

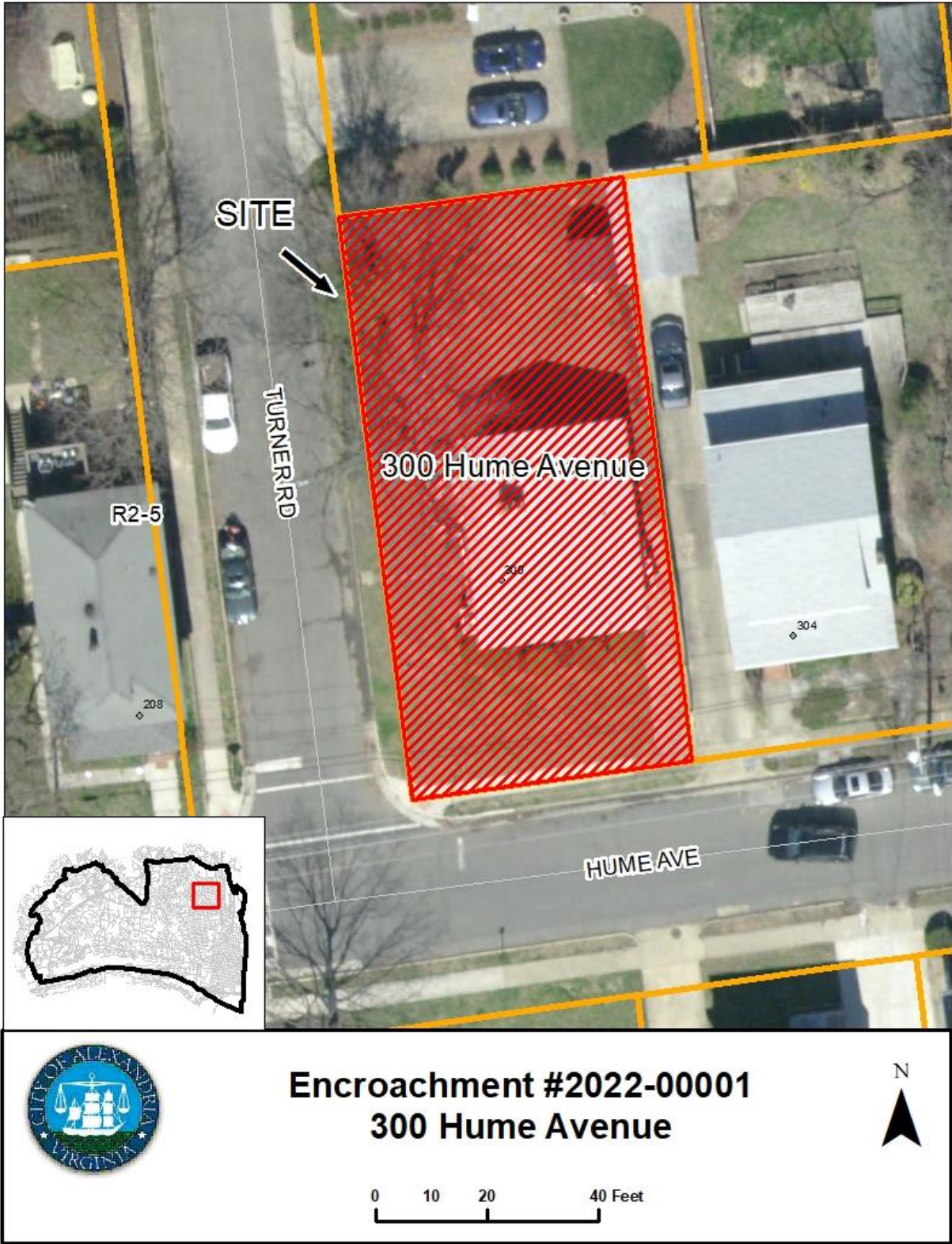
***Docket Item #8***  
***Encroachment #2022-00001***  
***300 Hume Avenue***

