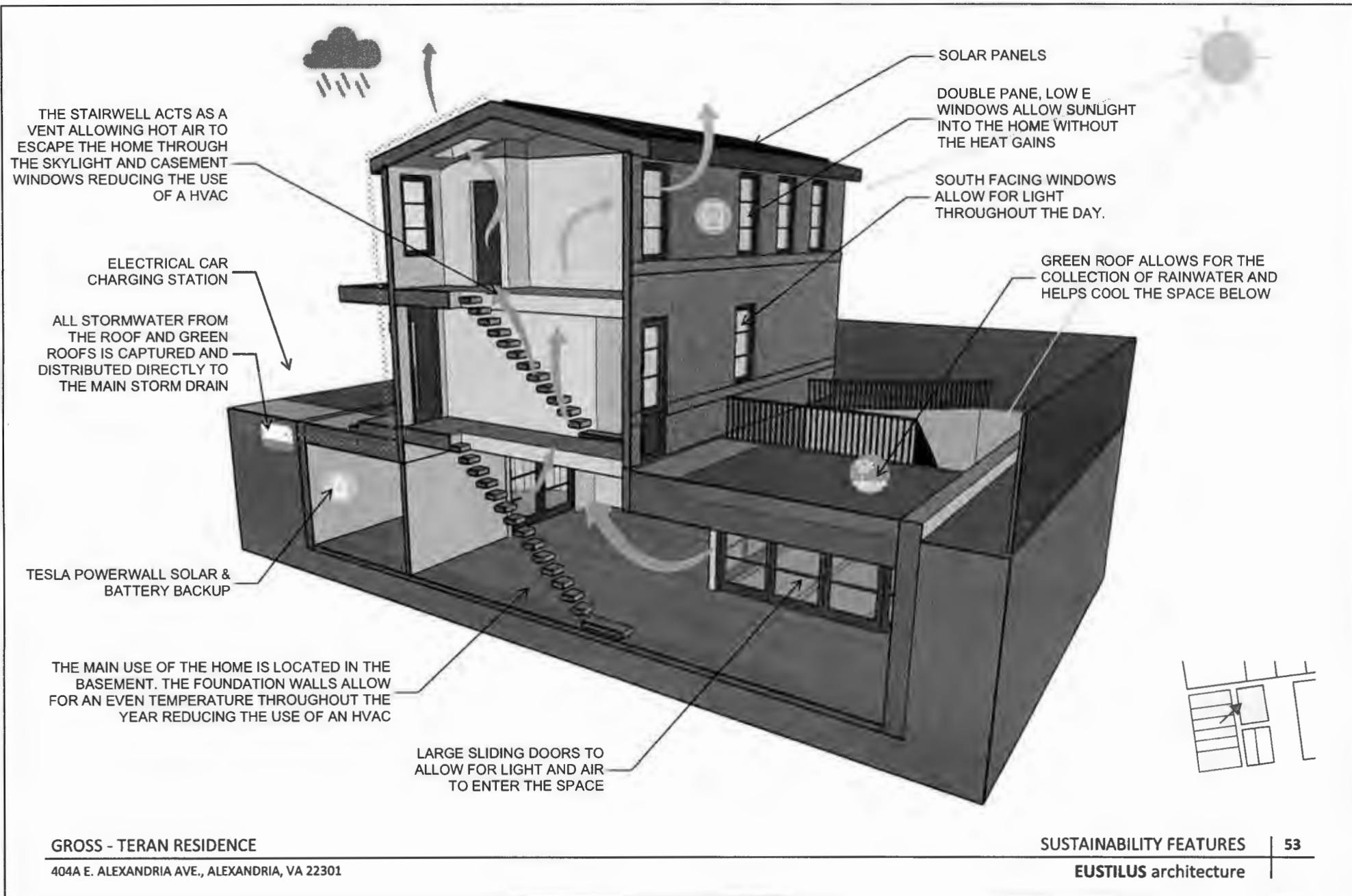
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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

MATERIAL COMPATIBILITY

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Revised SUP Application
December 12, 2023



North Facade (front)

1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows
4. No fence along the alley to allow for a wider alley

Substantial Change SUP Application
May 23rd, 2024



North Facade (front)

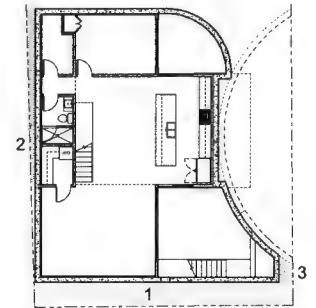
1. Porch reconfigured with roof
2. Windows resized to match adjacent homes and increase privacy between homes
3. ADU removed
4. Materials and colors modified to blend in with the neighborhood

Revised SUP Application
January 18th, 2026



North Facade (front)

1. The brick has been added to complement the homes along Mt. Vernon Ave.
2. The porch has been reconfigured



Basement Floor Plan

1. The South wall was moved 3'-10" to 4'-2" from the property line
2. The West wall was moved 8" to 1'-6" from the property line
3. The East wall was moved 2'-6" from the property line



