

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

Feb. 8, 2022

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: BZA2021-00018
2603 Randolph Ave

Dear Mr. Moritz,

The Del Ray Citizens Association (DRCA) Land Use Committee (LUC) does not support the special exception for the construction of a front porch within the set back of the secondary front yard at 2603 Randolph Ave.

The DRCA LUC members have reviewed the proposed request and note that the applicant created the need for the special exception request. The applicant was informed by staff that the addition to the front of the house would result in the porch addition not complying with the set back. Rather than revising the design to adhere to the setback, the applicant then noted on the permit drawings the porch was not part of the construction documents and subsequently is now requesting the special exception for the porch.

The LUC members feel that skirting the zoning regulations through the BZA process should not be allowed and applicants should be informed during the zoning review process that it is not an option.

Sincerely,

Kristine Hesse DRCA LUC Co-chair
Lisa Lettieri, DRCA LUC Co-chair
Rachel Drescher, P & Z staff

Dear Zoning Board Member,

I live next door to the subject house, 2603 Randolph Ave, who is asking for a special exception at a meeting tonight, 2/14/22.

After requests from the owner and reviewing the DRCA recommendations, I agree with the DRCA letter and recommendation to NOT support the exception.

While I try to always be a good neighbor, watching the adjustments to the house construction to maximize house size while seemingly disregarding the zoning rules, brings me to this decision. I believe that trying to maintain the charm of Alexandria's Del Ray should be a priority.

Thank you.

Chris Stern
2513 E Randolph Ave