

SPEAKER'S FORM

DOCKET ITEM NO. 13

Would like to go last,

Please.
Mary Catherine

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mary Catherine Gibbs
2. ADDRESS: 307 N. Washington St.
- TELEPHONE NO. 703 836 5757 E-MAIL ADDRESS: mcg.hcgk@verizon.net
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? the Applicant, now
the appellee, the Hales
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
Planning Commission Decision to be upheld
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

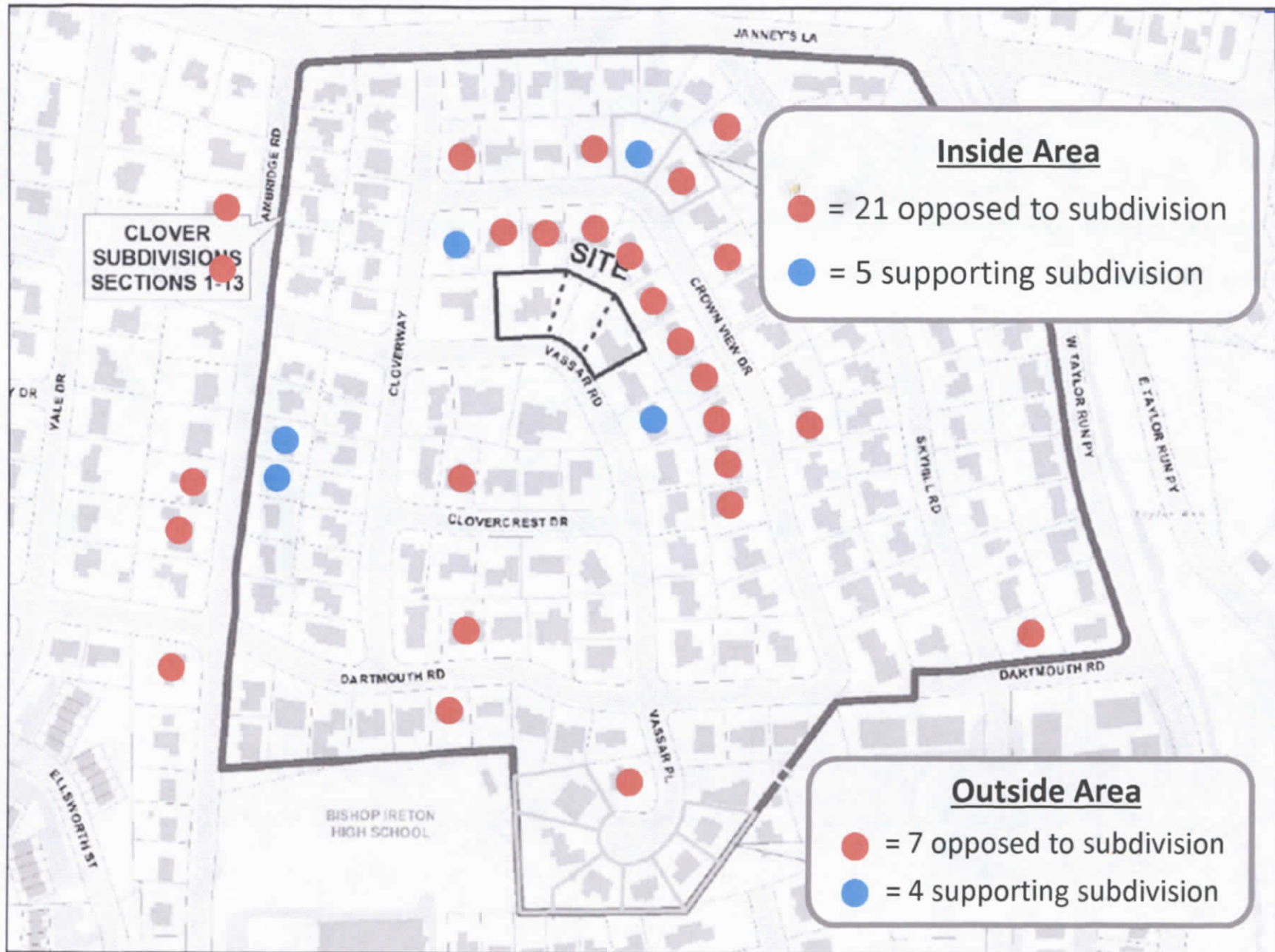
(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