East Facade (side)

1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Building is pushed to the side yard setback limit on all levels



East Facade (side)

1. Porch reconfigured with roof
2. Windows resized to match adjacent homes and increase privacy between homes
3. ADU removed
4. Materials and colors modified to blend in with the neighborhood



East Facade (side)

1. The home blends in with the surrounding buildings and landscape by changing the materials and colors

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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

Design Evolution
EUSTILUS architecture

Revised SUP Application
December 12, 2023



South Facade (rear)

1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. Big windows

Substantial Change Revised SUP Application
October 16th, 2024



South Facade (rear)

1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood

Revised SUP Application
January 18th, 2026



South Facade (rear)

1. The home blends in with the surrounding buildings and landscape by changing the materials and colors



West Facade (side)

1. Main two story house over a basement
2. Accessory Dwelling Unit (ADU)
3. No fence along the alley to allow for a wider alley



West Facade (side)

1. ADU removed
2. Windows resized to match adjacent homes and increase privacy between homes
3. Materials and colors modified to blend in with the neighborhood



West Facade (side)

1. The home blends in with the surrounding buildings and landscape by changing the materials and colors

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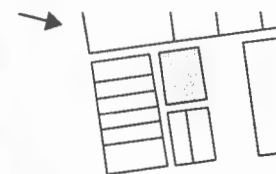
Design Evolution
EUSTILUS architecture



CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM MT. VERNON AVE.
LOOKING EAST TOWARDS THE
LOT

THE FRONT AND SIDE OF THE
PROPOSED HOME MAY BE SEEN
WHICH COMPLIMENTS THE
HOMES ALONG MT. VERNON
AVE. IN SIZE AND MATERIALS.



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

56

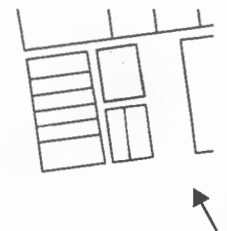
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CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE VACANT
RIGHT OF WAY

ONLY A PORTION OF THE HOME
CAN BE SEEN FROM THE
STREET DUE TO THE EXISTING
VEGETATION.



GROSS - TERAN RESIDENCE

404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

57

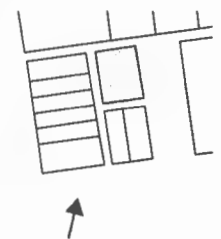
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CONTEXT PHOTO TAKEN ON
APRIL 17TH

VIEW FROM E. ALEXANDRIA AVE.
LOOKING NORTH TOWARDS THE
LOT THROUGH THE PUBLIC
ALLEY

PROPOSED HOUSE IS BARELY
VISIBLE THROUGH THE
EXISTING TREES



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404A E. ALEXANDRIA AVE., ALEXANDRIA, VA 22301

3D Renderings

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EUSTILUS architecture

May 4, 2026

To: Alexandria Planning Commission
Re: Please vote NO on SUP-2026-00013

Dear Planning Commission Members

As a resident of the 400 block of East Alexandria Ave. and member of the Del Ray Citizens Association, I ask that you please reject the Special Use Permit #SUP2026-00013 for 404A East Alexandria Ave. for the following reasons.

- This substandard R-2-5 lot has already been rejected twice for lack of the required street frontage, and there are no changes to the SUP that merit approval on the third attempt.
- The 2000 sf basement displaces ground that is known to insufficiently absorb runoff. Much of Alexandria is designated as a flood zone. Approving a project that will likely exacerbate pre-existing flooding problems experienced by the residents to the south and west of this property and runs counter to our city's efforts to mitigate flooding.
- Vehicle access to the property is limited to two 10-foot alleys. Fire response and Dominion Power access issues have already been made known to staff. Further demonstrating the infeasibility of navigating this narrow space with large trucks, men, and equipment is weekly trash and recycling service. Every Thursday trash trucks must remain on E. Alexandria Ave. while the workers run back and forth along the alley to remove and return trash bins from the 1400 block of Mt. Vernon Ave. To add one more property to this mix would exacerbate a known problem, with potentially fatal consequences.

On this third attempt to secure an SUP, Mr. Teran withdrew the plan to include an ADU on this substandard lot; nonetheless, the 2000 sf basement living space will be built with a roof strong enough to support an ADU. Mr. Teran claims it is necessary to build such a large basement for this intended venture to be profitable, but it was his choice to speculate on the lot, to build big, and buttress the basement roof. His choices do nothing to meet the goal of affordable housing or improve our neighborhood. Planning Commission's decision should be based on what is best for neighborhood needs, not the developer's desires.

Bridget Donohue and Ernie Pickell
422 E. Alexandria Ave.



Outlook

[EXTERNAL]Support for 404A E Alexandria Ave

From Summer Hawley <thesummerrainbow@yahoo.com>**Date** Mon 5/4/2026 9:52 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Dear Mayor and Members of the Council,

As a resident of Alexandria City, I am writing to voice my support for application SUP2026-00013 concerning the property at 404A E. Alexandria Ave.

