

November 3, 2015

City of Alexandria
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Re: Subdivision #2014-0014
809 and 811 Vassar Road

Members of the Planning Commission:

I am writing in opposition to the subdivision request for 809 and 811 Vassar Road. The basis of my opposition rests with the lack of objective analysis of whether the new proposed lots are of substantially the same character as other land in the neighborhood, particularly with respect to similarly situated lots.

This case involves two proposed subdivided lots whose characters with respect to lot area and/or street frontage are substantially not the same as similarly situated lots used in the three options presented in the most recent Staff Report. As the Planning Staff states in its Report, "a provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance¹ for many years and was strengthened in 2006." In previous Staff Reports, City Staff addressed the need for methods to analyze whether a proposed lot is "close enough" in character to justify the approval of an application. In fact, such a method was defined and applied in the original Staff Report for this application, and the method was further refined and applied successfully in the subdivision case for 418 West Braddock Road² finalized in July 2015. Planning Commission stated that the Braddock Road method was "almost a textbook example of the way this technical analysis should work." I believe the Planning Staff is to be commended for its diligence in developing the "close-to" method applied in the Braddock Road case. It is well-defined, reasonable in its criteria, and, most importantly, replicable in other cases.

However, in the most recent Staff Report for the Vassar Road subdivision application, Staff offers no analysis or objective methods to justify its conclusion that the proposed lots are of substantially the same character as other lots in the neighborhood with regard to lot size, lot frontage, and lot width. To be clear, Staff did not apply any analytical method to reach its conclusions even after highlighting in its Report that, for each of the options presented, one or more of the proposed lots are smaller than any other similarly situated lot in terms of frontage, width, or size by 10% or more.

¹ Section 11-1710(B)

² Subdivision #2015-0002

In order to provide the Planning Commission with additional information related to this case, I am enclosing the analysis and the results of applying the Braddock Road methodology³ to the three options presented in the current Staff Report for Vassar Road. The results are compelling. The subdivision request should not be approved based on these results. The methodology used in the attached analysis is not new. It is based on the Planning Staff's selection of similarly situated lots, previously used analytical methods defined by the Staff, and previously applied criteria for determining whether a proposed lot is "close enough" to comparable lots so as to be considered substantially of the same character. I have not introduced any new concepts.

I believe that consistency and repeatability are vital to establishing effective and fair criteria for all current and future subdivision cases in the City of Alexandria. Staff has worked hard during 2015 to provide such criteria. The methodology from the Braddock Road case is the most thorough and complete example of how to conduct such an analysis. It should be held up and used as the standard for all subdivision cases and not ignored as irrelevant.

Lastly, in a letter to the Planning Commission in July 2015, the Applicants requested that the Staff apply the same methodology used in the first Staff Report in determining whether the proposed lots met the criteria of the zoning ordinance. For completeness, I have also included an analysis using the earlier "close-to" method (which I have termed the "Vassar Road Close-To Method") from the first Staff Report for this subdivision case⁴. The results are just as compelling. Again, the subdivision request should not be approved based on the analysis.

I request that the Planning Commission review this information and consider the ramifications of approving this subdivision request based on the current Staff Report. The consequences to our City could be harmful and far-reaching. I recommend DISAPPROVING this subdivision request.

Regards,



David Rust
506 Crown View Drive
Alexandria, VA 22314

Attachments:

Tab 1: Description of Previously Applied Close-To Methods

Tab 2: Assessments of Option 1, Option 2 and Option 3

³ The approved methodology from the Braddock Road case says that a new lot must be within 10% of 50% of comparable lots with regard to lot size, lot frontage, and lot width.

⁴ The approved methodology from the first Vassar Road Staff Report says that a new lot must be within 1,000 sq. ft. or 10 ft., as applicable, of 50% of comparable lots with regard to lot size, lot frontage, and lot width.

DESCRIPTION OF PREVIOUSLY APPLIED CLOSE-TO METHODS

Staff reports from previous subdivision cases have addressed how to consider metric measurements (size, frontage, and width) that are less than any comparable lot. The “close-to” method used in the Braddock Road case of July 2015 is the most well defined method, being reasonable, logical, and replicable.

In previous Staff Reports, Staff only applied a close-to method if the value for one of the metrics (size, frontage, or width) for a proposed lot was less than the corresponding value for all similarly situated lots (comparable lots).