Helen Lloyd

13

6-13-15



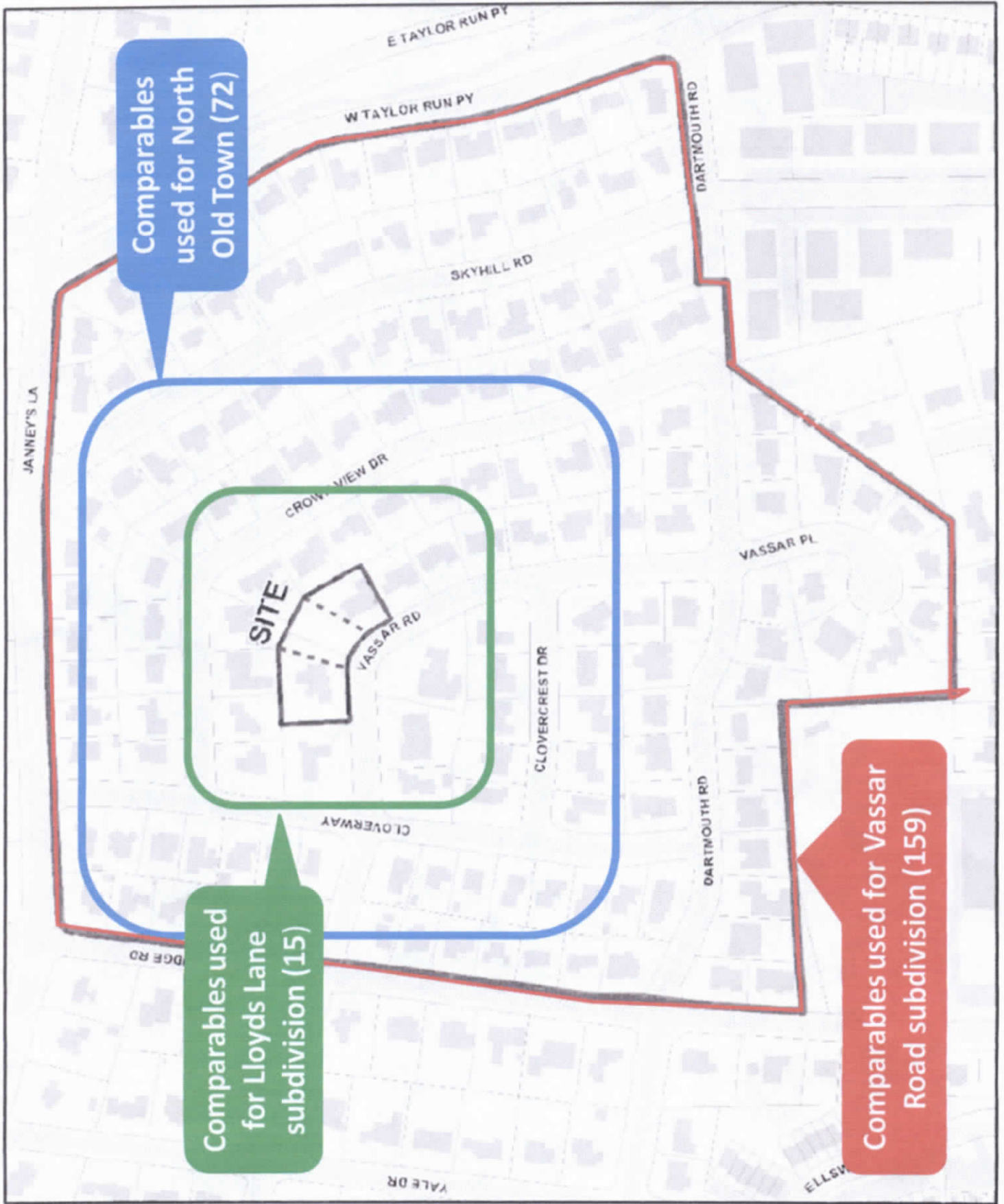


501 Crown View Drive

- 8' wider at front
- 12' wider at building line

415 Crown View Drive

- 12' wider at front
- 24' wider at building line

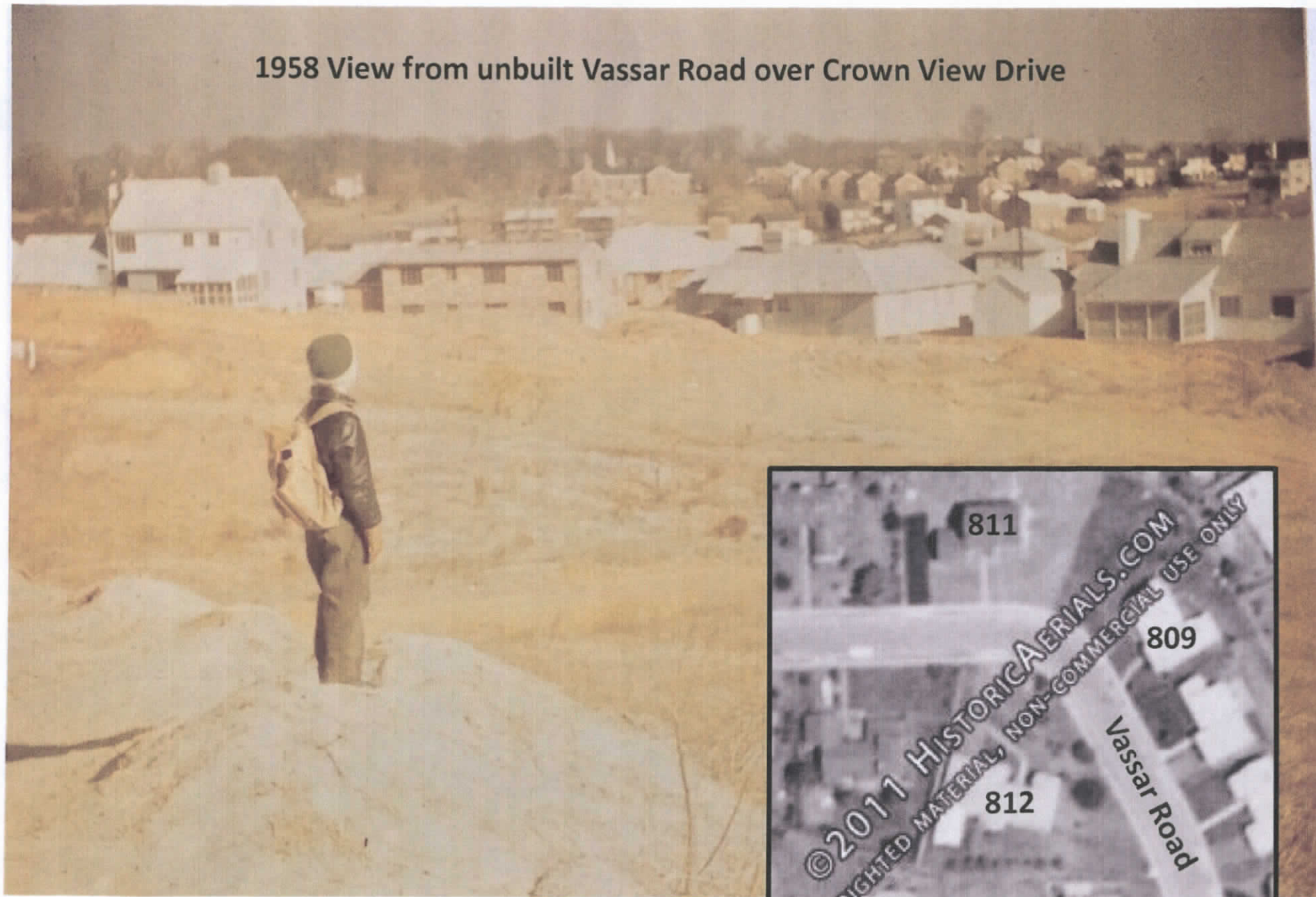


Comparables
used for North
Old Town (72)

Comparables used
for Lloyds Lane
subdivision (15)

Comparables used for Vassar
Road subdivision (159)

1958 View from unbuilt Vassar Road over Crown View Drive



1962 layout of 812, 811 & 809 Vassar Road

Jackie Henderson

From: hon162@aol.com
Sent: Saturday, June 13, 2015 2:51 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74927: Mayor, Vice Mayor, City Council Mayor, Vice-Mayor and City CouncilCity

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74927.

Request Details:

- Name: John Siegmund
- Approximate Address: No Address Specified
- Phone Number: 703-751-6072
- Email: hon162@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor, Vice-Mayor and City Council
City of Alexandria, Virginia

Re proposed subdivision and development on Vassar Road behind President Ford's former house

Dear Mayor, Vice-Mayor and City Council:

My family lives on Crown View live near the proposed subdivision and development. My wife and I oppose this proposed subdivision.

This subdivision would indeed be a bad precedent for the entire city of Alexandria, and likely lead to many more requests for subdivisions of this kind. Preventing this case from becoming precedent is important. Finally, the recent election in Alexandria was partly about the pace and kinds of development in the city. Most voters indicated reservations about pace and kinds of development in recent years. Thus, in line with voters, the City government should also show reservations about this proposed subdivision and reject the requested subdivision.

I was unable to attend this morning's hearing on this matter, and request that this email be part of the official record of this case.

Sincerely,

John Siegmund
315 Crown View Drive

- Expected Response Date: Monday, June 22

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.

Jackie Henderson

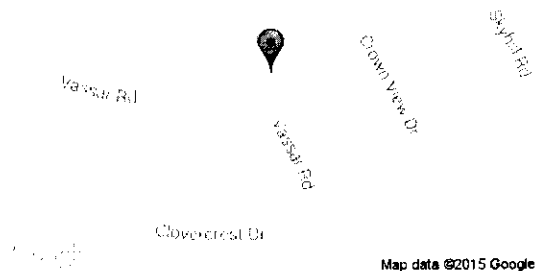
From: jrodblack@gmail.com
Sent: Friday, June 12, 2015 10:32 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74913: Mayor, Vice Mayor, City Council at 811 VASSAR RD I am a resident of Alexandria and I supp

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74913.

Request Details:

- Name: Jon Black
- Approximate Address: 811 VASSAR RD (See [map below](#))
- Phone Number: 5713147228
- Email: jrodblack@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a resident of Alexandria and I support the sub-division at 809/811 Vassar. All of the appropriate measures have been taken by the property owner throughout the process of this sub-division, and the Planning Commission has approved the development. I am concerned that seemingly baseless protests by a relative few could undermine the laws that are established to protect property owners in Alexandria. I firmly believe that modest, modern homes in neighborhoods like that of Vassar are a wonderful addition to the community. I strongly encourage the City Council to approve this sub-division out of respect for property rights in the City of Alexandria.
- Expected Response Date: Friday, June 19



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.

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Jackie Henderson

From: vtaylor73@comcast.net
Sent: Friday, June 12, 2015 6:42 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74907: Mayor, Vice Mayor, City Council Mayor,Vice Mayor and City Counsel,I am w

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74907.

Request Details:

- Name: patty taylor
- Approximate Address: No Address Specified
- Phone Number: 703 9091052
- Email: vtaylor73@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor,Vice Mayor and City Counsel,I am writing to today on behalf of my neighbors the Hales Family ,Steve and Mary.I would like to voice my support for the subdivision of their two lots 809 and 811 Vassar rd in 22314. There has been an ongoing battle in the neighborhood since the beginnings of the proceedings. The Hales are a very nice family that have been an excellent addition to our neighborhood.When they had the opportunity to purchase the house next door they naturally did so with the idea of having more play room for their 4 children, with possibly more to come.I have lived in this neighborhood for 14 years. I live across the street from them at 814 Vassar.I have seen other neighbors driven out by other nasty neighbors. I myself have been a victim of these over aggressive and mean spirited neighbors.I was approached more than once , because they didn't like my 12 year old skateboarding! There are some that believe they rule the neighborhood and they need to approve everything you do . Even if it doesn't affect them.Real estate in Alexandria is at a premium, and know that everyone wants to ensure property values and good quality of life.What I don't understand is why the people in the neighborhood who are least affected seem to be the most vocal and mean spirited.The ones that are the most impacted by this have given their approval. The ones on Vassar Rd directly adjacent to the property. We will be the most affected IF and WHEN a house is built .I am asking you to please consider their request closely and don't let the nastier vocal few ruin their future.thank you for attention, Patty Taylor 814 Vassar Rd
- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: gbeeker@comcast.net
Sent: Friday, June 12, 2015 2:29 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74874: Mayor, Vice Mayor, City Council at 811 VASSAR RD Good Afternoon Mr Mayor,I am emailin

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74874.

Request Details:

- Name: Greg Beeker
- Approximate Address: 811 VASSAR RD (See [map below](#))
- Phone Number: 703-927-0003
- Email: gbeeker@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Good Afternoon Mr Mayor,

I am emailing in regard to Mr Hales' request to subdivide his lot. I understand that there is some opposition from the neighbors. However, the city has guidelines for this in place and as long as these guidelines are met, no neighbor should be able to have any say in the matter. Rights of a property owner must be respected by all and should not be dictated by individuals. The guidelines were written for the best interest of the community as a whole.

I encourage you to please support the planning commissions appropriate approval of this property division.

Thank you,

Greg Beeker
3101 N Hampton Dr, #1009
Alexandria, VA

- Expected Response Date: Friday, June 19



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.

Jackie Henderson

From: dbsalmons@gmail.com
Sent: Friday, June 12, 2015 2:21 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74873: Mayor, Vice Mayor, City Council To the Mayor, Vice Mayor, and City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74873.

Request Details:

- Name: David Salmons
- Approximate Address: No Address Specified
- Phone Number: 703-548-2060
- Email: dbsalmons@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To the Mayor, Vice Mayor, and City Council,

I write in support of the subdivision of 809 and 811 Vassar Road against the appeal from the approval of that subdivision. The proposed subdivision fully complies with all zoning regulations and requirements, is consistent with the property owner's rights, and would help to maintain the character of the neighborhood because it would ensure that only moderately sized homes are built in that location. Given the size of the lots, it is only a matter of time until a developer or someone else buys the 809 property and remodels/rebuilds, which would likely result in a home much larger than the surrounding homes. Those opposing the subdivision are ill-informed and their concerns are misplaced. I understand that most of the neighbors support the subdivision and none of those appealing the approval live on Vassar Road. I am unaware of there ever being an appeal of a residential subdivision approval like this in Alexandria. This appeal should be denied. Anything else would send a terrible signal to home owners throughout the City that their modest, fully compliant requests to develop their property will not be respected. Thank you for your consideration of my views.

David B. Salmons
1407 Key Drive
Alexandria VA 22302

- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: robertsjim@aol.com
Sent: Friday, June 12, 2015 1:37 PM
To: Jackie Henderson; Gloria Sitton
Subject: Call.Click.Connect. #74869: City Clerk and Clerk of Council June 11, 2016
TO: City Council
RE:

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74869.

Request Details:

- Name: Jimm Roberts
- Approximate Address: No Address Specified
- Phone Number: 703-625-0095
- Email: robertsjim@aol.com
- Service Type: City Clerk and Clerk of Council
- Request Description: June 11, 2016

TO: City Council

RE: APPEAL OF PLANNING COMMISSION APPROVAL OF SUBDIVISION 2014-0014

ACTION REQUESTED: Return to the planning staff for further study the approval of an investor's in-fill application to turn two lots into three in the Clover neighborhood.