From what I understand, the applicant is seeking approval to construct a home on a lot that falls below current standards for both street frontage and overall size. That said, the lot itself is comparable in size to many others nearby, and plenty of existing homes throughout the city were built without meeting today's frontage requirements. The proposed home also stays within all applicable zoning and massing rules, which means it will fit naturally into the existing character of the neighborhood.

Given how severe our housing shortage has become, I think projects like this one represent exactly the kind of thoughtful, creative infill we should be encouraging. It makes use of an otherwise underutilized parcel without disrupting the surrounding community.

I respectfully urge the Council to approve this special use permit. Thank you for your time and consideration.

Best,
Summer

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Outlook

[EXTERNAL]SUP2026-00013 at 404A E. Alexandria Ave

From George Danilovics <gdanilovics@hotmail.com>**Date** Mon 5/4/2026 5:52 PM**To** PlanComm <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>

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City of Alexandria Council & Planning Commission:

I'm writing in support of the Special Use Permit for SUP2026-00013 at 404A E. Alexandria Ave. I live at adjacent property located at 1415 Mt Vernon Avenue. The plans that Eric Teran shared fit with the character of the rest of the neighborhood and are not out of scale. The addition of one housing unit onto the residential alley should not materially impact the safety of the existing residents that use the alley nor drivers on Mt Vernon Avenue. This smaller footprint house will also provide housing at a lower pricepoint than recent larger developments - helping ensure that working families can afford to live in beautiful Alexandria.

Thank you,
George Danilovics

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Outlook

[EXTERNAL]Support for SUP2026-00013 - 404A E. Alexandria Ave.

From nicholas@provenzolaw.com <nicholas@provenzolaw.com>**Date** Mon 5/4/2026 1:15 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Madam Mayor, Members of City Council, Planning Commissioners, and Ms. Drescher,

I am a resident of Alexandria and have lived here since 2009. I know the applicants as fellow Alexandria residents and members of the community, and I have carefully reviewed their submission materials.

By way of additional context, I am a graduate of the Alexandria City Academy, the Citizens Police Academy, the Citizens Sheriff Academy, and the Commonwealth Attorney's Academy. Through these programs, and as an attorney familiar with Alexandria's zoning framework, I have developed a practical understanding of the City's land-use process. I offer this perspective in my personal capacity as a resident.

I support application SUP2026-00013 at 404A E. Alexandria Ave. The proposal adds a modest, attractive home that fits the scale and fabric of the surrounding Del Ray neighborhood while making thoughtful and responsible use of a vacant residential lot.

It also aligns with the pattern of development already present in Alexandria, including other homes on similar lots. If this residence were proposed next door to me, I would regard it as a welcome addition to the fabric of our shared community.

This is the kind of practical, context-sensitive project that allows Alexandria to address housing constraints while maintaining the character that makes its neighborhoods distinctive.

I support approval of this Special Use Permit.

Respectfully,
Nicholas Provenzo

Nicholas Paul Provenzo, Esq.**PROVENZO LAW PLLC**

vox: +1 703.625.3296

web: <https://provenzolaw.com>

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Outlook

[EXTERNAL]Support for 404A E. Alexandria Ave

From Derek L <derek.loomba@gmail.com>**Date** Mon 5/4/2026 10:45 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I'm writing in support of application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. I believe this development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Thanks for your attention,
Derek Loomba

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Outlook

[EXTERNAL]Application SUP2026-00013 at 404A E. Alexandria Ave

From Jason Osser <jason@ossercpa.com>**Date** Mon 5/4/2026 10:45 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

1 attachment (6 MB)

404A E ALEXANDRIA AVE SUP PRESENTATION 3.pdf;

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Sincerely,

Jason S. Osser, CPA, MBA

+++++

571.331.1652 x 42

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Outlook

[EXTERNAL]Support for application SUP2026-00013 at 404A East Alexandria Ave

From Jocelyn Lofstrom <jslofstrom@hotmail.com>**Date** Sun 5/3/2026 8:19 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Dear Mayor Gaskins, Councilmembers, and Planning Commission members:

I am a resident of Alexandria City, specifically In Del Ray, very near 404A E Alexandria Ave. I have voted for many of you in the past hoping you would bring fair and common sense governance. Thanks for serving our community.

I am writing in support of application SUP2026-00013 at 404A E Alexandria Ave.

My understanding of the issue is the owners are asking to build a home on a substandard lot that lacks street frontage and lot size. It appears the lot size is similar to those in the vicinity, and I'm told numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations.

I saw the plans and this proposed home looks like a nice addition to the neighborhood. I can't see any good reason why this exception would be denied.

I support this special use permit being approved.

Sincerely,

Jocelyn Lofstrom
408 E Nelson Ave.

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Outlook

[EXTERNAL]Opposition to SUP #2026-00013 – 404A East Alexandria Avenue

From Dana Mehanna <dana.mehanna@gmail.com>**Date** Sun 5/3/2026 6:56 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Members of the Planning Commission,

I am writing to respectfully **oppose** the consideration and approval of SUP #2026-00013 for the property located at 404A East Alexandria Avenue. There are significant concerns that remain unresolved and prevent the findings required for approval from being adequately supported.