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Application	General Data	
<b>Request:</b> Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence	<b>Planning Commission Hearing:</b>	June 7, 2022
	<b>City Council Hearing:</b>	June 18, 2022
<b>Address:</b> 300 Hume Avenue	<b>Zone:</b>	R-2-5/Single- and two-family
<b>Applicant:</b> Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney	<b>Small Area Plan:</b>	Potomac West

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Patrick Silva, Urban Planner, [patrick.silva@alexandriava.gov](mailto:patrick.silva@alexandriava.gov)  
Ann Horowitz, Principal Planner, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



**PROJECT LOCATION MAP**

## I. REPORT SUMMARY

The applicants, Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney, requests approval of an encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence.

### SITE DESCRIPTION

The subject property is developed with a single-family detached dwelling (Figure 1). The corner lot addressed as 300 Hume Avenue is one lot of record with 49.96 feet of primary frontage facing Hume Avenue and 104.79 feet of secondary frontage facing Turner Road. The property has a lot depth of 104.79 feet and a lot width of 49.90 feet. According to the property survey provided with the current encroachment application, the lot size for this parcel is 5,233 square feet



*Figure 1: Subject Property*

### BACKGROUND

City Real Estate records indicate that the subject property has been developed with a single-family detached dwelling since 1951. In February 2021, the subject property underwent construction of a second story addition over the existing structure, a new two-story addition with basement, and a new wrap around, open porch located in the primary and secondary front yards. In addition, in November 2021, the subject property underwent construction of a detached garage.

As part of the addition and alternation work which took place in 2021, the applicant replaced an existing fence along the eastern side yard property line. However, upon installation of the new fence, a Zoning inspection revealed that a portion of the new fence exceeded the maximum permitted height of six feet for a fence located in a required side yard by two feet. Thus, the



property owner was alerted that the portion of the fence which exceeded the six feet maximum height would need to be removed. A subsequent Zoning inspection which took place on April 25, 2022, revealed that the fence height was now in compliance.

In addition to the fence replacement along the eastern side yard property line, a new fence was installed along the primary front yard frontage of Hume Avenue which wraps around the property and extends along the secondary front yard frontage of Turner Road. A Zoning inspection of September 28, 2021 revealed that portions of the new fence along Turner Road and Hume Avenue had been installed within the public rights-of-way. As a result, the property owner was issued a warning notice by the Department of Planning & Zoning and was informed of the need to bring the fence into compliance through the request for an after-the-fact encroachment approval. The application was submitted on March 8, 2022 and the request is the subject of this report.

### PROPOSAL

The applicant requests after-the-fact approval of an encroachment into the public right-of-way to allow for the existing fence located in the primary and secondary fronts yards to remain. An encroachment area of 540 square feet is requested to accommodate the fence which would extend approximately one foot off the primary front yard property line along Hume Avenue and 4.2 feet off the secondary front yard property line along Turner Road. (Figure 2).