The city lacks a clear, citizen-vetted, council approved in-fill building lot policy for established residential neighborhoods.

The planning staff is using the administrative tools crafted when Alexandria was less dense and its suburbs (e. g., the Clover neighborhood) were newly built

BACKGROUND: Clover is a venerable, established neighborhood of single family homes. It is situated between Janney's Lane and Duke Street.

The investor's ambition revealed neighbors, immediate and elsewhere in the Clover neighborhood, are disenfranchised by city planning parameters.

The properties in question are 809 and 811 Vassar Road, respectively lots 625 and 627; lot 625 abuts part of a historic property, President Ford's home

The same person owns both lots.

This investor recently received planning commission approval to further profit by cleaving from these two lots a third

The third recently approved lot, 626, is a pie-shaped lot. It is sandwiched between the original two lots, 625 and 627

The newly approved in-fill building lot, 626, is on level land but, because it is situated where Vassar Road curves ninety degrees, it is pie-shaped.

Its odd shape gives it the smallest street frontage of all lots in its immediate vicinity. Moreover, its pie-shape makes it incompatible with all nearby residential lots

Further, if a structure is built on this lot, then it will alter the area viewscape, especially for the houses behind it, all of which are at a lower elevation

Finally, it will add density to a neighborhood whose last home was built a half century ago

JUSTIFICATION: My reasons for requesting further consideration of the planning commission's action are:

1. The city lacks a clear, citizen-vetted, council approved in-fill building lot policy for established residential neighborhoods.

The planning staff is using the administrative tools crafted when Alexandria was less dense and its suburbs (e. g., the Clover neighborhood) were newly built

2. The planning staff is not required to make community, even nearby neighbor sentiment toward this investor's application part of its report to the planning commission.

This omission grants this and all other speculative investors supreme rights that surpass the rights of the entire community, especially those who will be indisputably affected by a new dwelling where one does not now exist

3. The planning staff's defense of its recommendation suggests that it has no methodology constraints.

The implication is that a determined staff can search until it finds examples needed to support a predetermined conclusion. In this instance, it sought pie-shaped lots

4. The planning staff used the original developer's plat for the entire Clover neighborhood without invoking the original developer's intent.

The staff found comparable pie-shaped lots within this plat but neglected to observe the original developer intentionally did not to create a pie-shaped lot between 809 and 811 Vassar Road.

5. The planning staff also failed to mention topography.

The pie-shaped lots the staff selected as comparable within the original developer's plat are atop a small hill; the newly approved pie-shaped lot is not.

6. The planning staff made unsubstantiated inferences about the original plat for Clover.

Declaring as comparable the hilltop pie-shaped lots in Clover, which are not close to the approved lot, falsely implies the developer rather than the topography mandated their odd lot shape.

SUMMARY: In-fill building lots unmistakably change the community in which they are ensconced.

Additional guidance must be crafted to guide the planning commission and planning staff to allow reasonable weight to be given not only to affected neighbors but, ideally, also to all neighborhood residents

Without giving a voice to the disenfranchised nearby neighbors and to the neighborhood at large, established communities can effortlessly be changed, made denser and irrevocably altered visually and esthetically by a determined investor who maximizes profit above all else

RECOMMENDATION: Send the application back for further review and for suggestions designed to give voice to the neighborhood in which an in-fill building lot is sought, suggestions that especially give voice to the neighborhood, especially to nearby neighbors

Jimm Roberts
2916 Dartmouth Road, part of the Clover neighborhood

- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: robertsjim@aol.com
Sent: Friday, June 12, 2015 1:41 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74871: Mayor, Vice Mayor, City Council No descriptive text provided

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74871.

Request Details:

- Name: Jimm Roberts
- Approximate Address: No Address Specified
- Phone Number: 703-625-0095
- Email: robertsjim@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No description provided.
- Attachment: [Appeal Planing Commission Vassar Road ver 2.docx](#)
- Expected Response Date: Friday, June 19

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.

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June 11, 2016

TO: City Council

RE: APPEAL OF PLANNING COMMISSION APPROVAL OF SUBDIVISION 2014-0014

ACTION REQUESTED: Return to the planning staff for further study the approval of an investor's in-fill application to turn two lots into three in the Clover neighborhood.

The city lacks a clear, citizen-vetted, council approved in-fill building lot policy for established residential neighborhoods.

The planning staff is using the administrative tools crafted when Alexandria was less dense and its suburbs (e. g., the Clover neighborhood) were newly built

BACKGROUND: Clover is a venerable, established neighborhood of single family homes. It is situated between Janney's Lane and Duke Street.

The investor's ambition revealed neighbors, immediate and elsewhere in the Clover neighborhood, are disenfranchised by city planning parameters.

The properties in question are 809 and 811 Vassar Road, respectively lots 625 and 627; lot 625 abuts part of a historic property, President Ford's home

The same person owns both lots.

This investor recently received planning commission approval to further profit by cleaving from these two lots a third

The third recently approved lot, 626, is a pie-shaped lot. It is sandwiched between the original two lots, 625 and 627

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Its odd shape gives it the smallest street frontage of all lots in its immediate vicinity. Moreover, its pie-shape makes it incompatible with all nearby residential lots

Further, if a structure is built on this lot, then it will alter the area viewscape, especially for the houses behind it, all of which are at a lower elevation

Finally, it will add density to a neighborhood whose last home was built a half century ago

JUSTIFICATION: My reasons for requesting further consideration of the planning commission's action are:

1. The city lacks a clear, citizen-vetted, council approved in-fill building lot policy for established residential neighborhoods.

The planning staff is using the administrative tools crafted when Alexandria was less dense and its suburbs (e. g., the Clover neighborhood) were newly built

2. The planning staff is not required to make community, even nearby neighbor sentiment toward this investor's application part of its report to the planning commission.

This omission grants this and all other speculative investors supreme rights that surpass the rights of the entire community, especially those who will be indisputably affected by a new dwelling where one does not now exist

3. The planning staff's defense of its recommendation suggests that it has no methodology constraints.

The implication is that a determined staff can search until it finds examples needed to support a predetermined conclusion. In this instance, it sought pie-shaped lots

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The staff found comparable pie-shaped lots within this plat but neglected to observe the original developer intentionally did not to create a pie-shaped lot between 809 and 811 Vassar Road.

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Declaring as comparable the hilltop pie-shaped lots in Clover, which are not close to the approved lot, falsely implies the developer rather than the topography mandated their odd lot shape.

SUMMARY: In-fill building lots unmistakably change the community in which they are ensconced.

Additional guidance must be crafted to guide the planning commission and planning staff to allow reasonable weight to be given not only to affected neighbors but, ideally, also to all neighborhood residents

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RECOMMENDATION: Send the application back for further review and for suggestions designed to give voice to the neighborhood in which an in-fill building lot is sought, suggestions that especially give voice to the neighborhood, especially to nearby neighbors

Jimm Roberts

2916 Dartmouth Road, part of the Clover neighborhood

Jackie Henderson

From: maria@izalia.com
Sent: Friday, June 12, 2015 12:00 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74859: Mayor, Vice Mayor, City Council Dear Mayer,I, Annette Antonelli, wri

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74859.

Request Details:

- Name: Annette Antonelli
- Approximate Address: No Address Specified
- Phone Number: 7035490911
- Email: maria@izalia.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayer,

I, Annette Antonelli, write in support of Steve Hales and his rights for the property at 809 Vassar Rd. I want to make sure that his concern that property rights are respected by the City of Alexandria, as the owner of the property he may use the land the way his soles desires.

Respectfully,
A.Antonelli

- Expected Response Date: Friday, June 19

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Jackie Henderson

From: mmrdeza@mxm-consulting.com
Sent: Friday, June 12, 2015 11:42 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74857: Mayor, Vice Mayor, City Council at 809 VASSAR RD RE: the subdivision of 809 Vassar Road,

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74857.

Request Details:

- Name: Michelle Mrdeza
- Approximate Address: 809 VASSAR RD (See [map below](#))
- Phone Number: 703-772-9803
- Email: mmrdeza@mxm-consulting.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: the subdivision of 809 Vassar Road, we fully support the current proposal to subdivide the lot. As owners of 812 Vassar Road, directly across the street, we believe this subdivision will help to ensure any future development on 809 Vassar will be fitting and complimentary to the current properties in our neighborhood.
- Expected Response Date: Friday, June 19



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.

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Jackie Henderson

From: smhansen2705@yahoo.com
Sent: Friday, June 12, 2015 1:34 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74867: Mayor, Vice Mayor, City Council I understand the Hales family has submit

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74867.

Request Details:

- Name: Shannon Hansen
- Approximate Address: No Address Specified
- Phone Number: 310-493-5652
- Email: smhansen2705@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I understand the Hales family has submitted a request to subdivide the lots at 809 and 811 Vassar Road. I support their request to divide those lots into three lots. I own the house at 1108 Trinity Drive.
- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: katherinekleon@gmail.com
Sent: Friday, June 12, 2015 11:31 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74855: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74855.

Request Details:

- Name: Katherine Leon
- Approximate Address: No Address Specified
- Phone Number: 571-259-0001
- Email: katherinekleon@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and City Council members,

My home would be negatively impacted by the pending subdivision on Vassar Road. (I will attach a photo that shows my vantage of the Hales' second lot, as I stand in my back yard. I am 5' 4", so this will give you an idea of our retaining wall and the runoff problem.)

I am also writing to touch on the "misinformation" that Mary Hales is very publicly complaining about on our CCPCA Listserve, the Connection Newspapers online and the Alexandria Gazette.

Clarity is certainly a good thing. So let's be crystal clear: Steve Hales is a realtor. He used his position as a realtor to purchase two prime homes and lots in Clover, homes that never made it to market. The first home -- 4,500 square feet on half an acre with an assessed value of \$1 million -- would be quite enough for most of us. But a second? Yes, a 4,000 square foot, million dollar home (the Hales, however, paid \$200,000 below the assessed worth) on more than a third of an acre. Just imagine the impact to our neighborhood property values if these gems had actually made it to market, instead of being snatched up by a realtor for his own use.