Braddock Road Close-To Method

The approved methodology from the Braddock Road case says that a new lot must be within 10% of 50% of comparable lots with regard to lot size, lot frontage, and lot width.

Specifically, for this method, in order for a lot’s metric to be considered “close enough,” the metric of 50% of the comparable lots must be equal to or less than the proposed lot’s metric plus 10% of the median of the metric for all comparable lots.

Median Lot Size: 9,155	Median Lot Frontage: 78.53	Median Lot Width: 80
10% of median: 915.5	10% of median: 7.85	10% of median: 8

<u>Threshold Values for Lot 626</u>	<u>Threshold Values for 809 Vassar</u>
Lot size: $10,367.5 = 9,452 + 915.5$	Lot size: $10,806.5 = 9,891 + 915.5$
Lot frontage: $63.32 = 55.47 + 7.85$	Lot frontage: $66.97 = 59.12 + 7.85$
Lot width: $74.8 = 66.8 + 8$	Lot width: $81 = 73.9 + 8$

Vassar Road Close-To Method

The approved methodology from the first Vassar Road Staff Report says that a new lot must be within 1,000 sq. ft. or 10 ft., as applicable, of 50% of comparable lots with regard to lot size, lot frontage, and lot width.

Specifically, for this method, in order for a lot’s metric to be considered “close enough,” the metric of 50% of the comparable lots must be equal to or less than the proposed lot’s metric plus 1,000 sq. ft. for lot size or plus 10 ft. for lot frontage and lot width.

<u>Threshold Values for Lot 626</u>	<u>Threshold Values for 809 Vassar</u>
Lot size: $10,452 = 9,452 + 1,000$	Lot size: $10,891 = 9,891 + 1,000$
Lot frontage: $65.47 = 55.47 + 10$	Lot frontage: $69.12 = 59.12 + 10$
Lot width: $76.8 = 66.8 + 10$	Lot width: $83.9 = 73.9 + 10$

Regardless of method, 50% of all comparable values for a given metric (size, frontage, or width) must be equal to or less than the threshold value in order to be considered “close enough.”

ASSESSMENT OF OPTION 1

Area of comparison: 78 lots

Number of lots considered similarly situated (i.e., comparable lots): 65 (50% is 33)
(Note: Does not include the three proposed lots.)

Applying Braddock Road Close-To Method to Option 1:**Lot 626**

Lot size: PASSES. Larger than at least one comparable lot

Lot frontage: FAILS. Not close enough to any of the comparable lots

Lot width: PASSES. Larger than at least one comparable lot

809 Vassar

Lot size: PASSES. Larger than some comparable lots

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 8 (12%)

Lot width: PASSES. Larger than at least one comparable lot

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is NOT substantially of the same character based on lot frontage.
Lot 809 Vassar is NOT substantially of the same character based on lot frontage. Lot 811 Vassar is substantially of the same character to similarly situated lots.

LOT SIZE (sq ft)			LOT FRONTAGE (ft)		LOT WIDTH (ft)	
1	306 Cloverway	8,000	<i>Lot 626</i>	55.47	302 Cloverway	64.98
2	308 Cloverway	8,000	<i>809 Vassar</i>	59.12	306 Cloverway	65
3	305 Cambridge	8,000	501 Crown View	63.58	308 Cloverway	65.78
4	307 Cambridge	8,000	306 Cloverway	64.15	304 Cloverway	65.81
5	311 Cambridge	8,000	312 Cloverway	65	<i>Lot 626</i>	66.8
6	303 Cambridge	8,001	310 Cloverway	65.75	310 Cloverway	67
7	310 Cloverway	8,015	302 Cloverway	66	312 Cloverway	67
8	402 Cloverway	8,024	308 Cloverway	66	402 Cloverway	68
9	404 Cloverway	8,024	304 Cloverway	66	404 Cloverway	68
10	406 Cloverway	8,024	415 Crown View	66.39	406 Cloverway	68
11	408 Cloverway	8,024	402 Cloverway	68	408 Cloverway	68
12	810 Janney's	8,024	404 Cloverway	68	810 Janney's	68
13	403 Cambridge	8,053	406 Cloverway	68	808 Janney's	68
14	405 Cambridge	8,064	408 Cloverway	68	401 Cloverway	70
15	407 Cambridge	8,064	810 Janney's	68	813 Clovercrest	70.01
16	409 Cambridge	8,064	808 Janney's	68	309 Cambridge	71.49
17	808 Janney's	8,067	401 Cloverway	70	403 Cambridge	71.9
18	316 Crown View	8,074	813 Clovercrest	70.01	405 Cambridge	72
19	410 Cloverway	8,080	309 Cambridge	71.49	407 Cambridge	72
20	304 Cloverway	8,142	403 Cambridge	71.9	409 Cambridge	72
21	312 Cloverway	8,207	405 Cambridge	72	303 Cambridge	72.76
22	309 Cambridge	8,299	407 Cambridge	72	305 Cambridge	73.54
23	401 Cloverway	8,400	409 Cambridge	72	307 Cambridge	73.54
24	308 Vassar	8,400	303 Cambridge	72.76	<i>809 Vassar</i>	73.9
25	302 Cloverway	8,529	305 Cambridge	73.54	805 Vassar	75