This application has been reviewed and denied **twice** by the City Council already. While the architectural design has changed slightly, the underlying site conditions have not. The lot still lacks street frontage, still relies on a 10-foot alley for access, and still does not demonstrate adequate emergency access.

Since the core constraints of the site remain unchanged, the same concerns that led to prior denials remain today. The prior denials reflect recognition of the site's inherent limitations and since those limitations have not been resolved, the basis for denial still remains.

For these reasons, I respectfully urge the Planning Commission to deny SUP #2026-00013.

Thank you for your time and consideration.

Sincerely,

Dana Mehanna

1411 Mount Vernon Ave

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Outlook

[EXTERNAL]Support for application SUP2026-00013 at 404A E. Alexandria Ave

From J <jpschrein@gmail.com>**Date** Sun 5/3/2026 7:41 AM**To** PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City and the Del Ray neighborhood, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

*Jon Schreiner
208 Hume Ave
Alexandria VA 22301*

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Outlook

[EXTERNAL]Teran-Gross Housing Application SUP2026-00013

From Jori Sapper <jjsapper@gmail.com>**Date** Sun 5/3/2026 6:46 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Dear Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and am writing in support of application SUP2026-00013 at 404A E. Alexandria Ave. I have known the Teran-Gross family for over a decade as supportive and engaged parent-members of our school community, and understand they are asking to build a home on a substandard lot that lacks street frontage and lot size.

The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved, and thank you for your consideration.

-Jori Sapper

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Outlook

[EXTERNAL]Special Use Permit

From Kelly <kedmonds02@comcast.net>**Date** Sat 5/2/2026 7:36 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>**Cc** PlanComm <PlanComm@alexandriava.gov>

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Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Best,
Kelly Edmonds

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Outlook

[EXTERNAL]Neighbor Support for Alexandria Neighbors

From Mark Sanchez <porcupine01@msn.com>**Date** Sat 5/2/2026 5:59 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Mr. Mayor and Councilmembers,

My name is Mark Sanchez and I am a resident of Alexandria City, and am writing voice my support for application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved. Thank you for your time and consideration in this matter.

Sincerely,

*Mark Sanchez
205 Martin Lane
Alexandria, VA 22304*

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Outlook

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

From Matthew Holcomb <mjh22@me.com>

Date Sat 5/2/2026 11:31 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

[You don't often get email from mjh22@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City, and I fully support application SUP2026-00013 at 404A E. Alexandria Ave.

I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. That said, the lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. The development respects the character of the neighborhood by adhering to all zoning massing regulations. Approval should be an easy decision if for no other reason than there is an extreme housing shortage in the city! This home is a creative solution to our housing shortage problem and I hope that you would approve this request to allow for a logical use of housing space for a family to enjoy living in our great city.

Again, I fully support this special use permit being approved.

Sincerely,

Matt Holcomb
5245 Bessley Pl
Alexandria, VA 22304

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Outlook

Re: [EXTERNAL]In support of the approval for special use permit SUP2026-00013

From PlanComm <PlanComm@alexandriava.gov>**Date** Thu 5/7/2026 3:32 PM**To** Madeline Li <madeline.y.li@gmail.com>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Rachel M Drescher
<rachel.drescher@alexandriava.gov>**Cc** Jim Luo <jim.z.luo@gmail.com>

Hi Madeline,

This application was deferred from consideration at the May 5, 2026 Planning Commission Public Hearing. Your testimony will be included when the application comes back for consideration.

Best,

Ted Alberon (He/Him)
Senior Planning Technician
City of Alexandria, Virginia
Planning and Zoning
703.746.3810
alexandriava.gov

From: Madeline Li <madeline.y.li@gmail.com>**Sent:** Wednesday, May 6, 2026 9:17 PM**To:** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; PlanComm
<PlanComm@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>**Cc:** Jim Luo <jim.z.luo@gmail.com>**Subject:** [EXTERNAL]In support of the approval for special use permit SUP2026-00013

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Dear Mayor and Councilmembers,

As residents of Alexandria City, we are writing to express our strong support for application SUP2026-00013 at 404A E. Alexandria Ave.

After reviewing the drawings and construction plans, we understand the application seeks permission to build a home on a lot that does not meet standard street frontage and lot size requirements. However, the proposed home is similar to others in the city of Alexandria, and many homes throughout the city similarly lack standard frontage.

The development respects the neighborhood's character by adhering to all zoning massing regulations and given the extreme housing shortage in our city, we believe this home could be a

creative solution. We fully support the approval of this special use permit.

Sincerely,

Madeline Li

Jim Luo

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Outlook

Re: SUP2026-00013 at 404A E. Alexandria Ave

From Will Ragland <ragland.w@gmail.com>**Date** Thu 5/7/2026 10:50 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Please excuse my regrettable error. The below should read Madam Mayor. As the father of three daughters I should have known better and love that we have a woman role model for them leading the city. Please accept my apologies.