Is this ethical? Not sure. But equally important, is it now necessary for Steve and Mary to subdivide and negatively impact at minimum six neighbors? Absolutely not.

To be crystal clear, the Hales are real estate developers, not innocent, dreamy eyed home buyers who "lucked into" the opportunity of a lifetime.

Thank you for reading this letter of appeal. I hope that the best interests of the majority will prevail over the influence of a few, and the subdivision will not be approved.

Very truly yours,
Katherine Leon

- Attachment: [IMG_20150611_102159.jpg](#)
- Expected Response Date: Friday, June 19

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

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Jackie Henderson

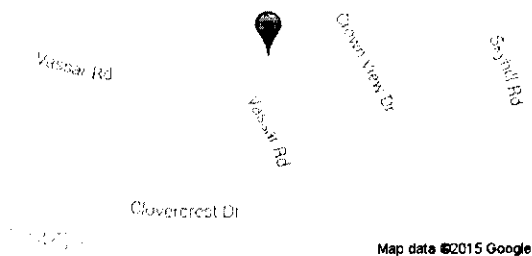
From: giles2@hotmail.com
Sent: Friday, June 12, 2015 10:52 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74849: Mayor, Vice Mayor, City Council at 809 VASSAR RD I am writing to you today to support the

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74849.

Request Details:

- Name: Giles Strickler
- Approximate Address: 809 VASSAR RD (See [map below](#))
- Phone Number: 703-317-9373
- Email: giles2@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to you today to support the subdivision at 809/811 Vassar. As a resident of the City of Alexandria for over a decade, I am concerned that property rights are not respected due to the appearance that neighbors can unduly influence what a property owner can do with his own property. The law is clear that the proper guidelines are met (as shown by the Staff and Commission support) and the Council has no choice but to approve it. I respectfully ask, why would you not want a new home to beautify and improve a neighborhood? New homes are good for the tax base, and since the City has a debt problem, why wouldn't they want additional tax base?
- Expected Response Date: Friday, June 19



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Jackie Henderson

From: rictalley@aol.com
Sent: Friday, June 12, 2015 9:37 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74840: Mayor, Vice Mayor, City Council I am a resident of Alexandria, zip code

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74840.

Request Details:

- Name: Richard Talley
- Approximate Address: No Address Specified
- Phone Number: 703.841.3256
- Email: rictalley@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a resident of Alexandria, zip code 22314, and I support the subdivision at 809/811 Vassar. The law is clear and they meet the proper guidelines, as shown by the Staff and Commission support. New homes are good for the tax base, and since the city has some debt issues, why wouldn't we want an additional tax base?
- Expected Response Date: Friday, June 19

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

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Jackie Henderson

From: mike.stinson@comcast.net
Sent: Friday, June 12, 2015 9:46 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74841: Mayor, Vice Mayor, City Council I have been a homeowner in the City of A

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74841.

Request Details:

- Name: Michael Stinson
- Approximate Address: No Address Specified
- Phone Number: 703-548-8920
- Email: mike.stinson@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I have been a homeowner in the City of Alexandria for more than 20 years, and I am writing to support the proposed subdivision at 809/811 Vassar. It is my understanding that the proposal has cleared every step of the review process and that all the relevant guidelines for a subdivision have been met. As such, the property owners should be allowed to take whatever steps they deem appropriate for improving their property. Denying the subdivision request, even after every requirement has been met, would be simply unconscionable, and would violate the rights that inherently belong to every property owner to improve their property.
- Expected Response Date: Friday, June 19

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

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Jackie Henderson

From: wdl14@hotmail.com
Sent: Friday, June 12, 2015 10:25 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74845: Mayor, Vice Mayor, City Council I'm an Alexandria homeowner for more tha

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74845.

Request Details:

- Name: Warren Leishman
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: wdl14@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I'm an Alexandria homeowner for more than fifteen years, writing in support of the proposed Vassar property subdivision. I understand the worries of neighboring homeowners but believe they have crossed the line from concerned neighbors to reactionary NIMBYers. I have always appreciated the strong codes and professionalism of city enforcement staff. The codes provide standards applicable to all with enforcement ensuring neutral application. When a proposal is clearly compliant with these standards and receives approval from city staff only exceptional circumstances should warrant review of that decision. Here, it appears that some feel entitled to keep a full size vacant lot in its current state. That's fine if they own the lot but that's not the case. Instead, the rights of the actual property owners to potentially develop the lot in full compliance with city code are being challenged. This risks a dangerous precedent that would put all property rights in jeopardy. I urge you to affirm the original decision and permit the division of the lot in accordance with city code.

Warren Leishman

- Expected Response Date: Friday, June 19

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Jackie Henderson

From: rich.speckart@gmail.com
Sent: Friday, June 12, 2015 10:29 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74846: Mayor, Vice Mayor, City Council I am a 9 year resident and homeowner in

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74846.

Request Details:

- Name: Richard Speckart
- Approximate Address: No Address Specified
- Phone Number: 703-283-2055
- Email: rich.speckart@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a 9 year resident and homeowner in Alexandria City and support the subdivision at 809/811 Vassar.

I am concerned that neighbors can unduly influence what a property owner can do with his own property. The law is clear that we meet the proper guidelines (as shown by the Staff and Commission support) and the Council has no choice but to approve it

- Expected Response Date: Friday, June 19

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Jackie Henderson

From: Qrlizard@yahoo.com
Sent: Friday, June 12, 2015 8:38 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74831: Mayor, Vice Mayor, City Council To Whom it May Concern:My name is El

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74831.

Request Details:

- Name: Elizabeth Anderson
- Approximate Address: No Address Specified
- Phone Number: 7034890819
- Email: Qrlizard@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To Whom it May Concern:

My name is Elizabeth Anderson and I have been a resident of Alexandria for 12 year and a homeowner in this City for almost a year. I am writing to show my support for the subdivision at 809/811 Vassar.

As I understand, the owners of that property have gone through the proper channel to make a subdivision and it has been inspected and found to be an appropriate property for such a division; however, there have been neighbors who would like to stop this action.

I am concerned that the rights of a property owner would become weakened if neighbors can unduly influence such actions. Because the proper guidelines have been met, I ask that the Council approve this subdivision request. New homes are good for the tax base and the lot in question is large enough to not take away from the beauty of the neighborhood if it is subdivided.

I appreciate your careful attention to this matter.

Sincerely,
Elizabeth Anderson

- Expected Response Date: Friday, June 19

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Jackie Henderson

From: wilsclan@gmail.com
Sent: Thursday, June 11, 2015 1:52 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74751: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and City Council-

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74751.

Request Details:

- Name: Lynda Wilson
- Approximate Address: No Address Specified
- Phone Number: 8012321178
- Email: wilsclan@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and City Council-

I am a homeowner on Dartmouth Road in Alexandria City. I've been following with interest the proposed subdivision on Vassar Road. As nearly as I can determine the approved subdivision meets all the legal requirements for an additional lot.

It is my understanding that these decisions are not politically based but are instead based upon laws and regulations that are designed to protect the character of our neighborhood. When those laws are carefully followed, as they have been in this case, there is no grounds for such hysterical claims as, "this will tear the fabric of our neighborhood apart."

I have seen the proposed site and am fully satisfied that any house that might be built in the future could only increase the value of homes in the neighborhood.

For any homeowner in a contingent property to claim that it will negatively affect them is irrelevant. If there was an empty lot next to me my own wishes that it remain empty have absolutely no bearing on the legal status and county's determination of what may be done with it. These are legal issues that should be determined by the sound judgement responsible to enforce those laws. They should not be determined by the emotional knee jerk reaction of any neighbor that has taken a dislike to the idea of an additional home in their neighborhood.

Respectfully,
Lynda Wilson

- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: btbarker@gmail.com
Sent: Thursday, June 11, 2015 2:20 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74753: Mayor, Vice Mayor, City Council Support for Subdivision 2014-0014809 a

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74753.

Request Details:

- Name: Brian Barker
- Approximate Address: No Address Specified
- Phone Number: 703-838-0268
- Email: btbarker@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Support for Subdivision 2014-0014 809 and 811 Vassar Road

See attached letter to the Mayor Euille and City Council

- Attachment: [Vassar Subdivision Approval.docx](#)
- Expected Response Date: Thursday, June 18

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.

Brian Barker
808 Beverley Drive
Alexandria, VA 22302

June 10, 2015

Mayor William D. Euille
Alexandria City Council
301 King Street, Suite 2300
Alexandria, VA 22314

RE: Appeal of Subdivision 2014-0014
809 and 811 Vassar Road

Dear Mayor Euille and Alexandria City Council,

I would like to express my support for the subdivision on Vassar Drive. This issue is a matter of property owner's rights, not a matter of what the neighbors want in their back yard. The Planning Commission approved it with the support of staff and now the property owner should be allowed to move forward with the subdivision. Of course the neighbors don't want it in their back yard. No one ever does. I noticed most of the people opposed to the subdivision live on Crown View Drive and not Vassar Road.

This subdivision is very similar to the way the lots are located on the inside corner of Crown View Drive. I also disagree with those appealing that believe that Vassar Place lot frontages should not be considered.

Please move forward with denying the appeal and supporting the approved subdivision.

Thank you,

Brian Barker

Jackie Henderson

From: zack_parks@hotmail.com
Sent: Thursday, June 11, 2015 2:39 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74762: Mayor, Vice Mayor, City Council I write in support of the subdivision of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74762.

Request Details:

- Name: Zachary Parks
- Approximate Address: No Address Specified
- Phone Number: 202-285-0524
- Email: zack_parks@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I write in support of the subdivision of 809/811 Vassar Rd. in Alexandria. My wife and I own two homes nearby (1255 Dartmouth Ct., where we live, and 209 Yale Dr., where we previously lived). As Alexandria homeowners, it is important to us that our property rights be respected. The proposed subdivision here is consistent with the character of the neighborhood and I am aware of no reason or provision of city law that would preclude such a subdivision here.