	LOT SIZE (sq ft)	
26	809 Clovercrest	8,746
27	307 Crown View	8,800
28	313 Vassar	8,800
29	807 Vassar	8,800
30	309 Crown View	8,841
31	402 Crown View	8,912
32	311 Vassar	8,995
33	403 Crown View	9,155
34	407 Crown View	9,155
35	411 Crown View	9,155
36	813 Clovercrest	9,166
37	315 Vassar	9,238
38	311 Crown View	9,340
39	404 Crown View	9,350
40	408 Crown View	9,350
41	309 Vassar	9,416
42	805 Vassar	9,422
43	Lot 626	9,452
44	314 Crown View	9,460
45	312 Crown View	9,492
46	810 Clovercrest	9,525
47	511 Crown View	9,545
48	515 Crown View	9,545
49	401 Crown View	9,547
50	505 Crown View	9,599
51	506 Crown View	9,600
52	514 Crown View	9,600
53	812 Clovercrest	9,633
54	811 Clovercrest	9,665
55	310 Crown View	9,838
56	313 Crown View	9,872
57	315 Crown View	9,879
58	809 Vassar	9,891
59	317 Crown View	9,925
60	814 Clovercrest	10,506
61	500 Crown View	10,536
62	415 Crown View	10,619
63	308 Crown View	10,809
64	414 Crown View	11,779
65	501 Crown View	12,638
66	811 Vassar	14,382
67	814 Vassar	15,897
68	812 Vassar	19,735

LOT FRONTAGE (ft)	
307 Cambridge	73.54
805 Vassar	73.94
315 Vassar	75.36
410 Cloverway	75.71
315 Crown View	76
317 Crown View	76
311 Cambridge	77.35
311 Vassar	77.64
312 Crown View	78.52
310 Crown View	78.53
309 Vassar	79.75
308 Vassar	80
809 Clovercrest	80
307 Crown View	80
313 Vassar	80
807 Vassar	80
506 Crown View	80
514 Crown View	80
314 Crown View	80.77
403 Crown View	81
407 Crown View	81
411 Crown View	81
402 Crown View	81.02
309 Crown View	81.03
812 Clovercrest	82.96
511 Crown View	83
515 Crown View	83
401 Crown View	83.02
505 Crown View	83.47
811 Clovercrest	84.22
814 Clovercrest	84.62
404 Crown View	85
408 Crown View	85
810 Clovercrest	85
311 Crown View	90
313 Crown View	90.33
316 Crown View	101.72
308 Crown View	105.42
811 Vassar	105.98
500 Crown View	123.19
814 Vassar	132
414 Crown View	133.36
812 Vassar	235.79

LOT WIDTH (ft)	
410 Cloverway	75.71
315 Vassar	77
311 Cambridge	77.35
315 Crown View	78
317 Crown View	78
501 Crown View	79
311 Vassar	79
309 Vassar	79.75
308 Vassar	80
809 Clovercrest	80
307 Crown View	80
313 Vassar	80
807 Vassar	80
309 Crown View	80
506 Crown View	80
514 Crown View	80
310 Crown View	80
403 Crown View	81
407 Crown View	81
411 Crown View	81
314 Crown View	81
402 Crown View	81.02
401 Crown View	82
511 Crown View	83
515 Crown View	83
812 Clovercrest	83
811 Clovercrest	83
505 Crown View	83.47
404 Crown View	85
408 Crown View	85
312 Crown View	85
810 Clovercrest	86
313 Crown View	87
814 Clovercrest	88
311 Crown View	89
415 Crown View	91
316 Crown View	94
308 Crown View	96
500 Crown View	102
811 Vassar	112.24
414 Crown View	122
814 Vassar	122
812 Vassar	183

