

**Jackie Henderson**

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13  
1-24-15

**From:** Brandi Galloway  
**Sent:** Wednesday, January 14, 2015 3:45 PM  
**To:** William Euille; Allison Silberberg; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg; Justin Wilson; Jackie Henderson  
**Cc:** bcasl@msn.com  
**Subject:** FW: Letter to City Council Members

Good afternoon everyone,

I am forwarding you all this email from a citizen name Kathy Cassel. This is in regards to the Appeal that will go before you on Saturday, January 24, 2015. If you have any questions feel free to give her a call or email her. Thanks and have a great day.

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**From:** Kathy Cassel [mailto:bcasl@msn.com]  
**Sent:** Wednesday, January 14, 2015 3:22 PM  
**To:** Brandi Galloway  
**Subject:** Letter to City Council Members

**TO:** Members of the Alexandria City Council  
**RE:** Application for Subdivision -- 200-212 Lloyd's Lane  
**DATE:** January 24, 2015 Public Hearing  
**FROM:** Mrs. Kathleen S. Cassel  
1804 Russell Road  
Alexandria, VA 22301

I own the home and land adjacent to the property on Lloyd's Lane. I wish to express my strong **opposition to the proposed sub-division of that property.**

After careful research, the Alexandria P&Z Staff recommended **denial** of the application to subdivide. On December 3, 2014, the full Planning and Zoning Commission also voted to **deny** the application.

I hasten to point out that a precedent was set in 1997 and 2000 when two previous owners of the property attempted and failed to win approval for re-subdivision.

As stated in the Staff report, to re-subdivide the lot in question "would NOT be in keeping with the size and character of the surrounding lots." The lots in the neighborhood are spacious and have remained through the years in a manner consistent with the intentions of the original plat design. These large and graceful lots are precisely why my husband and I bought here 31 years ago, why we remained here, and why we have poured time and money into caring for and maintaining our property in keeping with a high standard.

To subdivide the Lloyd's Lane property would violate the statute which states that "lots are to be of substantially the same character as surrounding lots." Additionally, and equally important, to subdivide would be to put my property in extreme jeopardy.

The P&Z staff expressed major concerns about the location of proposed Lot #602, where the applicant intends to build a second house atop one of the steepest hills in Alexandria. The staff compared the pitch of the land to a beginner's ski slope, and added that "only one other lot in the vicinity has a similar pitch and it will remain undeveloped."

As one member of the Planning and Zoning Commission clearly pointed out in his remarks at the December 3rd hearing: "There is a 40 ft. elevation change on the property. It starts at 90 feet next to Russell Road. It then rises to an elevation height of 130 feet. This lot is comparable to only one other lot of equal steepness which is located across Lloyd's Lane, and that lot cannot be built on due to restrictions."

I have lived here for 31 years and have seen first hand the effects of water run-off and erosion along Lloyd's Lane where water literally cascades down Russell Road on the far side of the lot during our infamously heavy rain storms.

My land does NOT suffer any problems with run-off or erosion. This is simply because we have spent decades planting trees, shrubs, hedges, and ground cover. Additionally, we have installed both stone & brick "hard scape" areas to re-direct potential water run-off and keep erosion from occurring on our land.

However, if the proposed re-subdivision is permitted and a house is built on "lot #602", there will be unavoidable and catastrophic consequences to my property which sits directly below the steepest part of that hillside. "Slope failure", as experienced in nearby communities, will be inevitable.

The reasons are simple:

- 1.) Trees and shrubs on the wooded, sloping property must, of necessity, be clear-cut (note the large number of trees listed on the survey). In order to bring in heavy equipment (bulldozers, trucks, excavation equipment, materials, etc) the existing trees will be an obstruction, and therefore must be cleared. The current canopy will then be destroyed forever! The wooded lot, apart from its unique ecological significance and astonishing beauty, buffers the impact of storm run off and erosion.
- 2.) In addition to the tree canopy, ground cover (ivy, vines, etc.) must removed during excavation. That will inevitably result in a less stable hillside and, as with the tree removal, water run-off and erosion will be unavoidable. One can stand in my driveway, look straight up at the point where the applicant proposes to build, and then envision the potential destruction to my land/home/etc.

3.) The city arborist has designated several specimen trees which he says "should remain". However, digging/grading so closely to the root system of these mature trees will unavoidably result in their ultimate decay and final destruction. One such tree is situated in front of proposed "lot #602". The other two are located on proposed "lot #603". They can not and will not survive.

4.) The result of clear cutting trees, destroying ground cover and vegetation and then excavating not ONE -- but TWO -- foundations will have a catastrophic impact on my home and property.

On April 17, 2010, the City Council adopted an ordinance to clarify the subdivision process. The language reads as follows:

"The City Council hereby ordains that Section 11-1710 and 1713 of zoning ordinance 4652 be amended by inserting the following requirement:

**No lot shall be re-subdivided in a manner as to detract from the value of an adjacent property. Lots covered by subdivision shall be of substantially the same character as other properties in the neighborhood."** It was carried unanimously by a roll call vote of 6-0 and was adopted. (Mr. Smedberg was absent)

The language is clear. The intent is clear. And the way in which this ordinance applies to the current situation is also clear.

A re-subdivision WILL 'detract from the value' of my land; it WILL cause 'irreparable harm'; and furthermore, it WILL NOT be 'in keeping with other properties in the neighborhood'.