Will

On Thu, May 7, 2026 at 10:43 PM Will Ragland <ragland.w@gmail.com> wrote:

Mr. Mayor and Councilmembers,

I am a resident of Alexandria City and live a block and a half away from this application's address at 213 E. Alexandria Ave, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. There is an extreme housing shortage in the city, and this home is a creative solution to this problem.

I'm in full support of this special use permit being approved.

Will Ragland



Outlook

[EXTERNAL]SUP

From Mojeeb Rahmaty <rahmatymojeeb@yahoo.com>**Date** Mon 6/8/2026 9:12 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Mrs. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. The city staff supports this SUP, and the Planning Commission has approved it 7-0 for a second time.

I'm in full support of this special use permit being approved.

Best
Rahmaty

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Outlook

[EXTERNAL]Letter of Support – SUP2026-00013 404A E. Alexandria Ave

From Mauricio Coto <rmauriciocoto@gmail.com>**Date** Tue 6/9/2026 3:49 PM**To** Rachel M Drescher <rachel.drescher@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>**Cc** Eric Teran <eteran@eustilus.com>

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

Mrs. Mayor and Councilmembers,

My name is Mauricio Coto, a resident of Alexandria City, and I am writing in support of application SUP2026-00013 for the property located at 404A E. Alexandria Ave.

I understand the applicant is requesting approval to build a home on a substandard lot that lacks street frontage and a minimum lot size. However, the lot size is consistent with others in the surrounding area, and many existing homes in the city also lack the required frontage. This proposal respects the character of the neighborhood and complies with all zoning massing regulations.

City staff has recommended approval, and the Planning Commission has now voted 7-0 in favor twice, demonstrating strong professional and community planning support.

For these reasons, I respectfully request that the City Council approve this Special Use Permit.

Best regards,

Mauricio Coto Alexandria, VA Mauricio.coto@contigogrp.online (703) 486-4883
www.contigogrp.online

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Outlook

[EXTERNAL]Comments on Application SUP2026-00013

From Elizabeth Schaefer <elizabeth.m.schaefer@gmail.com>**Date** Mon 6/8/2026 10:04 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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Dear Ms. Mayor and Councilmembers,

I am writing as a neighbor living on East Alexandria Avenue and I support application SUP2026-00013 at 404A E. Alexandria Ave.

While I understand the street frontage and lot size factors, I remain confused as to why previous proposals have been denied. The Planning Commission has voted unanimously twice to approve and the city staff supports moving forward. This project includes innovative solutions to many of the Council's own stated goals. While building on a lot size similar to others in the vicinity, this project contributes to housing density in a desired area in close proximity to schools, the metro, and a bus line.

In their planning on this application, Alexandria residents Eric and Daniela have met, listen to and attempted to accommodate the neighbors of 404A, short of leaving their property as a field of grass. In their planning, they have conceded on multiple measures ranging from design edits to considerations of the tree to the use of the property, not because they have to, but because they are community-minded people, the kind that make Del Ray what it is.

We had the privilege of working with Eustilus Architecture, the Teran Gross family business, in the renovating of our E. Alexandria house. We found them to be honest, detail-oriented, and extraordinarily respectful of environmental impacts. Compared to many larger "lot line to lot line" builders, Eric Teran planned in a way that maximized our green space, minimized materials, and respected our existing plant life. This is relevant because none of us want to see an empty green space built on. This is not a public park however; It is their property and beforehand, was used privately as an extended yard for the luxury of the immediate neighbors. As numerous other homes in the city lack the required street frontage, I do not see any reasonable cause to block this family from completing the project. More so, there is no one that I would trust more to complete the project than Eric and Daniela Teran Gross.

I'm in full support of this special use permit being approved. Also, in support of more public green space that are actually public and parks!

Thank you for your attention,

Elizabeth Schaefer

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[EXTERNAL]404A E. Alexandria Ave.

From aknypd@aol.com <aknypd@aol.com>

Date Tue 6/9/2026 4:04 PM

To Rachel M Drescher <rachel.drescher@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>

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Good afternoon Mrs. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. The city staff supports this SUP, and the Planning Commission has approved it 7-0 for a second time.

I'm in full support of this special use permit being approved.

Thank you,

Alison Nixon

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Outlook

[EXTERNAL]SUP2026-00013 - 404A E. Alexandria Ave

From Marci Dillon <marci.dillon@aol.com>**Date** Sun 6/7/2026 8:52 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>

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

Mrs. Mayor and Councilmembers,

I am a resident of Alexandria City, and support application SUP2026-00013 at 404A E. Alexandria Ave. I understand they are asking to build a home on a substandard lot that lacks street frontage and lot size. The lot size is similar to those in the vicinity, and numerous homes in the city lack the required street frontage. This development respects the character of the neighborhood by adhering to all zoning massing regulations. The city staff supports this SUP, and the Planning Commission has approved it 7-0 for a second time.

I'm in full support of this special use permit being approved.