Applying Vassar Road Close-To Method (1,000 sq ft or 10 ft) to Option 1

Lot 626

Lot size: PASSES. Larger than at least one comparable lot

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 3 (5%)

Lot width: PASSES. Larger than at least one comparable lot

809 Vassar

Lot size: PASSES. Larger than some comparable lots

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 14 (22%)

Lot width: PASSES. Larger than at least one comparable lot

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is NOT substantially of the same character based on lot frontage. Lot 809 Vassar is NOT substantially of the same character based on lot frontage. Lot 811 Vassar is substantially of the same character to similarly situated lots.

ASSESSMENT OF OPTION 2

Area of comparison: 80 lots

Number of lots considered similarly situated (i.e., comparable lots): 22 (50% is 11)

Applying Braddock Road Close-To Method to Option 2:

Lot 626

Lot size: PASSES. Larger than at least one comparable lot

Lot frontage: FAILS. Not close enough to any of the comparable lots

Lot width: FAILS. Not close enough to 50% of the comparable lots – close to only 1 (5%)

809 Vassar

Lot size: PASSES. Larger than some comparable lots

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 2 (9%)

Lot width: PASSES. Larger than at least one comparable lot

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is NOT substantially of the same character based on lot frontage and lot width. Lot 809 Vassar is NOT substantially of the same character based on lot frontage. Lot 811 Vassar is substantially of the same character to similarly situated lots.

	LOT SIZE (sq ft)	
1	401 Cloverway	8,400
2	307 Crown View	8,800
3	313 Vassar	8,800
4	807 Vassar	8,800
5	309 Crown View	8,841
6	311 Vassar	8,995
7	403 Crown View	9,155
8	407 Crown View	9,155
9	411 Crown View	9,155
10	315 Vassar	9,238
11	311 Crown View	9,340
12	309 Vassar	9,416
13	805 Vassar	9,422
14	Lot 626	9,452
15	511 Crown View	9,545
16	515 Crown View	9,545
17	401 Crown View	9,547
18	505 Crown View	9,599
19	313 Crown View	9,872
20	315 Crown View	9,879
21	809 Vassar	9,891
22	317 Crown View	9,925
23	415 Crown View	10,619
24	501 Crown View	12,638
25	811 Vassar	14,382

LOT FRONTAGE (ft)	
Lot 626	55.47
809 Vassar	59.12
501 Crown View	63.58
415 Crown View	66.39
401 Cloverway	70
805 Vassar	73.94
315 Vassar	75.36
315 Crown View	76
317 Crown View	76
311 Vassar	77.64
309 Vassar	79.75
307 Crown View	80
313 Vassar	80
807 Vassar	80
403 Crown View	81
407 Crown View	81
411 Crown View	81
309 Crown View	81.03
511 Crown View	83
515 Crown View	83
401 Crown View	83.02
505 Crown View	83.47
311 Crown View	90
313 Crown View	90.33
811 Vassar	105.98

LOT WIDTH (ft)	
Lot 626	66.8
401 Cloverway	70
809 Vassar	73.9
805 Vassar	75
315 Vassar	77
315 Crown View	78
317 Crown View	78
501 Crown View	79
311 Vassar	79
309 Vassar	79.75
307 Crown View	80
313 Vassar	80
807 Vassar	80
309 Crown View	80
403 Crown View	81
407 Crown View	81
411 Crown View	81
401 Crown View	82
511 Crown View	83
515 Crown View	83
505 Crown View	83.47
313 Crown View	87
311 Crown View	89
415 Crown View	91
811 Vassar	112.24

Applying Vassar Road Close-To Method (1,000 sq ft or 10 ft) to Option 2

Lot 626

Lot size: PASSES. Larger than at least one comparable lot

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 1 (5%)

Lot width: FAILS. Not close enough to 50% of the comparable lots – close to only 2 (9%)

809 Vassar

Lot size: PASSES. Larger than some comparable lots

Lot frontage: FAILS. Not close enough to 50% of the comparable lots – close to only 2 (9%)

Lot width: PASSES. Larger than at least one comparable lot

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is NOT substantially of the same character based on lot frontage and lot width. Lot 809 Vassar is NOT substantially of the same character based on lot frontage. Lot 811 Vassar is substantially of the same character to similarly situated lots.