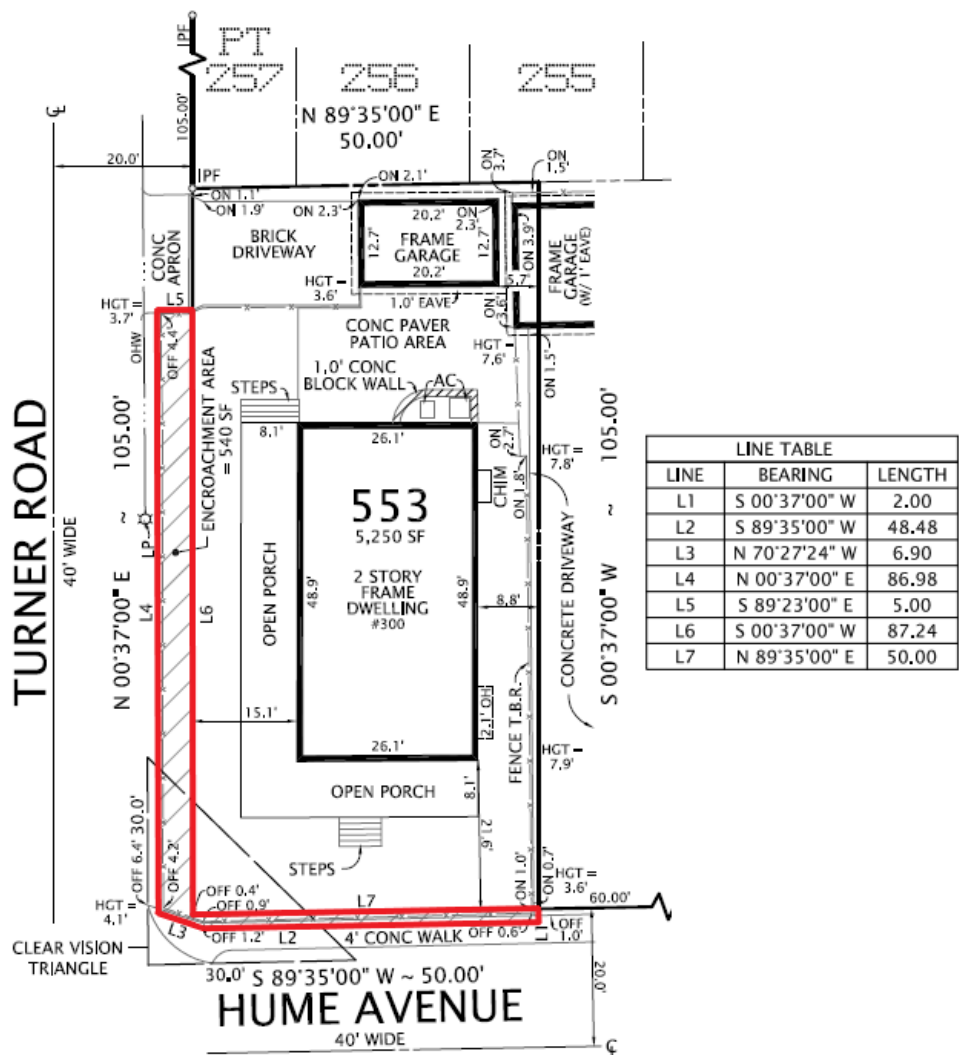


Figure 2: Proposed Area of Encroachment Outlined in Red



ZONING/MASTER PLAN DESIGNATION/CITY CODE

The subject site is located within the Potomac West Small Area Plan (SAP). The existing single-family dwelling use is consistent with the SAP which designates the subject property for residential use.

Section 5-2-29 of the City Code states that any encroachment into the right-of-way must receive City Council approval unless it qualifies as a permitted encroachment. Fences are not considered permitted encroachments in Section 5-2-29.

**II. STAFF ANALYSIS**

Staff supports the applicant's encroachment request. Although the existing sidewalk is four feet wide and less than recommended by the City's Complete Streets Guidelines along Hume Avenue, the existing fence would be in the path of any future expansion. Many residences along the 300 block of Hume Avenue also have small landscape walls and fences that are also adjacent to the sidewalk (see Figure 3). Further, the existing sidewalk is one foot from the Hume Avenue right of way line, so it would be unlikely that the City would widen the sidewalk along Hume Avenue due to the existing improvements and the edge of the existing sidewalk already at the preferred one-foot setback from the property line. Staff does not recommend a vacation of the public right-of-way equal to the proposed encroachment as a vacation would create a jog in the right of way and the City's Vacation Policy requires a uniform right of way width to be maintained. In addition, the existing Hume Avenue right of way is 40 feet wide, which is less than the current City Code 5-2-4 required minimum of 50 feet wide, so any vacation of the right of way would bring the right of way further away from City standards.