As homeowners, it is important that the City's rules and regulations are applied neutrally, free from political pressure. Were the Council to take the unprecedented step to reverse the Planning Commission's approval of the residential subdivision application, that action would send a signal to homeowners that City land use decisions are influenced by the uninformed voices of a vocal few, rather than neutral application of settled law. I am concerned about the short and long-term consequences such a decision would have.

The decisions of City staff and the Planning Commission should be upheld.

- Expected Response Date: Thursday, June 18

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

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Jackie Henderson

From: goliverelliott@gmail.com
Sent: Thursday, June 11, 2015 2:53 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74766: Mayor, Vice Mayor, City Council To Whom It May Concern:I support the

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74766.

Request Details:

- Name: Oliver Elliott
- Approximate Address: No Address Specified
- Phone Number: 315-885-1527
- Email: goliverelliott@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To Whom It May Concern:

I support the subdivision of the 809/811 Vassar properties in Alexandria. As a resident of the city, I support increasing population density in Alexandria. Not only would such an endeavor increase the tax base, it improves environmental outcomes. I support both such efforts.

Thank you.

- Expected Response Date: Thursday, June 18

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

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Jackie Henderson

From: mattsandgren@mac.com
Sent: Thursday, June 11, 2015 2:57 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74768: Mayor, Vice Mayor, City Council Dear Alexandria City Mayor, Vice Mayor,

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74768.

Request Details:

- Name: Matt Sandgren
- Approximate Address: No Address Specified
- Phone Number: 703-599-1029
- Email: mattsandgren@mac.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Alexandria City Mayor, Vice Mayor, and City Council:

I have been an Alexandria City resident for over 12 years. I have watched with great admiration how our city has grown and prospered. However, I am deeply concerned that recent efforts by some could greatly diminish or even take away my property rights.

I will move out of this area before any person can unduly influence what I can do as a property owner.

Property rights must be respected. They are fundamental to a democratic society. As a father of two, I want new homes built in Alexandria. They are good for the tax base. They fund our schools. They help keep our City afloat.

Please side with property rights and keep others from telling us what we can or cannot do with our land.

Sincerely,

Matt Sandgren
Alexandria City resident

- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: marchant4@hotmail.com
Sent: Thursday, June 11, 2015 3:30 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74776: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor, and City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74776.

Request Details:

- Name: Christian Marchant
- Approximate Address: No Address Specified
- Phone Number: 571-253-1334
- Email: marchant4@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and City Council:

As a long-time resident and nearly 13 year homeowner in Alexandria City. I am writing to support the subdivision of property 809/811 Vassar Road. As a property owner in the city, I believe it is imperative that we respect property rights and the rule of law. Honoring the rights of an individual to use his property, abiding by all existing regulations, is very important to me.

Mr. Hales has met every legal qualification as shown by Staff and Commission support of the subdivision of the property. I believe that new homes are good for the city tax base, and as a property owner I support the city allowing the proper construction of new homes that would increase tax revenue for the city (hopefully decreasing the individual tax burden for most other property owners).

Sincerely,
Christian Marchant
5411 Richenbacher Avenue
Alexandria, VA 22304

- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: dsurratt4@gmail.com
Sent: Thursday, June 11, 2015 3:31 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74777: Mayor, Vice Mayor, City Council Vassar Road Subdivision - Please approv

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74777.

Request Details:

- Name: Dara and Derrick Surratt
- Approximate Address: No Address Specified
- Phone Number: 703-589-7389
- Email: dsurratt4@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Vassar Road Subdivision - Please approve the request based on the facts and the law. We live at 3011 Dartmouth Road in Clover/College Park and a handful of neighbors that are stirring things up. They don't have sound arguments and are not based on the facts. . I hope you continue to support your earlier decisions to allow this subdivision to move forward so that this issue will be put to rest. Again, we SUPPORT the subdivision.
- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: CallClickConnect@alexandriava.gov
Sent: Thursday, June 11, 2015 3:34 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74778: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and Council Membe

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74778.

Request Details:

- Name: A. Seth Atkisson
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and Council Members,

I am a resident of Alexandria and I write in support of the subdivision of the lots at 809/811 Vassar. I am concerned that despite the property owners having gone through the regular channels for approval and having been found compliant with the applicable codes and ordinances, they have been subjected to an unprecedented review for a residential lot. While it appears that such a review by the City Council of the Planning Commission's approval is provided for according to the zoning ordinance, it is my understanding that a review has never been called for over the proposal of a single residential lot. I find this precedent to be disturbing in a number of ways, namely:

1) This action demonstrates a lack of respect for established property rights. The property owners own both the 809 and 811 lots and may under the law enjoy them in a manner that is consistent with the city codes and ordinances. Having found no provision in the ordinances and codes that would disallow them from further enjoying the rights inherent with their ownership in the land, they determined to divide the land. To deny them a division that is otherwise allowable under the law and which asks for no special accommodation or favor threatens the reasonably expected enjoyment of all property owners in the city.

2) The influence that a small minority (as little as 20%) of neighbors can have over the property of another is unsettling. There is an established process in the city of Alexandria for subdividing and creating a lot. The owners complied with this process and presented the Planning Commission with a plan that was overwhelmingly approved. Furthermore, the proposed lots all far exceed the minimum requirements for R-8 Single-Family zone in which the lots are situated. To allow for a minority of proximate homeowners to override the law and approval of the Commission would again threaten the property rights and values of all residential owners within Alexandria.

In conclusion, I ask that the Mayor, Vice Mayor and Members of the City Council reject this novel approach at limiting the rights of property owners and allow the property owners to proceed as planned and approved by the Planning Commission.

Respectfully,

A. Seth Atkisson

- Expected Response Date: Thursday, June 18

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

Jackie Henderson

From: shandielise@gmail.com
Sent: Thursday, June 11, 2015 3:43 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74780: Mayor, Vice Mayor, City Council I am a resident in Alexandria City and s

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74780.

Request Details:

- Name: Shandi Barney
- Approximate Address: No Address Specified
- Phone Number: 7034740940
- Email: shandielise@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a resident in Alexandria City and support the subdivision at 809/811 Vassar. I think that home owners should have the freedom to do what they want with their property, regardless of their neighbors opinion, when they are following all laws and regulations. Given that this subdivision clearly follows the proper guidelines, the Council must support subdividing this property. Additionally, when the time comes, a new home will only help the City build its tax base and pay off its debts. The real estate market in Alexandria is already tough, why wouldn't the City want an additional home owner?

Thank you for your consideration.

Shandi Barney

- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: jackie.atkisson@gmail.com
Sent: Thursday, June 11, 2015 4:03 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74786: Mayor, Vice Mayor, City Council I am writing concerning the division of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74786.

Request Details:

- Name: Jackie Atkisson
- Approximate Address: No Address Specified
- Phone Number: 7032035679
- Email: jackie.atkisson@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing concerning the division of lots 809 and 811 Vassar. As a resident in Alexandria, I'm deeply concerned the power of disapproving neighbors overrides the rights of property owners. It makes me feel very untrusting of the system.

Please, if the law is clear, and it was already approved, it shouldn't have to go through this extra process because a small minority feel like it's their land to make decisions about as well.

Any built home on this street would raise values and beautify the neighborhood further. It's difficult for some to see the positives when they feel threatened, but down the road, it won't be upsetting or an issue as it seems to be now.

Please, add my voice to the host of voices who are in complete support of dividing lots 809 and 811 Vassar.

Thank you.

Jackie Atkisson

- Expected Response Date: Thursday, June 18

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Jackie Henderson

From: bleen1@gmail.com
Sent: Thursday, June 11, 2015 4:12 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74788: Mayor, Vice Mayor, City Council I am a resident of Alexandria City writi

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74788.

Request Details:

- Name: Christopher Barney
- Approximate Address: No Address Specified
- Phone Number: 4358810661
- Email: bleen1@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a resident of Alexandria City writing in support of the subdivision at 809/811 Vassar. The subdivision proposal has met all of the guidelines required by the city of Alexandria and should not be denied by the City Council. In fact, this issue should never have escalated this far. The subdivision will cause no harm to the neighbors whose complaints have caused its delay. I respectfully request that you grant the subdivision request.
- Expected Response Date: Thursday, June 18

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.

Jackie Henderson

From: kylerkronmiller@yahoo.com
Sent: Thursday, June 11, 2015 4:25 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74792: Mayor, Vice Mayor, City Council Hello. I am a home owner in Alexandria,

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74792.

Request Details:

- Name: Kyler Kronmiller
- Approximate Address: No Address Specified
- Phone Number: 703-738-6394
- Email: kylerkronmiller@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Hello. I am a home owner in Alexandria, Virginia, and I am writing to express my support for the subdivision at 809/811 Vassar. This seems like a very specific issue, but I think it reflects three broader issues that affect all property owners in Alexandria. First, it touches on respect for property rights. Second, it touches on respect for laws and regulations governing our city. Third, it demonstrates the actions that neighbors/individuals can take to unduly influence issues that should be decided by laws and regulations. I understand that the subdivision has the support of the Staff and Commission. The rights of the property owners -- in line with existing laws and regulations -- should determine this matter.

Thank you.

Kyler Kronmiller

- Expected Response Date: Thursday, June 18

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.

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Jackie Henderson

From: ThomasWalczykowski@comcast.net
Sent: Thursday, June 11, 2015 4:28 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74794: Mayor, Vice Mayor, City Council I am submitting my comments to support t

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74794.

Request Details:

- Name: Thomas Walczykowski
- Approximate Address: No Address Specified
- Phone Number: 703-461-9206
- Email: ThomasWalczykowski@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am submitting my comments to support the request to subdivide the lots at 809 and 811 Vassar Road. Docket Item 13 for the June 13 meeting
- Attachment: [Support Letter to City Council.docx](#)
- Expected Response Date: Thursday, June 18

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.