ASSESSMENT OF OPTION 3

Area of comparison: 80 lots

Number of lots considered similarly situated (i.e., comparable lots): 2 (50% is 1)

Applying Braddock Road Close-To Method to Option 3:

Lot 626

Lot size: FAILS. Not close enough to any comparable lot.

Lot frontage: FAILS. Not close enough to any comparable lot.

Lot width: FAILS. Not close enough to any comparable lot.

809 Vassar

Lot size: PASSES. Close enough to 50% of the comparable lots (1 of 2)

Lot frontage: PASSES. Close enough to 100% of the comparable lots (2 of 2)

Lot width: PASSES. Close enough to 50% of the comparable lots (1 of 2)

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is not similar in character based on lot size, lot frontage, and lot width. Lots 809 Vassar and 811 Vassar are similar in character to similarly situated lots.

LOT SIZE (sq ft)		LOT FRONTAGE (ft)		LOT WIDTH (ft)		
1	<i>Lot 626</i>	9,452	<i>Lot 626</i>	55.47	<i>Lot 626</i>	66.8
2	<i>809 Vassar</i>	9,891	<i>809 Vassar</i>	59.12	<i>809 Vassar</i>	73.9
3	415 Crown View	10,619	501 Crown View	63.58	501 Crown View	79
4	501 Crown View	12,638	415 Crown View	66.39	415 Crown View	91
5	<i>811 Vassar</i>	14,382	<i>811 Vassar</i>	105.98	<i>811 Vassar</i>	112.24

Applying Vassar Road Close-To Method (1,000 sq ft or 10 ft) to Option 3

Lot 626

Lot size: FAILS. Not close enough to any comparable lot.

Lot frontage: PASSES. Close enough to 50% of the comparable lots (1 of 2)

Lot width: FAILS. Not close enough to any comparable lot.

809 Vassar

Lot size: PASSES. Close enough to 50% of the comparable lots (1 of 2)

Lot frontage: PASSES. Close enough to 100% of the comparable lots (2 of 2)

Lot width: PASSES. Close enough to 50% of the comparable lots (1 of 2)

811 Vassar

Lot size: PASSES. Larger than all comparable lots.

Lot frontage: PASSES. Larger than all comparable lots.

Lot width: PASSES. Larger than all comparable lots.

Conclusion: Lot 626 is not similar in character based on lot size and lot width. Lots 809 Vassar and 811 Vassar are similar in character to similarly situated lots.

FW: Beech/Clover History

Alex Dambach

Wed 10/28/2015 6:15 PM

REVISED

To PlanComm <PlanComm@alexandriava.gov>;

📎 1 attachment (824 KB)

RJ Beech CORRECTED Clover History Committee 10-28-2015.docx;

This is additional material for Vassar

Alex Dambach, AICP
Division Chief – Land Use Services
City of Alexandria
301 King Street, Rm 2100
Alexandria, VA 22314
Office: 703-746-3829
Mobile: 571-393-7339
alex.dambach@alexandriava.gov
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-----Original Message-----

From: Helen Lloyd [<mailto:henalloyd@yahoo.com>]
Sent: Wednesday, October 28, 2015 6:10 PM
To: Alex Dambach
Subject: Beech/Clover History

Alex,

There was a minor error in the first copy. For the sake of transparency, we want to send you a corrected version. Please use this version.

Thanks.

Helen
703.244.2041

>
>

REVISED

Rozier J. Beech (1900-1985)

On August 5, 1946, Virginia Bullock-Willis, owner of the Woodleigh estate on Duke Street Extended, sold 48 acres to Rozier J. Beech, a Maryland developer who relocated to Alexandria.

The first Alexandria homes that Beech built were on the east side of Cambridge Road. Beginning in 1947, he worked his way towards Janney's Lane, completing the first cluster of homes in November 1948. Initially, he lived at 700 Janney's Lane in a pre-existing house that no longer stands. He retained this house as a business office but resided from 1950 to 1954 in a home he built at 904 Janney's Lane in 1948. Martha Kerr, who has lived in the neighborhood since 1952, recalls a brief period when he also lived at 409 Cambridge, conducting business from a first floor guest room behind the kitchen. To this day, the front gates of this bright yellow house sport telltale clover cutouts. According to former neighbor, Nancy Smith, his play on the meaning of "being in Clover" was intentional because people told him that once he sold his houses he would be "in clover." "

Cloverway Drive and 10 houses on Janney's Lane, both developed between 1948 and 1950 came next, then Skyhill, mostly built between 1950 and 1953, and Crown View Drive, beginning in 1955.