**Figure 3: Fences and Masonry Walls Along Sidewalk on 300 Block of Hume Avenue**

Along Turner Road, there is no existing sidewalk, likely due to the topography of the grassy area between the back of curb and the right-of-way line (see Figure 4). Staff rejected the idea of a vacation of this portion of the right-of-way because the City's policy is to have sidewalks along street frontages and a vacation would prevent this future City option as well as create a jog in the right of way and the City's Vacation Policy requires a uniform right of way width to be maintained. In addition, the existing Turner Road right of way is 40 feet wide, which is less than the current City Code required minimum of 50 feet wide, so any vacation would bring the right of way further away from City standards. The encroachment allows the applicants to maintain their fence, which could be moved back to their property line in the event the City decides to add a sidewalk in the future.





*Figure 4: Turner Avenue Frontage*

Subject to the conditions contained in Section III of this report staff recommends approval of an after-the-fact encroachment into the public rights-of-way for a fence.

### **III. RECOMMENDATIONS**

Staff recommends approval of an encroachment as requested by the applicant. Encroachment approval shall be subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this Encroachment. (T&ES)
2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance replacement of any utilities that may be located within the area of the proposed Encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed



Encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

4. The applicant shall bear all of the cost associated with maintenance of the improvements within the Encroachment and associated with any future removal of the improvements within the Encroachment. (T&ES)
5. The fence shall remain 50% open and there shall not be any shrubs, trees, or any other landscape planted or placed within the vision clearance triangle located behind the fence. (T&ES) (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services, Planning and Zoning  
Ann Horowitz, Principal Planner, Planning and Zoning  
Patrick Silva, Urban Planner, Planning and Zoning

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 If the City has plans for construction or to widen the sidewalks the applicant may be required to remove the fence. (Transportation Planning)
- F-2 The sight triangle as referred to in the City's Zoning ordinance should be included in the site plan to ensure the sight triangle is not impeded. (Transportation Engineering)
- R-1 The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this Encroachment. (T&ES)
- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance replacement of any utilities that may be located within the area of the proposed Encroachment. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed Encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-4 The applicant shall bear all of the cost associated with maintenance of the improvements within the Encroachment and associated with any future removal of the improvements within the Encroachment. (T&ES)

Code Administration:

No comments. -

Fire:

No comments or concerns.

Police Department:

No comments received.

Archeology:

No comments.

Geographic Information System:

No comments.



## APPLICATION

### ENCROACHMENT

**PROPERTY LOCATION:** 300 Hume Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 024.02 08 11 **ZONE:** R-2-5

**APPLICANT** Jeffrey W. Howard and Jenafer B. Howard

Name: \_\_\_\_\_

Address: 300 Hume Avenue, Alexandria, Virginia 22301

**PROPERTY OWNER** Jeffrey W. Howard and Jenafer B. Howard

Name: \_\_\_\_\_

Address: 300 Hume Avenue, Alexandria, Virginia 22301

**PROPOSED USE:** Request for the adoption of an encroachment ordinance to permit a  
Four (4") open privacy fence to encroach onto the Turner Avenue  
Hume Avenue public rights-of-way.

**INSURANCE CARRIER** (copy attached) The Cincinnati Casualty Company **POLICY #** H01 1043374

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Duncan W. Blair, Attorney/Agent

Print Name of Applicant or Agent  
524 King St.

Mailing/Street Address  
Alexandria, Virginia 22314

City and State Zip Code

Signature  
703 836-1000 703 549-3335

Telephone # Fax #  
dblair@landcarroll.com

Email address  
March 8, 2022

Date



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jeffrey W. Howard	300 Hume Ave, Alex., Va. 22301	100%
2. Jenafer B. Howard	300 Hume Ave., Alex. Va. 22301	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 300 Hume Ave., Alexandria, Va 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jeffrey W. Howard	300 Hume Ave, Alex., Va. 22301	100%
2. Jenafer B. Howard	300 Hume Ave, Alex., Va. 22301	100%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jeffrey W. Howard	NONE	
2. Jenafer B. Howard	NONE	
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