6/11/15

Re: Docket Item 13 14-4141 at the June 13, 2015 City Council Meeting

Mr. Mayor and Council Members,

I am submitting my comments regarding the proposed subdivision of 809 and 811 Vassar Road into three lots as an Alexandria citizen and owner of two properties within 300 feet of the subject properties. My primary residence is 405 Cloverway Drive, which is completely within the 300 foot limit. I am currently residing at 404 Cloverway Drive as my primary residence is undergoing a total renovation. The property at 404 Cloverway Drive is 99% within the 300 foot limit.

I fully support the proposal of Stephen and Mary Hales to subdivide their two properties into three lots. The new lot will be in conformance with the other lots down the Vassar Road hill all the way to the Dartmouth intersection. The subdivision by itself will not change the properties in any way and will have no impact on Crown View Drive properties which are adjacent to backs of the proposed three lots. My property at 405 Cloverway Drive, which is next to the Ford House, is at the same elevation of the proposed three lots. I am well aware that the back yards of the Ford House (514) and the back yards at 506, 500, 414, 408, and 404 Crown View Drive are at a lower grade than the lots on Vassar Road. The original builder excavated those lots to support the construction of those homes and in many cases built retaining walls to support the change in elevation. Those retaining walls were certainly not built according to today's codes and have undergone deterioration over the 50 to 60 years. The Ford House lot actually has two tiered brick retaining walls. The top wall has partially collapsed and the three and a half foot bottom wall is leaning.

I mentioned the retaining walls at the back of the Crown View Drive properties because one of the concerns cited by some of those residents is their belief that they will suffer increased water runoff. If and when the Hales or some future owner decides to build a house on the new property, the plans will be reviewed by the Civil Engineering staff of Transportation and Environmental Services. I have seen their review of the new house at 307 Vassar Road and the Civil Engineers inserted a clause for the builder of the new property to be responsible for water problems caused by the new construction. They also have requirements to install cisterns to control water runoff. In the meantime, the Crown View residents should bring their retaining walls up to today's standards and install appropriate weep holes and French drains.

Another concern that the resident raised the view up the hill of their back yards. Frankly, the current view is noxious. There are a few large trees but they are covered with invasive vines like Virginia creeper. One of the trees is a Mulberry Tree and attracts wildlife including foxes. The current property at 809 Vassar Road is simply too large to be properly cared for by home owner with normal gardening skills and desires. When the Hales were trying to rent the house, I recommended that they include basic

yard maintenance by the landlord because the yard would be too daunting for the average renter. The large lawn area is infested with invasive weeds and the beds are unkempt. The yard landscaping will be more in scale if and when a modest house is built on the property and that will be an improvement to the neighborhood.

I support the Hales' proposal because it is their property, the proposal is consistent with City policies and code, and no harm to the neighbors' properties will occur as a result of the subdivision. It is noted that this is the last lot in the Clover Subdivision that could be subdivided. There is only one other property of sufficient size that theoretically could be subdivided; however, a very large addition to the home was made a few years ago and a subdivision would involve tearing down part of the house.

Sincerely,

Tom Walczykowski

405 Cloverway Drive

703-461-9206

Jackie Henderson

From: plaze@comcast.net
Sent: Thursday, June 11, 2015 5:03 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74797: Mayor, Vice Mayor, City Council Re: City Council Public Hearing, June 13

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74797.

Request Details:

- Name: Laura Plaze
- Approximate Address: No Address Specified
- Phone Number: 7034618631
- Email: plaze@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: City Council Public Hearing, June 13, 2015 -- 14-4141 (number 13)

Please see uploaded comments in support of the appeal of the Planning Commission's decision to approve a preliminary plat for Subdivision #2014-0014 to re-subdivide two existing lots into three lots at 809 and 811 Vassar Road.

- Attachment: [Plaze Subdivision Letter.docx](#)
- Expected Response Date: Thursday, June 18

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.

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402 Cambridge Road
Alexandria, VA 22314

June 11, 2015

Re: Docket No. 4141 – June 13 Public Hearing

Dear Mayor Euille and Members of City Council:

You have an opportunity today to correct a bad decision of the Planning Commission, one that will not only harm a beautiful neighborhood but will set a terrible precedent for the City. We urge you to listen to the applicants, reflect on the implications of your decision and grant this appeal.

Others have described in detail the convoluted methodology by which the Planning Commission arrived at its decision to allow the subdivision of adjacent lots on Vassar Road. People below this property who are directly affected are now threatened with a serious problem of water run-off. That, too, is detailed elsewhere in the record. All of us who live and walk in this area stand to lose a lovely vista, as this property is located at a high point that overlooks the City.

We come to this as neighbors who live a few streets away. We are alarmed at the precedent the Planning Commission decision would set if allowed to stand. It is truly baffling that staff would extend the range of comparables so far from the affected property merely to accommodate an owner's desire to cram in another house.

Clover is an old and fully developed neighborhood. If this subdivision is allowed to go forward, what is to prevent the future subdivision of other large lots in any neighborhood in Alexandria? For that matter, as happened in this case, what is to prevent the purchase of two adjacent lots for the purpose of converting the two into three? Alexandria residents do not wish to see their beautiful city carved up into ever smaller, ever more crowded lots.

Fortunately, there is an appeal process and we are hopeful that you, Mayor and City Council, will reverse this decision for the good of the neighborhood and the entire City.

Thank you for your consideration.

Sincerely,

Laura and Bob Plaze

Jackie Henderson

From: nellie.chung@gmail.com
Sent: Thursday, June 11, 2015 8:30 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74807: Mayor, Vice Mayor, City Council I am a homeowner in Alexandria City and

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74807.

Request Details:

- Name: Nelson Chung
- Approximate Address: No Address Specified
- Phone Number: 415-994-5620
- Email: nellie.chung@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a homeowner in Alexandria City and support the subdivision at 809/811 Vassar. The violation of property rights concerns me, and the law clearly supports that the guidelines are properly met. Furthermore, the new homes are much-needed sources of property taxes that would help with Alexandria's budget situation.
- Expected Response Date: Thursday, June 18

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.

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Jackie Henderson

From: derekejohnson@gmail.com
Sent: Thursday, June 11, 2015 8:53 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sittton
Subject: Call.Click.Connect. #74808: Mayor, Vice Mayor, City Council Dear Mayor and Council Members,I've

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74808.

Request Details:

- Name: Derek Johnson
- Approximate Address: No Address Specified
- Phone Number: 801.372.9015
- Email: derekejohnson@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and Council Members,

I've been a resident of Alexandria for the past 8 years. I'm writing to notify you all that I support the subdivision at 809/811 Vassar. I'm very concerned that ones neighbors can unduly influence what a property owner can or can't do with his or her own property -- especially when those actions fall so clearly within the rules and guidelines set by the council and commission. I would hope that my family and I have chosen to live in a city that has a strong commitment to respecting property rights.

Thank you,
Derek Johnson
104 West Taylor Run PKWY
Alexandria, VA 22314

- Expected Response Date: Thursday, June 18

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

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Jackie Henderson

From: CallClickConnect@alexandriava.gov
Sent: Thursday, June 11, 2015 9:32 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74814: Mayor, Vice Mayor, City Council City Council,I am a homeowner in Alexa

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74814.

Request Details:

- Name: *Call.Click.Connect.* Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: City Council,
I am a homeowner in Alexandria and am writing in support of the subdivision at 809/811 Vassar. I feel that it is important that the City of Alexandria respect the rights of property owners and not let neighbors have an undue influence on the use of property they do not own. The proposed subdivision could pave the way for a new home that would improve the overall quality of homes on Vassar and add to the city's tax base. If a subdivision is done in a manner according to the law, it should be approved by the city.
Regards,
Dayne Baird
- Expected Response Date: Thursday, June 18

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

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Jackie Henderson

From: javanwagner@gmail.com
Sent: Friday, June 12, 2015 12:23 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74818: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and City Council:

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74818.

Request Details:

- Name: Jason Van Wagner
- Approximate Address: No Address Specified
- Phone Number: 703-282-8974
- Email: javanwagner@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and City Council:

We are writing to voice our strong support of the Vassar Road subdivision. The approved proposal fulfills all of the city requirements for subdivision easily and without exception. We are part of the Clover-College Park neighborhood and see the approved subdivision as a net positive for our community.

Those opposed to this subdivision believe it will undermine the character of the Clover-College Park neighborhood, adversely affect the houses adjacent to it with water runoff and loss of light/views and will "open all of our quiet, stable, historic neighborhood up to future subdivisions and development." This is untrue. In fact, at the Planning Commission meeting where the Vassar Road subdivision was approved, Commissioner Brown addressed this very topic. He stated that he had looked at the Clover-College Park neighborhood and there is no other lot large enough to subdivide besides 811 Vassar Road and the neighbor's lot directly across the street. This is not a fragile neighborhood and this subdivision is not going to suddenly start a rash of new development here or in Alexandria City. No one is going to be "carving up" the Clover-College Park neighborhood in the future because the law says that can't be done.

Those opposed also claim that the Vassar Road subdivision "means the creation of a new smallest lot." So that the facts are clear: a lot in an R-8 zone (the zoning for Clover-College Park) by law requires 8000 SF, 40 feet of frontage, and 65 feet of building width. The new lot that has been approved is 9452 sq ft, has 55 ft of frontage and 67 ft of building width. It is larger than almost every other lot on the same side of the street all the way down Vassar until you hit Dartmouth Road and it is larger than a majority of lots in this neighborhood (the average lots are in the 8000-9000 sq ft range). Calling this the smallest lot in the neighborhood is incorrect. And since the zoning requirements are set by law, no one in the neighborhood can suddenly decide they want to make two 4000 sq ft lots out of their existing 8000 sq ft lot and increase the density of the neighborhood. This by law can NEVER happen.