In 1956, Beech moved to the turreted house he built for his mother, sister and himself at 812 Vassar Road on what was then the largest property in Clover. (In a preview of a tactic he would again employ a few years later, he created the large lot by combining parcels: in this instance, Lot 1, Block 3 and Lot 2, Block 6, Section 1 of Clover.) According to *Lusk's Northern Virginia Real Estate Directory Service 1956 Edition*, he had reserved the property at the top of the hill for himself two years earlier. He spent 17 years at 812 Vassar Road, where he raised prize-winning orchids in a large attached greenhouse and often invited neighbors to come inside to admire them. He sold the property to William S. Bannister and his wife, Patience on January 26, 1973 (Alexandria Deed Book 752:456), retired and relocated to Boca Raton, Florida. Because details about the original re-subdivision of the lots were missing from the deed of sale, the Bannisters rededicated their property on 31 August, 1973 (Alexandria Deed Book 763:815).

According to an oral history from Nancy Smith and her husband, local historian William F. Smith, former residents of 811 Vassar Road who now live at Goodwin House, Beech insisted that the houses built at 811 and 809 Vassar Road, sit to the far left and right sides of their large lots so that he could retain the view of the Potomac River from his own property.

Indeed he touted the view as an asset to Clover when he sold choice neighborhood lots. In one 1948 newspaper advertisement for 307 Cambridge Road he writes, "The view over the hills starts every day off right" and in an ad for 314 Cloverway Drive, he also singles out the "fine, high view." The Smiths, who originally lived on Skyhill, were longtime acquaintances of Mr. Beech. Nancy Smith, an avid gardener who adorned her Vassar Road property with choice shrubs, trees and flowers has said she believed he was very particular about who bought the lots opposite his own house and had vetted both the Smiths and their next door neighbors, Robert H. Payne and his wife, Marguerite, before selling to them. He wanted to ensure that the quality of his own immediate neighborhood and the view from his house were in keeping with his high standards. His intent became even more apparent when he built the large split-level house at 809 Vassar for the Paynes, increased the size of their original lot from 10,350 square feet to 16,409 square feet and carved out the new, even larger adjacent lot that the William F. Smiths would buy.

REVISED

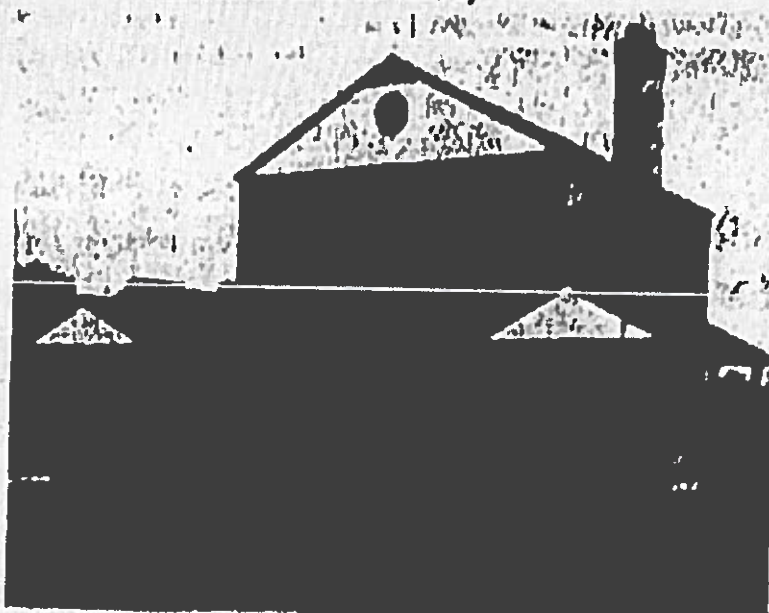
Beech's original 1959 plat of Clover's Section 11 included just three lots on Vassar Road: Number 25, (now 809 Vassar) which was directly across the street from his house and lots 24 and 23 (now 807 and 805 Vassar Road.) Land to the immediate west of Lot 25 was vacant. (Alexandria Deed Book 504:461, December 14, 1959.) Together, Lot 25, which the Paynes purchased on August 15, 1960 (Alexandria Deed Book 518:214) and this vacant property, comprised a 33,625 square foot parcel. A year and a half later, November 20, 1961, Beech used the land in the undeveloped parcel to create a new 17,316 square foot lot (now 811 Vassar Road) and to add 6,059 square feet to the Paynes' Lot 25 (which now included the house he had built for them at 809 Vassar.) Lot 25 became new Lot 525 and in 1962, the Smiths built their residence on the land that had become new Lot 26 in the Re-subdivision of Lot 25, Block 3 and Addition to Section 11 – Clover. (Alexandria Deed Book 544:345.) It hardly seems accidental that these lots, which were both squarely in Beech's line-of-sight, were nearly double the less generous sizes of Lots 24 and 23.