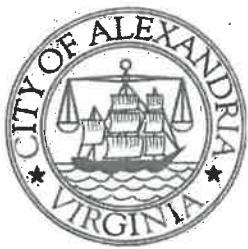
March, 8, 2022 Duncan W. Blair, Attorney Agent

Date

Printed Name

Signature





## 2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2022  
**Account Number:** 110827  
**Tax Period:** 2022  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2022  
**Account Number:** 110827  
**Tax Period:** 2022  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



# The Cincinnati Casualty Company

POLICY NUMBER  
H01 1043374  
Image 6

## EXECUTIVE CAPSTONE™ HOMEOWNER DECLARATIONS

**Policy Period: From 02/26/2022 To 02/26/2023**  
12:01 a.m. Standard Time at the Address of the Named Insured

**Endorsement**  
**Effective 04/18/2022**

H01 1043374

**Named Insured & Address**

Jenafer B Howard  
Jeffrey W Howard  
300 HUME AVE  
ALEXANDRIA, VA 22301-1019

**Please refer any questions to your agent:**

Capital Insurance Partners  
5028 WISCONSIN AVE NW STE 103  
WASHINGTON, DC 20016-4118  
202-362-4500

**Agency 08002**

County of ALEXANDRIA

In the event of a claim, you may call your  
agent or The Cincinnati Casualty Company  
at 877-242-2544.

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Unless otherwise stated, the residence premises covered by this policy is located at the above address.

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PAYOR - Mortgagee

<b>Billing Method:</b>	<b>Direct Bill</b>
<b>Current Pay Plan:</b>	<b>Annual Pay</b>
<b>Total Premium:</b>	<b>\$1,848.00</b>

THIS IS NOT A BILL. You will receive a separate invoice if a premium charge or return is due.

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**\*\*\* DESCRIPTION OF CHANGES \*\*\***

update AI

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# The Cincinnati Casualty Company

POLICY NUMBER  
H01 1043374  
Image 6

## EXECUTIVE CAPSTONE™ HOMEOWNER DECLARATIONS

Policy Period: From 02/26/2022 To 02/26/2023  
12:01 a.m. Standard Time at the Address of the Named Insured

Endorsement  
Effective 04/18/2022

### COVERAGES AND LIMITS OF INSURANCE

SECTION I	A. Dwelling	\$1,694,000
	B. Other Structures	\$52,511
	C. Personal Property	\$847,000
	D. Loss of Use	Actual Loss

#### DEDUCTIBLE (SECTION I ONLY)

\$2,500 Applies to all causes of loss unless otherwise noted.

SECTION II	E. Personal Liability	
	a. Bodily Injury and Property Damage (per Each Occurrence)	} \$1,000,000
	b. Personal Injury (Aggregate)	
	F. Medical Payments to Others - Each Person	\$25,000

#### The following credits have been applied to your policy:

Advance Quote Credit  
Central Station Burglar Credit  
Central Station Fire Credit  
Package Credit  
Pay Plan Discount  
Preferred Loss History Credit

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BASIC PREMIUM SUBTOTAL	\$1,823.00
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### OTHER COVERAGES, ENDORSEMENTS AND CHARGES

Executive Capstone™ Policy - Virginia	Executive Capstone™AQVA (6/17)	
Important Information To Policyholders Virginia	AP 403 VA 10 14	
Special Provisions Endorsement - Virginia	HR1053QVA (12/20)	
U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders - Virginia	IP462VA (1/18)	
Notice of Privacy Practices	MI1659 (6/18)	
Your Insurance Score - Virginia	MI1785AVA (4/19)	
Service Line Coverage Endorsement (\$10,000)	HR1149VA (1/18)	\$25.00
Additional Interests - Nonresident Owners - Virginia	HR787AVA (7/17)	
Virginia Earthquake Exclusion Advisory Notice to Policyholders	MI2009VA (12/20)	
Guaranteed Replacement Cost Protection		Included