Perhaps those against subdivision should be careful in what they are seeking and would reconsider opposition if, in the alternative to subdivision, the entire Vassar Road lot was sold to a commercial builder who could demolish the current structure and build an enormous 8,000 square foot home on the lot which would dwarf every home around. Bottom line: the city supports subdivision, the Alexandria City Council vote was overwhelming in favor of sub-division finding the Vassar Road subdivision meets all requirements.

The Alexandria City staff has carefully considered the appeal and just this week once again recommended the subdivision for approval to the City Council. You can find the link to the staff report where they address all the points of the appeal here:

<https://alexandria.legistar.com/View.ashx?M=F&ID=3813757&GUID=36E01D9D-9A91-4C31-97B3-35DDD60D152B>

Some residents in the neighborhood are appealing the City Council decision and it is absolutely their right to do so. Unfortunately, the opposition and concerns noted above are really more about current neighbors seeking to prevent the subdivision in order to maintain better backyard views. Their argument about preserving the character of the Clover-College Park neighborhood and that somehow the Vassar Road subdivision would jeopardize the integrity of the neighborhood is purely false. Again, the Vassar Road subdivision fulfills all of the city requirements easily and without exception and we strongly support the subdivision recommended for approval by the City Council.

Respectfully,

Daystar & Jason Van Wagner
307 Cambridge Road

- Expected Response Date: Friday, June 19

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

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Jackie Henderson

From: CallClickConnect@alexandriava.gov
Sent: Friday, June 12, 2015 12:26 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74819: Mayor, Vice Mayor, City Council Dear Council, As a resident of Alexa

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74819.

Request Details:

- Name: *Call.Click.Connect.* Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Council,

As a resident of Alexandria City, I'm writing in support of subdivision 809/811 Vassar. I want to ensure that property rights are respected and upheld when proper guidelines have been met.

Respectfully,
Audrey MacKay

- Expected Response Date: Friday, June 19

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

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Jackie Henderson

From: dccrougths@comcast.net
Sent: Friday, June 12, 2015 2:35 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74820: Mayor, Vice Mayor, City Council Honorable Councilmembers:I am writin

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74820.

Request Details:

- Name: Sean Rough
- Approximate Address: No Address Specified
- Phone Number: 703-868-6537
- Email: dccrougths@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Honorable Councilmembers:

I am writing regarding the 6/13 agenda item relating to the proposed subdivision of 809 and 811 Vassar Road. Please UPHOLD the planning commission finding supporting the subdivision.

As a citizen of Alexandria, I am alarmed by the expense and delay that have been incurred by the City AND by the property owners. Something is badly broken indeed if such a basic question cannot be swiftly and fairly resolved-- should this question really have multiple, lengthy City reports, hefty legal fees borne by the Hales family (respected members of the community), and a full, formal hearing by the Alexandria City Council?

I respectfully recommend that this specific request be approved and settled, and that the City Council revisit the City's treatment of private property, putting statutes in place to allow rapid, rational, consistent, and impartial resolution of the kind of request made by the Hales.

Sincerely,

Sean Rough
207 Longview Dr.
Alexandria

- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: a_decker@live.com
Sent: Friday, June 12, 2015 4:54 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74822: Mayor, Vice Mayor, City Council Hello:I am a homeowner in Alexandria

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74822.

Request Details:

- Name: Alison Decker
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: a_decker@live.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Hello:

I am a homeowner in Alexandria City, and I support the subdivision at 809/811 Vassar for several reasons.

Property rights should be respected and this petition for a subdivision meets the requisite guidelines in this case.

Sincerely yours,
Alison Decker

- Expected Response Date: Friday, June 19

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.

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Jackie Henderson

From: abram.ellis@gmail.com
Sent: Wednesday, June 10, 2015 3:17 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74672: Mayor, Vice Mayor, City Council I write concerning the proposed subdivis

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74672.

Request Details:

- Name: Abram Ellis
- Approximate Address: No Address Specified
- Phone Number: 734-780-6923
- Email: abram.ellis@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I write concerning the proposed subdivision of 809 and 811 Vassar. I am troubled by what appears to be a personal campaign against the owners of 809/811. They appear to have fully complied with applicable laws and regulations, and have won the support of the Planning Commission. Moreover, if I understand the facts correctly, the people most concerned by the subdivision are those that live on another street who claim that the so-called Ford house has some historic value, even though it has been renovated and remodeled to the point that it no longer looks or feels anything like a historic site.

Regardless, my biggest concern as a citizen of Alexandria is about the process that led us to this point. If the opposition wins, it will suggest that renovations to my property will be subject to the political whims of my neighbors even if I have done everything right, even if the Planning Commission approves, and even if the proposed changes comply with the relevant laws and regulations. Granting the opposition here, when there are no legal or objective grounds to do so, strikes me as terrible precedent and exactly the type of behavior that would deter (rather than encourage) investment and diversity in our community.

I strongly encourage the City Council to endorse the proposal of the Planning Commission and reject any objections.

- Expected Response Date: Wednesday, June 17

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.

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Jackie Henderson

From: shaurishar@hotmail.com
Sent: Tuesday, June 09, 2015 10:50 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74621: Mayor, Vice Mayor, City Council I support the subdivision of property at

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74621.

Request Details:

- Name: shauri dewey
- Approximate Address: No Address Specified
- Phone Number: 734-913-0723
- Email: shaurishar@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I support the subdivision of property at 809 and 811 Vassar Road to allow a new house to be built between these two properties (subdivision #2014-0014)
- Expected Response Date: Tuesday, June 16

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.

Jackie Henderson

From: Khoadinh Tran
Sent: Tuesday, June 09, 2015 10:09 AM
To: Allison Silberberg; Del Pepper; Jackie Henderson; John Chapman; Justin Wilson; Paul Smedberg; Timothy Lovain; William Euille
Cc: Jim Kapsis; Ryan Wojtanowski; William Skrabak; Anthony Gammon
Subject: EPC Letter Regarding the Windmill Hill Park Shoreline Rehabilitation Project
Attachments: EPC_Windmill_Hill_Letter_6_2015.pdf

Honorable Mayor and Members of City Council:

Please find attached a letter from the Chair of the Environmental Policy Commission regarding the Windmill Hill Park shoreline rehabilitation project.

Sincerely,

Khoa D. Tran
Environmental Program Manager
Infrastructure and Environmental Quality Division
Department of Transportation and Environmental Services
City of Alexandria
Telephone: (703) 746-4076

June 9, 2015

Honorable Mayor William Euille and Members of City Council
City of Alexandria
Suite 2300, City Hall
301 King St.
Alexandria, VA 22314

Dear Mayor Euille and Members of Council:

On behalf of the Environmental Policy Commission (EPC), I am writing in support of the staff proposal for the Windmill Hill Park Shoreline Rehabilitation Project, the "Living Shoreline" option. This staff proposal is in alignment with both the vision of the Eco City Charter, and the Environmental Action Plan -- particularly in regard to land use, open space, water resources, and sustainability.

The environmental benefits of a living shoreline are numerous. The grasses planted in the inter-tidal zone as part of this design and the adjacent sub-aqueous vegetation preserved just off shore will increase habitat for critical species at the bottom of the food chain. They will also provide natural water filtering for the river.

The design's small, off-shore stone sill will create an inter-tidal planting area, allow flushing in that area, and provide wave energy protection at all but the highest tides. When over-topped by an extremely high tide, the gentle grade of the planted slope landward of the sill will provide excellent wave energy absorption, preserving the shoreline using Nature's own methods.

The environmentally friendly design characteristics listed above will also have the following ancillary benefits: in addition to the obvious natural esthetics, the gentle grade will be safe for children, and allow the prevailing northwesterly winds to reach the water in the basin to help flush debris. The natural shoreline is also an instant nature lab, an educational resource for both the Parks Department and the school system. Finally, at an estimated cost of 3.8 million dollars, it is dramatically less expensive than either a bulkhead or a revetment.

Tony Gammon, the project manager and his team have done an excellent job of bringing this long overdue project forward for your consideration. Please do well for Alexandria by doing good for the estuary and support their effort with your approval.

Sincerely,



Jim Kapsis
Chair, Environmental Policy Commission
kapsisje@gmail.com

Jackie Henderson

From: CallClickConnect@alexandriava.gov
Sent: Tuesday, June 09, 2015 6:26 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74500: Mayor, Vice Mayor, City Council I support the subdivision of property at

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74500.

Request Details:

- Name: *Call.Click.Connect.* Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I support the subdivision of property at 809 and 811 Vassar Road to allow a new house to be built between these two properties (subdivision #2014-0014)
- Expected Response Date: Tuesday, June 16

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.

Jackie Henderson

From: larrywilson@gmail.com
Sent: Monday, June 08, 2015 2:25 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74469: Mayor, Vice Mayor, City Council Dear City Council,I am writing in supp

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 74469.

Request Details:

- Name: Larry Wilson
- Approximate Address: No Address Specified
- Phone Number: 8012434726
- Email: larrywilson@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear City Council,
I am writing in support of Steve and Mary Hales's application for a subdivision of 809/811 Vassar Road. My name is Larry Wilson and I am a homeowner on Dartmouth Road in Alexandria. From the things I have read and the conversations I have had with the Hales, I am satisfied with their proposal. It meets all of the City's requirements. It has been thoroughly reviewed and approved by the Planning Commission. It appears that a neighbor is stirring up opposition without understanding the facts. Since the Hales' proposal clearly falls within the City's requirements, I believe you are legally compelled to approve their request. This is a property right's issue. I look forward to the City Council upholding the decision of the Planning Commission. It is the correct decision. As shown in the online poll published by the Alexandria Times, it is also the decision supported by the majority of the public. Thank you for the opportunity to share my view with you.
Sincerely,
Larry Wilson
- Expected Response Date: Monday, June 15

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.