Best,

Marci Dillon
5820 Lowell Avenue
Alexandria, VA 22312
202.557.0642

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Outlook

[EXTERNAL]SUP opposition

From r h-mariam <r_habtemariam@yahoo.com>**Date** Wed 6/3/2026 9:01 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Planning Commissioners, Mayor, and Members of City Council:

As a Del Ray resident, I respectfully urge you to **deny SUP #2026-00013**.

I have lived at 204 E Luray ave for 30 years. The concerns that led to two prior denials remain unresolved.

This application is not supported by the Del Ray Citizens Association, reflecting broader community concern about its safety, scale, and incompatibility with the neighborhood.

The parcel is approximately half the minimum lot size required for its zoning district and is inconsistent with the surrounding neighborhood's development pattern.

Approving construction on a substandard, landlocked lot would also set a dangerous precedent. Alexandria has never permitted a new home to be built under these conditions, and granting this SUP would invite similar attempts on other undersized, inaccessible parcels.

The lot has no street frontage, relies entirely on a 9–10 foot alley, and provides no compliant access or turnaround space for fire or emergency vehicles. The alley is barely adequate for a car and cannot safely accommodate service vehicles or emergency response. Fire apparatus cannot reach the site, and the 100-foot hydrant-to-structure requirement cannot be met. A hose would not reach the building, creating an unacceptable public-safety hazard and conflicting with City fire-access standards.

The project does not advance affordable housing goals and introduces avoidable risks to nearby homes. It does not meet the SUP requirement to protect public health, safety, and welfare.

For these reasons, I respectfully ask you to vote NO on SUP #2026-00013.

Thank you.

J Sullivan

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Outlook

[EXTERNAL]SUP2026-00013; 404A E Alexandria to Council 6/13

From susan hellman <shellman1852@gmail.com>**Date** Wed 6/3/2026 11:18 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Good morning,

We are writing to express our full support for SUP2026-00013, the construction of a home at 404A E Alexandria Ave. Planning Commission unanimously approved the application at the June 2 hearing and it will come to Council on June 13. We live at 407 E. Nelson Avenue and while our property does not directly abut the subject property, it abuts the vacant City-owned lot immediately to the east. The fact that the property does not have street frontage is not an issue, as it has frontage on two public alleys. The design and size of the building are appropriate for the community, and the proposed house will fit into its overall surroundings.

Someone has distributed flyers throughout the neighborhood opposing the project and requesting that people sign a petition against the application. These flyers include incorrect information and are misleading. For example, it claims the building will have inadequate fire and emergency access, which is a misinterpretation of the Fire Department entry in the staff report. The Fire Department notes that "most, if not all, alleys appear insufficient..." This is a general comment regarding alleys City-wide, not specific to this property. As shown in the application, numerous homes in the City are built with alley access. This is not a reason to deny construction. As indicated in the staff report, there are ten homes within three hundred feet of the subject property without frontage on a public street.

The flyer also claims that there will be increased flooding impacts for neighbors. The staff report indicates that all new dwellings in the City must comply with stormwater management regulations; City staff will ensure that any flooding is minimized. The flyer notes right-of-way complications due to construction, but of course that happens with most construction projects. The flyer also claims that several mature trees surrounding the lot will be lost. The staff report conditions that the applicant install tree protection fencing prior to construction and take measures to protect trees on adjacent properties. The applicant already reduced the footprint of the basement in order to reduce the impact on trees to the south. Finally, the flyer claims that the application ignores "boundary and lot dimension discrepancies." We don't understand this, as the application includes a professional plat of the property.

The owners of the property, Mr. Teran and Ms. Gross, have been very open with neighbors and have modified their design from the original in order to assuage neighbor, staff, Planning Commission, and City Council concerns. We strongly recommend that you approve the project.

Best,

David and Susan Hellman
407 E. Nelson Ave
Alexandria, VA 22301

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Outlook

[EXTERNAL]SUP #2026-00013 vote NO

From Angela Rice <riceangie@gmail.com>

Date Mon 6/1/2026 1:03 PM

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

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Dear Planning Commissioners, Mayor, and City Council Members:

As a direct neighbor of the parcel at 404A, I respectfully urge you to vote NO on SUP #2026-00013.

I have lived at 408 E. Alexandria Ave for 15 years. Based on long-term familiarity with this block and its constraints, I have serious concerns about this proposal—concerns that have not been resolved in two prior applications and, because they stem from the permanent physical limitations of the lot, cannot be resolved.

This application has already been rejected twice by City Council. The proposed structure has no street frontage, no access for fire apparatus, and no turnaround for emergency vehicles, creating an inherently unsafe environment for future occupants and surrounding neighbors. It is incompatible with the established neighborhood development pattern. These fundamental deficiencies have not changed and cannot be changed.

A visit to the site makes this clear. The property is not located on a public street; it sits behind existing townhomes on a lot that is 50% of the required minimum size for its zone and relies solely on an alley for access. The alley is only 9–10 feet wide, barely adequate for a small car and impossible to widen. This limitation is permanent.