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OTHER COVERAGES, ENDORSEMENTS AND CHARGES PREMIUM	\$25.00
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# The Cincinnati Casualty Company

## EXECUTIVE CAPSTONE™ HOMEOWNER DECLARATIONS

POLICY NUMBER  
H01 1043374  
Image 6

Policy Period: From 02/26/2022 To 02/26/2023  
12:01 a.m. Standard Time at the Address of the Named Insured

Endorsement  
Effective 04/18/2022

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TOTAL POLICY PREMIUM	\$1,848.00
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### Additional Interests Nonresident Owners

#### Schedule:

Name of Person or Organization: City of Alexandria, a municipal corporation of the Commonwealth of Virginia  
Address: 301 KING ST ALEXANDRIA, VA 22314-3211  
Description and Address of Applicable Property: 300 HUME AVE ALEXANDRIA, VA 22301-1019  
Interest: Additional Insured

### Service Line Coverage Endorsement

#### Schedule:

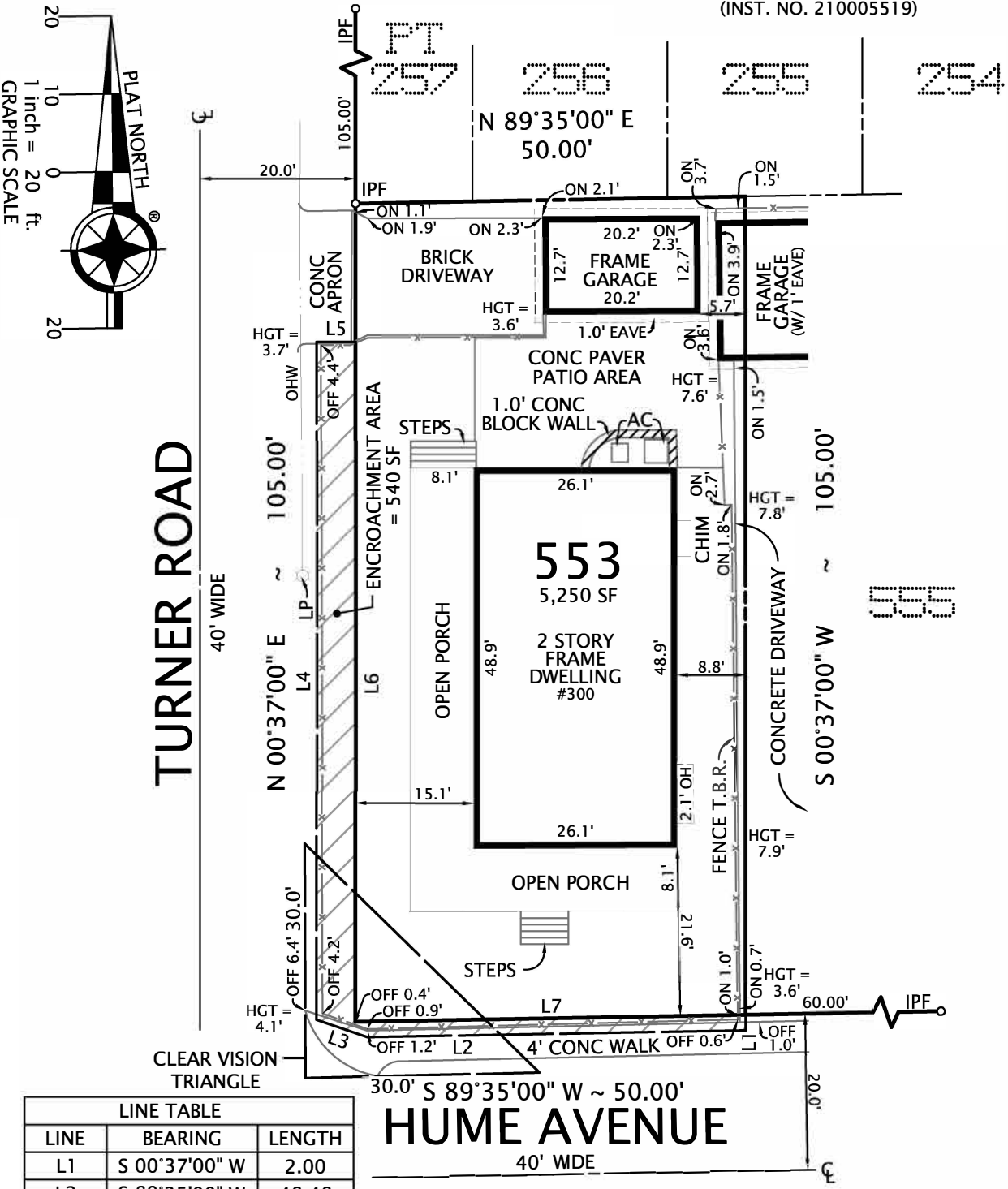
Limit: \$10,000  
Deductible: \$500

First Mortgagee:  
THE MONEY SOURCE INC  
ISAOA/ATIMA  
PO BOX 1194  
SPRINGFIELD, OH 45501-1194  
Loan # 0830327136

NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.

3. TM: 024.02-08-11  
4. ZONE: R 2-5

5. OWNERS: JEFFREY AND JENAFER HOWARD  
300 HUME AVENUE  
ALEXANDRIA, VA 22301-1019  
(INST. NO. 210005519)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°37'00" W	2.00
L2	S 89°35'00" W	48.48
L3	N 70°27'24" W	6.90
L4	N 00°37'00" E	86.98
L5	S 89°23'00" E	5.00
L6	S 00°37'00" W	87.24
L7	N 89°35'00" E	50.00

ENCROACHMENT PLAT  
SHOWING HOUSE LOCATION ON

LOT 553  
OF A RESUBDIVISION OF  
LOTS 153, 154, 155, 156 &  
PART OF LOT 152

ST. ELMO SUBDIVISION

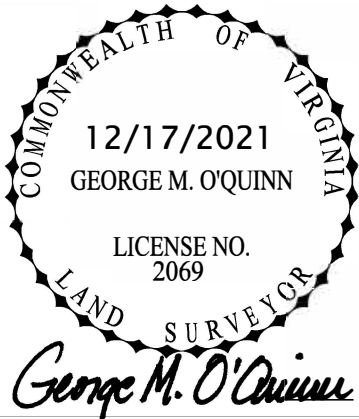
(DEED BOOK 398, PAGE 36)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      DECEMBER 17, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

JEFFREY HOWARD