Jackie Henderson

From: Sam Shelby
Sent: Monday, June 08, 2015 4:28 PM
To: Jackie Henderson
Subject: Additional materials for Legistar file ID 14-4141
Attachments: 14-4141_Additional Materials.pdf

Jackie,

Attached please find a Call.click.connect statement to be included with Legistar file ID 14-4141 (subdivision appeal)

Thanks!

Sam Shelby
Planning and Zoning
301 King St, Room 2100
Alexandria, VA 22314
Direct: 703-746-3831
Fax: 703-838-6393

From: c.hergen@hotmail.com [mailto:c.hergen@hotmail.com]

Sent: Thursday, June 04, 2015 10:23 PM

To: Damaso Rodriguez; Cicely Woodrow; Sam Shelby; Amirah Lane; Kristen Walentisch

Subject: Call.Click.Connect. #74274: Development Project Inquiries at 402 PRINCETON BLVD I am opposed to the use of 159 comparabl

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74274.

Request Details:

- Name: Carol Hergen
- Approximate Address: 402 PRINCETON BLVD (See [map below](#))
- Phone Number: 703-548-3272
- Email: c.hergen@hotmail.com
- Service Type: Development Project Inquiries
- Request Description: I am opposed to the use of 159 comparables in the subdivision of this property in the Clover neighborhood of Alexandria. The neighborhoods of Alexandria are being destroyed by the indiscriminate development of land purely for the enrichment of investors/developers.
- Expected Response Date: Thursday, June 11

Jackie Henderson

From: jszamosfalvi@gmail.com
Sent: Monday, June 08, 2015 11:37 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74448: Mayor, Vice Mayor, City Council Dear City Council and Mayor, I am a con

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74448.

Request Details:

- Name: Jozsef Szamosfalvi
- Approximate Address: No Address Specified
- Phone Number: 7037869000
- Email: jszamosfalvi@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear City Council and Mayor,
I am a concerned Alexandria resident. The actions taken to appeal the subdivision of the Vassar property and even entertain such an action by the city council are deplorable. All current and prospective property owners should be aware that anything President Ford might have looked at or stepped on now can be restricted? And how about other Presidents? So shall I now be afraid to own/buy property on Quaker Hill or in Alexandria in general? Please keep our property rights and values intact and do not drive away tax base because of undue restrictions and limitations slapped on property. Stopping the subdivision would have a very negative impact on the tax base in general and all our property values and rights. I would expect that the city council would protect our rights and property values and discard this insidious PR campaign by Ms. Laura Plaze to protect selfishly her own "view" and thereby cause damage to property rights in Alexandria in general.

A concerned resident and property owner:

Jozsef Szamosfalvi
1213 Quaker Hill Dr.
Alexandria, VA 22314

- Expected Response Date: Monday, June 15

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.

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Jackie Henderson

From: kqellis@gmail.com
Sent: Sunday, June 07, 2015 6:34 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74398: Mayor, Vice Mayor, City Council I am writing about the subdivision of pr

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74398.

Request Details:

- Name: Kristin Ellis
- Approximate Address: No Address Specified
- Phone Number: 571-201-3938
- Email: kqellis@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing about the subdivision of property at 809 and 811 Vassar Road to allow a new house to be built between these two properties (subdivision #2014-0014)

I just want you to know that as one of the neighbors I completely support the decision. The Hales own this property and are well within their rights to subdivide. I would hope that if I were in the same position I would be able to do what I like with my own property.

Whatever home is eventually built on the subdivided land, will only raise property values.

My fellow neighbors clearly haven't thought through the fact that if the land does not subdivide, the Hales would very likely sell 809 to a developer who would then build a monstrosity of a house that would CERTAINLY not fit within the character of the neighborhood.

Please do not consider reversing the decision of the commision.

Sincerely,
Kristin Ellis

- Expected Response Date: Monday, June 15

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.

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Jackie Henderson

From: lance.spencer@att.net
Sent: Sunday, June 07, 2015 9:58 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74384: Mayor, Vice Mayor, City Council Subject: Repeal Subdivision #2014-0014

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74384.

Request Details:

- Name: Lance Spencer
- Approximate Address: No Address Specified
- Phone Number: 5712142316
- Email: lance.spencer@att.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Subject: Repeal Subdivision #2014-0014 at June 13th Public Hearing

Mayor and Council Members,

I ask you to repeal subdivision #2014-0014 at the June 13th Public Hearing. This proposed subdivision and the method used to justify it set a dangerous precedent and action that will erode home values.

We are seeing more and more issues like this proposed subdivision, where a developer wants to profit at the expense of neighbors home values. This is literally taking money from neighbors' and citizens' pockets. Neighborhood aesthetics are a key component of people's housing choices, as it was ours. Allowing subdivisions like these changes the entire complexion of a neighborhood at the expense of homeowners.

Also, the new method used by the Planning Commission is the same as gerrymandering. Changing the comparable scope whittles away at property values.

Do you want this happening near your home? Are you willing to allow a developer to take from your pocket?

I agree with Hellen Lloyd and the other neighbors' letter on page 18 of the Alexandria Gazette Packet, June 4-10, 2015, which I am copying in below. Repeal this subdivision and tell developers they cannot rob from us.

Lance Spencer
1108 Vassar Rd

Letter to the Editor from Helen Lloyd and neighbors:

To the Editor: The majority of you assume you will not be directly impacted by the water run off or restricted views which are the almost inevitable impact of the proposed subdivision and development on Vassar Road behind President Ford's former house, a property listed on the National Register of Historic Places, in the beautiful historic neighborhood of Clover. However, this is not true. Permitting this subdivision to go ahead will adversely affect every person who lives in Alexandria. It will set a catastrophic precedent for all future subdivisions and development across the whole of the City of Alexandria. According to Planning Commission records for the last five years, the number of lots used for comparative purposes within a neighborhood is between 15 and 72. The purpose of comparable lots is to ensure that the feel of the neighborhood remains even when a plot is subdivided. Therefore, with Lloyds Lane, the city chose to draw just 15 comparables, as this was the number of large lots which surrounded the new subdivision. In the development in north Old town, near Pendleton Street, the city drew 72 comparables, which comprised of all the houses on the blocks which touched the new development. With the development in Clover, however, the city is setting a new precedent. It has chosen to use 159 comparables. This

is an unprecedented number. It more than doubles the number of comparables used in any previous subdivision case in the past five years in Alexandria. This stinks of the worst kind of gerrymandering — changing the size and shape of districts to influence a result. City staff has done this because the comparables within 15 houses or 20 houses or even 72 houses would have meant they would have had to write a staff report against the Vassar Road subdivision. None of the plots within this number would have been even close to the new reduced size that the developers are trying to push through. The lot frontage of even the smallest two comparable lots is more than 24 feet larger than the frontage of the new proposed subdivided lot. Instead, by expanding the number of comparables to 159 lots, it meant they could include Vassar Place, where houses are on a 360 degree circular cul-de-sac. The inclusion of these lots inserted six lots uniquely smaller in width and frontage than the other two lots in the group of comparables. Even with these smaller lots, the subdivided lot on Vassar Road is still smaller in lot width than any of the comparable lots. This is a dangerous precedent. It means that by more than doubling the number of permissible comparables, any developer in the future can require the city staff to do the same again. This means that the large lot on Lloyds Lane, which the developers wish to divide into two, still relatively large, lots could potentially be divided into four lots in future. If the city was required to follow its own precedent and use 159 comparables in the Lloyds Lane area, for example, they would be pulling in the much smaller lots which surround that street. Permitting those into the mix would allow developers to crowd houses onto much smaller lots all over Alexandria. The large spacious lots in Rosemont and Russell Road will be next for the developer's knife. Then once those have been subdivided, using the basis of 159 comparables, developers will be able to subdivide them again and again until we have nothing but small over-crowded neighborhoods. Once smaller lots are allowed all over Alexandria, it is not scaremongering to say that the nature of our city and its neighborhoods will be threatened forever. Once this precedent is set, it cannot be undone. It cannot be reversed when the City Council realizes its mistake. This is a one-off chance to ensure that the City of Alexandria remains the wonderful place it is to live in. Please, write to the City Council through call, click, connect (Planning and Zoning – development project inquiries) to ask them to vote against setting this dangerous precedent and protect the city in which we live.

Helen Lloyd along with 10 other Crown View Drive neighbors

- Expected Response Date: Monday, June 15

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.

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Jackie Henderson

From: menkalan@hotmail.com
Sent: Sunday, June 07, 2015 7:43 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74380: Mayor, Vice Mayor, City Council I am all for the sub division of the pro

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74380.

Request Details:

- Name: Kenny Kalan
- Approximate Address: No Address Specified
- Phone Number: 7037519559
- Email: menkalan@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am all for the sub division of the property between 809 and 811 vassar road
- Expected Response Date: Monday, June 15

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.

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Jackie Henderson

From: PProfTabb1@hotmail.com
Sent: Friday, June 05, 2015 4:01 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74334: Mayor, Vice Mayor, City Council I oppose subdividing residential propert

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 74334.

Request Details:

- Name: Ellen Tabb
- Approximate Address: No Address Specified
- Phone Number: 703-549-0466
- Email: PProfTabb1@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I oppose subdividing residential properties into smaller plots by choosing as "comparable properties" those which are not typical for the plot under consideration as the Planning Commission has done on Vassar Pl.cf. Crown View Drive.

Helen Lloyd's ltr in the June 4 Gazette made her case appropriately and forcefully; this is an egregious violation in order to attempt to justify subdividing two lots into three. If approved, it would set a terrible precedent for the rest of the city.

The Planning Commission should be rebuked for spending excessive time locating and using 159 "comparables" to get its desired foreordained result. This wildly excessive number - and inappropriate choices at that - is an abuse of taxpayers' funds.

Perhaps the Planning Commission needs directions from Council about the number of appropriate "comparable" choices - an upper limit seems necessary, or who knows how many they may use at another time.

Sincerely,
Ellen Latane Tabb

- Expected Response Date: Friday, June 12

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.

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