The fire-access deficiencies are especially alarming. Fire apparatus cannot reach the property, and the required 100-foot hydrant-to-structure distance cannot be met. In practical terms, a fire hose would not reach the building, creating a foreseeable and unacceptable public-safety hazard. This directly conflicts with the City's fire-access standards and with the requirement that an SUP protect public health, safety, and welfare.

The proposed lot-line-to-lot-line, fully below-grade basement also raises significant concerns about worsening drainage and flooding in an area already prone to soil saturation. Excavation on such a constrained lot risks destabilizing adjacent properties and exacerbating runoff during heavy rain events.

This small site in question, was never intended to be a building site. It is very clear that it was dedicated as parking for the surrounding townhomes, not as a building site. See the below two PDF plats. The subdivision plat shows the site was designated and dedicated as parking in July, 1938 for the

resubdivision. And again two months later in Sept 1938 another plat shows the intention of the lot did not change and it was notated again, reserved for parking.



SUBDIVISION_PLAT238 (1).pdf



Reserved for parking (1).pdf

The small parcel designated as #9, was intended, dedicated and accepted as parking for the townhomes and semi-detached (#1-8) around it. The intention of the plat is very clear.

This project does not support affordable-housing goals and instead introduces avoidable risks to existing homes. Public safety and community welfare are required considerations for SUP approval, and this application does not meet those standards.

Safe and affordable homes are needed in Alexandria. This proposal is neither safe nor appropriate for this location.

I respectfully ask that you not impose these unnecessary and harmful impacts on the surrounding homes and neighborhood, and that you vote NO on this SUP for the third—and hopefully final—time.

Thank you for your service to Alexandria City,

Angela Rice, PT, DPT, NCPT

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Outlook

[EXTERNAL]Please deny SUP #2026-00013

From Arin Keyser <arinmkeyser@gmail.com>**Date** Sat 5/30/2026 10:21 AM**To** PlanComm <PlanComm@alexandriava.gov>; CouncilComment@alexandriava.gov
<CouncilComment@alexandriava.gov>

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Dear Planning Commissioners, Mayor, and Members of City Council,

As a neighbor of 404A, living at 117 E Alexandria Ave for over a decade, I respectfully urge you to deny SUP #2026-00013.

I understand the desire to increase affordable housing in the city, but I believe this SUP request is misguided and fails to accomplish that. The lot has no street frontage and lacks the required space for emergency vehicles. Furthermore, the parcel is roughly half the minimum lot size for its zoning district and does not reflect the surrounding neighborhood's development pattern. The alley is barely adequate for a small car. The proposed below-grade basement also raises concerns about flooding in an already saturated area.

Allowing construction on a substandard lot with no street frontage would also set a dangerous precedent for the City. Alexandria has never permitted a new home to be built under these conditions. Approving this SUP would open the door for similar attempts on other undersized and inaccessible parcels, destroying the character of the neighborhood. For these reasons and more, the Del Ray Citizens Association opposes the proposal.

In summary, I respectfully ask you to vote NO on SUP #2026-00013.

Thank you for your consideration,

Arin Keyser

117 E Alexandria Avenue

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[EXTERNAL]SUP #2026-00013 opposition

From Heather Waldon <heather_waldon@hotmail.com>

Date Tue 5/26/2026 1:23 PM

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

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I am writing to respectfully OPPOSE the consideration and approval of SUP #2026-00013. I live at 405 E Nelson, directly abutting the referenced property. This petition has already been denied twice for on the basis of multiple site limitations that have not been resolved, nor has the petition significantly changed other than the removal of an ADU.

ACCESS

1. This property has **no street frontage**. I can see the property easily from the back of my house and have watched cars have difficulty navigating the alley. Trash trucks cannot access it and instead their personnel walk down the alley to retrieve the bins.
2. **Lack of Emergency Access**. A previous fire on this lot (an electrical fire on the utility pole at my back fence) in 2024 has already shown that neither fire trucks nor Dominion's own vehicles could navigate down this alley. Any fire emergency on the proposed new build thus directly endangers both my property and the lives of my family. Furthermore, the property does not meet either the City's or the State's Fire Prevention Code requirements.
3. **Construction Access**. Construction vehicles will not be able to excavate this property for building without serious impact on and potential damage to the utilities, trees, fences, and property of the many neighbors surrounding it. The proposed building will take up most of the site acreage and the builder has said that craning materials over existing homes is unfeasible — as there is no street frontage, there is nowhere for the construction vehicles to go or materials to be staged other than to encroach upon the neighbors.

GROUNDWATER

1. The Development Engineering Chief for the City of Alexandria, Brian Dofflemyer, responded to my questions regarding groundwater stating "All new dwellings are subject to grading plan review which will be designed by a professional consultant **that the owner will hire**. That review is separate and **occurs after SUP approval** so these are general terms rather than specific analysis of the redevelopment since the grading plan has not yet been submitted." [Emphasis added.]
2. He went on to explain that impervious areas, drainage patterns, and downspout areas are evaluated AFTER the SUP approval is done, not before, and are done by staff hired by the builder. This appears to be a situation that will not only be heavily biased in favor of the builder, but fail to address existing groundwater problems that the property already has.
3. Our house has three sump pumps that run frequently. A new build behind us, with a significant subterranean component, will only exacerbate the water issues and force more water onto the neighboring properties.