**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

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**March 21, 2022**

**DESCRIPTION OF  
ENCROACHMENT AREA  
LOT 553  
ST. ELMO SUBDIVISION  
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a point in the northerly line of Hume Avenue, a corner common to Lot 555; thence through Hume Avenue and Turner Road S 00° 37' 00" W 2.00' to a point, S 89° 35' 00" W 48.48' to a point, N 70° 27' 24" W 6.90' to a point, N 00° 37' 00" E 86.98" to a point and S 89° 23' 00" 5.00' to a point in the easterly line of Turner Road; thence with the easterly line of Turner Road and the northerly line of Hume Avenue S 00° 37" 00" W 87.24' to a point and N 89° 35' 00" E 50.00' to the point of beginning containing 540 square feet of land.







# DEL RAY CITIZENS ASSOCIATION

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

P.O. Box 2233, Alexandria, VA 22301

May 18, 2022

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

RE: ENC2022-00001  
300 Hume Ave

**On May 10, 2022 the Del Ray Citizens Association Land Use Committee (DRCA LUC) voted to not support the encroachment at 300 Hume Ave.**

The encroachment is not supported for the following reasons:

- It is the responsibility of the homeowner to familiarize themselves with the ordinances of the city and comply with them.
- Asking for approval of an encroachment is asking for forgiveness after the fact. It is not reasonable and fair to the rest of the residents of the neighborhood and city.
- The encroachment provides the homeowner tax-free use of property that does not belong to them. The square footage of the encroachment (540 sf) is +10% of the lot size (5,250 sf) which is a significant amount of land to receive tax free.
- The fence location increases the perceived value of the property as the likelihood the city will install a sidewalk is slim.
- There are other locations in Del Ray where there is not a public sidewalk and the homeowners clearly knew to respect their property line.





