



June 15, 2022

City of Alexandria
Planning Commission
301 King Street
Alexandria, VA 22314

Reference: Subdivision #2022-00003 1105 Vassar Road

Dear Members of the Planning Commission,

Clover College Park Civic Association acknowledges and appreciates the engagement opportunities extended by staff and the applicant throughout this process. Upon review of the staff report we are concerned that the proposed new lot significantly deviates from the standard neighborhood lot configuration; however, we understand that it is technically compliant with the zoning criteria. Therefore, with no legal basis for opposing the subdivision, CCPCA will maintain a neutral posture and abstain from taking a position. This does not preclude any member homeowner from reaching and expressing a different opinion.

Respectfully submitted,

Roy R Byrd

Roy R. Byrd
President, CCPCA

Copy to:

Ann Horowitz, Principal Planner, Department of Planning and Zoning

[EXTERNAL]Request to Re-subdivide 1105 Vassar Road

Julie <juliepchurch@yahoo.com>

Tue 6/21/2022 3:49 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Patrick Silva <Patrick.Silva@alexandriava.gov>

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

Julie & Craig Church
1106 Janney's Lane
Alexandria, VA 22302

June 21, 2022

Alexandria Planning and Zoning Commission

City of Alexandria

Alexandria, VA 22314

Dear Members of the Commission,

It has been brought to our attention that Dan & Lillian York are requesting to re-subdivide three existing lots of 1105 Vassar Road into two new lots. Is the City aware of storm water runoff in the neighborhood, particularly at 402 Princeton?

If passed by the Alexandria Planning & Zoning Commission, this new subdivision would allow for a house to be built on the west side of the current lot of 1105 Vassar Road, which is next to 402 Princeton. We wanted to make sure you know of the water situation after large rainstorms in the yard of 402 Princeton. The house of 402 Princeton sits at the lowest lying point of its lot, as well as surrounding lots, which was not the original location that was requested when plans were submitted. The builder, also the owner of the property at the time, chose to locate

the new dwelling further back on the lot without letting the City or nearby property owners know this. Because of the house being at the lowest lying point of the lot, storm runoff from surrounding yards collects around this house looking like a small swamp. (See attached photos #1 and #2 from August 2018 and attached photos #3 & #4 from September 2020.) Depending on the amount of runoff, it can back up into the surrounding yards. If this re-subdivide of 1105 Vassar Road passes, we are requesting the results of a water runoff survey.

We would appreciate an answer to our question regarding the re-subdivision of 1105 Vassar. As you can imagine, we are concerned about the impact of the storm water runoff from all neighboring lots.

Sincerely,

Julie & Craig Church

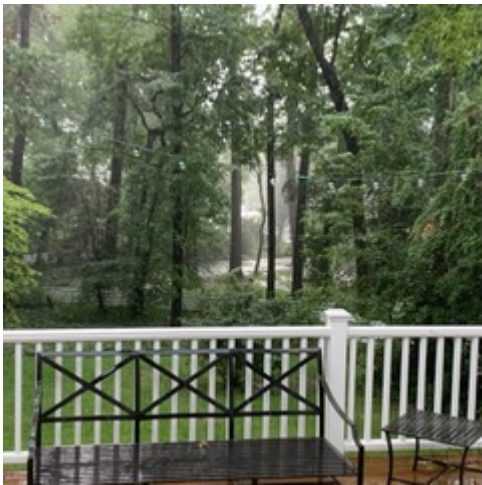
Attachments (4)



#1 August 2, 2018



#2 August 2, 2018



#3 September 10, 2020



#4 September 10, 2020

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