SUP PROCESS

1. I have read several of the letters both in favor of and opposed to this SUP available via the link from the Planning Commission agenda. The main argument in the letters supporting this SUP seems to be that other homes in Alexandria have alley access. While this may be true in greater Alexandria, a SUP for a substandard lot has not been approved in the Del Ray neighborhood according to city records.
2. Furthermore, the reason for the SUP process is that SUPs are against the norm and must be evaluated on an individual basis. Evaluating this particular lot with its safety, water, utility, and frontage concerns shows no good reason to approve this specific property.
3. Finally, I would point out again that the conditions existed during the TWO previous denials have not changed and at this point it is taking time and attention away from other matters in an effort to wear down the opposition.

For these reasons - **safety, accessibility, groundwater concerns, and two previous denials** - I strongly urge the Commission to deny SUP #2026-00013.

Sincerely,
Heather Waldon
405 E Nelson Ave.
Alexandria, VA 22301

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Outlook

[EXTERNAL]Deny SUP #2026-00013

From Debbie Aust <debbieaust@gmail.com>**Date** Mon 5/25/2026 4:38 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Planning Commissioners, Mayor, and Members of City Council:

As a Del Ray resident, I respectfully urge you to deny SUP #2026-00013.

I have lived at 7202 Lensfield Ct, Alexandria VA 22315 for 8 years and in Alexandria for 20 years. The concerns that led to two prior denials remain unresolved.

This application is not supported by the Del Ray Citizens Association, reflecting broader community concern about its safety, scale, and incompatibility with the neighborhood.

The parcel is approximately half the minimum lot size required for its zoning district and is inconsistent with the surrounding neighborhood's development pattern.

Approving construction on a substandard, landlocked lot would also set a dangerous precedent.

Alexandria has never permitted a new home to be built under these conditions, and granting this SUP would invite similar attempts on other undersized, inaccessible parcels.

The lot has no street frontage, relies entirely on a 9–10 foot alley, and provides no compliant access or turnaround space for fire or emergency vehicles. The alley is barely adequate for a car and cannot safely accommodate service vehicles or emergency response. Fire apparatus cannot reach the site, and the 100-foot hydrant-to-structure requirement cannot be met. A hose would not reach the building, creating an unacceptable public-safety hazard and conflicting with City fire-access standards.

The project does not advance affordable housing goals and introduces avoidable risks to nearby homes. It does not meet the SUP requirement to protect public health, safety, and welfare.

For these reasons, I respectfully ask you to vote NO on SUP #2026-00013.

Thank you.

Debbie Aust

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[EXTERNAL]Opposition to SUP 2026-00013 at 404a E. Alexandria Ave

From Ann Kammerer <ann.kod@gmail.com>

Date Thu 6/11/2026 10:37 AM

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

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Dear Mayor Gaskins and Alexandria City Council,

I'm writing again to express my opposition to the Special Use Permit application for development at 404a E. Alexandria Avenue.

I live on Mt Vernon Ave just off the southwest corner of the lot in question and what happens to that lot concerns me.

There are three reasons why I believe this application should be rejected.

First, there is a legitimate issue for all the neighbors that this development—especially the huge subterranean basement—is going to have an impact on water runoff and flooding of our residences. The proposed development includes a massive below-grade basement on a lot at one of the lower elevations in the Hooffs Run watershed, where neighbors already experience chronic flooding and continuously-running sump pumps.

The city may feel they have addressed the storm water runoff (although we disagree), but they have not adequately addressed groundwater displacement — the proposed basement is approximately 9' below grade and has a footprint of roughly 1,200 sq. ft. Excavating to this depth in a water-saturated area physically displaces groundwater, affected our properties as water is redirected toward our foundations.

The watershed context means this is not an isolated parcel — what happens underground here affects a connected hydrological system of our properties as well. The city staff's review addressed only surface runoff, not groundwater displacement or subsurface hydrology.

Second, the lot lacks street frontage. Others have written and spoken on this at length, and Del Ray Citizen's association also mentioned in their letters and statements how non street frontage lots are not in keeping with how Del Ray was developed and recommended rejection. The lack of street frontage was central to the City Council's past rejections of this SUP.

Third, as there is no street frontage, there continue to be serious safety concerns regarding emergency vehicles' inability to access the lot. This has already been an issue with a fire in the power transformer in the corner of the lot in 2024. The lot in question does not meet the City and State's Fire Prevention Code requirement in terms of distance from street to main entrance of building, and alley width

access. Adding sprinklers, while a good addition, does not alleviate my overall concerns. Approving this SUP would create substantial risks for those houses around the lot, including my property.

I urge you to reject this SUP application.

Thank you,
Ann Kammerer
1403 Mt Vernon Ave
Alexandria VA 22301

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