Fence along property line along Dewitt Ave ( 301 E. Howell Ave )



Fence along Dewitt Ave ( 300 E. Bellefonte Ave )





Utility pole in sidewalk ( 300 E. Howell Ave )

- Continuing along Dewitt Ave, there are power poles in the public sidewalk so that should not be viewed as an impediment for a future sidewalk.

As an alternate to the encroachment, the homeowners should request the city to vacate the public property so the additional land can be added to the tax rolls and the homeowner pay for its use.

Sincerely,

Kristine Hesse  
Lisa Lettieri, Co-chairs  
DRCA Land Use Committee

Cc: Patrick Silva, P & Z staff reviewer

To whom it may concern,

My name is Christi Hart, and I live on Hume Ave, next to the Howard's house. I am writing to let you know that neither I have a problem with the location or height of the fence at 300 Hume Ave. I am not concerned that the fence between their home and the home adjacent is over 8 feet tall, and I am not concerned about the placement of the fence along Turner Street. I was told by the Howard's that there was a complaint about these issues, but I have never heard any of my neighbors complain about this issue. Please let me know if you have any questions about this issue.

Sincerely,

Christi Hart  
(703) 395-2403

To whom it may concern,

My name is Dennis Belmont, and I am a next door neighbor to Jeff and Jenafer Howard. I live right across the street from them on Turner Street, and I am writing to let you know that I do not have any issue with the location of their fence along that street. I am also not concerned with the height of that fence with the neighbor on the other side. I am not concerned that the fence is over 8 feet tall, and I can see that directly from my yard. I was told by the Howard's that there was a complaint about these issues, but I have never heard any of my neighbors complain about their fence. Please let me know if you have any questions.

Sincerely,

Dennis Belmont  
(571) 218-9905



To whom it may concern,

My name is Lyndsey Clouatre, and I am a neighbor to Jeff and Jenafer Howard. My husband, Chris Lyon, and I live across the street from them on Hume Avenue. We have no concerns or complaints with the location of the Howard's fence on Turner Street or the height of the fence with their other neighbor on Hume, nor are we aware of any complaints about it. We are more than happy to discuss this matter further if the city is interested.

Sincerely,  
Lyndsey Clouatre  
(443) 306-1181

To whom it may concern,

My name is Ellen Schoetzau, and I am a neighbor to Jeff and Jenafer Howard. I recently submitted a letter concerning the height of the fence between their yard and my property. I also wanted to add that my husband and I are not concerned about the location of their fence on Turner Street. I walk by that area regularly, so I would know if there was a problem with that space. I am very good friends with many of the people who live in this area, having been an Alexandria resident for many years, and I can honestly say that I have never heard anyone complain about their fence. Thank you for your time.

Sincerely,

Ellen Schoetzau

[EXTERNAL]ENC2022-00001 / 300 Hume Avenue

Annie Ebbers <amcebbbers@gmail.com>

Mon 5/23/2022 9:50 AM

To: PlanComm <PlanComm@alexandriava.gov>

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

Hello,

I am a neighbor of 300 Hume Avenue, and I ask that you please deny the encroachment request. The house's construction pushed the zoning code to its limit and exploited its every vulnerability. Please don't allow this property to hog the public space around it on top of that. The fence at the front is too close to the sidewalk and the placement of the fence on the side makes it less likely that any sidewalk will be built there in the future. There does not seem to be a reason that the fence cannot be moved back to the property line, and it would be very unfair for the owners of this property to get to use the public space as their own, tax-free.

Thank you,

Annie Ebbers

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