The facts speak for themselves. **Nothing has changed which would cause a reversal of the decision to DENY this application!**

The Zoning and Planning Staff and the dedicated members of the Commission are intelligent and thoughtful men and women who gave considerable time and effort in reaching their conclusion. Therefore I trust you will **uphold the decision to deny the application for re-subdivision.**

I would welcome a visit from members of the City Council to see first hand the serious concerns stated in this letter.

Sincerely,

Kathleen Cassel  
1804 Russell Road  
Alexandria, VA 22301  
703-549-9204

P.S. It is worth noting that letters of support encouraged by owners of the property from their friends on Lloyd's Lane came from residents who would be unaffected by a re-subdivision. Most cannot even SEE the wooded lot. It was implied that a "McMansion" might be built at the location if it wasn't re-subdivided.

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**Brandi Galloway**

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**Sent:** Wednesday, January 14, 2015 3:22 PM  
**To:** Brandi Galloway  
**Subject:** Letter to City Council Members

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Kathleen Cassel  
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1-24-15

**Jackie Henderson**

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**From:** Allison Silberberg  
**Sent:** Saturday, January 24, 2015 4:10 PM  
**To:** Karl Moritz; Jackie Henderson; William Euille; Timothy Lovain; Justin Wilson; Paul Smedberg; John Chapman; Del Pepper  
**Cc:** Nathan Randall; Alex Dambach; Duncan Blair; Mark McHugh; James Banks  
**Subject:** Fwd: Call.Click.Connect. #64757: Alexandria Vice Mayor Allison Silberberg Re: Council consideration of request by

For the public record/staff report, here is the email from Ken Hill, president of the North Ridge Citizens Association.

my best,

Allison

Cc: Mark McHugh, Administrative Aide

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Allison Silberberg  
Vice Mayor of Alexandria  
[allison.silberberg@alexandriava.gov](mailto:allison.silberberg@alexandriava.gov)  
o: 703-746-3989

Begin forwarded message:

**From:** <[kenhill@verizon.net](mailto:kenhill@verizon.net)>  
**Date:** January 20, 2015 at 10:38:12 AM EST  
**To:** <[allison.silberberg@alexandriava.gov](mailto:allison.silberberg@alexandriava.gov)>, <[mark.mchugh@alexandriava.gov](mailto:mark.mchugh@alexandriava.gov)>  
**Subject:** **Call.Click.Connect. #64757: Alexandria Vice Mayor Allison Silberberg Re: Council consideration of request by**

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 64757.

**Request Details:**

- Name: Ken Hill
- Approximate Address: No Address Specified
- Phone Number: 703.683.0208
- Email: [kenhill@verizon.net](mailto:kenhill@verizon.net)
- Service Type: Alexandria Vice Mayor Allison Silberberg
- Request Description: Re: Council consideration of request by owner of 200-212 Lloyd's Lane lots to 'resubdivide' with intent to build.



Dear Allison;

I'm writing to share the position of the Board of the North Ridge Citizens' Association (NRCA) in opposition to the owners request to 'resubdivide' two lots at 200-212 Lloyd's Lane which are within the boundaries of NRCA.

The decision of our Board was communicated to the Planning Commission via the message below on November 6, 2014. The Planning Commission voted 6 to 1 to deny the owner's request. This request, however, will be considered by City Council this Saturday, January 24th .

We ask, Allison, that you consider the NRCA position on this request to deny approval. To do otherwise would allow the owner to build a new home on a subsized lot that is directly counter to the character of the neighborhood. It would endanger existing significant tree canopy and unjustifiably risk damage to adjoining and nearby properties.

A visit to the subject neighborhood quickly reveals its unique character, the steep slopes, endangered canopy and the very real risks in approving the owner's request.

I trust you will recognize and seriously consider these compelling concerns.

Respectfully,

Ken Hill, President

North Ridge Citizens' Association  
P.O. Box 3242  
Alexandria, VA 22302  
[www.northridgecitizens.org](http://www.northridgecitizens.org)  
703.683.0208  
[kenhill@verizon.net](mailto:kenhill@verizon.net)

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To: Alexandria Planning Commission

Re: "Subdivision #2014-0013  
200 & 212 Lloyd's Lane  
Public hearing and consideration of a request to re-subdivide two existing lots into three new lots; zoned R-12/Residential."

The North Ridge Citizens' Association (NRCA), by majority vote of its Board of Directors, effective November 6, 2014, has resolved to support the recommendation of the Planning & Zoning staff report to deny the application to re-subdivide the property at 200-212 Lloyd's Lane.

The Association's primary concerns are the steep slope and endangerment of existing tree canopy.

Respectfully submitted,

Ken Hill, President  
North Ridge Citizens' Association  
P.O. Box 3242  
Alexandria, VA 22302  
[www.northridgecitizens.org](http://www.northridgecitizens.org)  
[kenhill@verizon.net](mailto:kenhill@verizon.net)

Lyn Gubser, Planning/Zoning/Construction Chair  
North Ridge Citizens' Association  
P.O. Box 3242  
Alexandria, VA 22302  
[www.northridgecitizens.org](http://www.northridgecitizens.org)  
[lgubser@comcast.net](mailto:lgubser@comcast.net)

- Expected Response Date: Tuesday, January 27

Please take the necessary actions in responding, handling and/or updating this request at the Call.Click.Connect. staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a Call.Click.Connect. request. Please do not reply to this email.