The entire parcel was re-dedicated and re-subdivided into its present configuration with the *proviso* that "said grantees (the Paynes) shall have quiet enjoyment of said property, free from the claims of all persons whomsoever." The Paynes reiterated the same *proviso* when they sold to the C. Carney Smiths

in 1970 and when the C.C. Smiths sold to the Jeffrey Marquardts in 1998.

CLOVER . . .

ALEXANDRIA, VA.



307 CAMBRIDGE RD.

P.M.

ice corner lot in
ust a short walk
that it looks like
screened porch,
ory. 3 twin size
floors, built-in
value.
right to third
Colon Drive.

Inc.

EMerson 4450

Bay window dining room; four-exposure porch; sale stairway has two landings;
room for table in kitchen; first floor lavatory; sliding wardrobe doors; \$23,000.
The view out over the hills starts every day off right. One of first well varied
group being completed. Some use of half level designs, one has four
bedrooms, some have first floor bedroom and bath.
All have complete General Electric Kitchens including disposals and dish-
washers.

Come see us—and live in Clover

Start 11th St. Right, curving right, on past Pentagon, bear left on Shirley
Highway, on left-hand, curving left at 1st Street, Follow Santa Fe
down hill, right-hand mile beyond of road circle to right of Exit station
to Cedar Lane, drive six-tenths mile to Square Lane, left one-half mile
to Cambridge Road.

R. J. BEECH, INC.

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over sign.

Realtor

1106 Van

Beech continued to build. After completing Cloverway, Skyhill and Crown View Drive, he added West Taylor Run, Vassar Road, Vassar Place, Clovercrest and Dartmouth Road. According to long-time residents, he built the last homes in Clover in 1965 and 1966 at 255 Cambridge Road, 2008 and 3012 Dartmouth Road. According to the late Firth Morris of 255 Cambridge, the property that became 3012 Dartmouth was the location of a Woodleigh barn that Beech used as a tool shed for storing equipment used in building the Clover houses.

Beech laid Clover out around the shape of his own hill, using a curvilinear pattern of streets that were beginning to replace the grid pattern in the 1940s. Vassar Place was laid out in the 1960s, once cul-de-sacs had become an established feature in urban planning.

REVISED

In 1958, Beech built a large brick ranch house at 301 Crown View Drive at the intersection of Crown View and Dartmouth. The developer of the Chauncey Heights Apartments (now Skyhill) had waged a well-documented fight to extend Dartmouth through to West Taylor Run but Clover's civic association protested en masse. City Council proceeded to vote the road down and Beech built the house to protect the subdivision from unwanted incursions in perpetuity.

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 7, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR OF PLANNING & ZONING

**SUBJECT: 809 & 811 VASSAR ROAD - APPEAL OF PLANNING COMMISSION
APPROVAL OF SUBDIVISION #2014-0014**

I. Appeal Background

A group of individuals owning property within 300 feet of 809 and 811 Vassar Road is appealing the May 5, 2015 decision of the Planning Commission to approve a subdivision request at 809 and 811 Vassar Road.

Section 11-1708(D)(1) of the Zoning Ordinance states that an appeal of a Planning Commission decision regarding a subdivision request may be made by “the owners of at least 20 percent of the area of the land within 300 feet of the boundaries of the proposed subdivision.” Section 11-1708(D)(2) further states that any appeal shall be made in writing and filed with the City Clerk within 15 days of the decision of the Commission. When an appeal is filed, the City Council shall schedule one de novo public hearing on the matter and may affirm, reverse, or modify the decision of the Commission. It may also return the matter to the Commission for further consideration. On appeal, the same standards for subdivision review shall be applied as are established for the Commission.

The appellants submitted the subject appeal on May 20, 2015 (see Attachment A), which was within the 15-day window provided for in the Zoning Ordinance. Staff analyzed the property owner signatures and found that one lot needed to be disqualified because not all of its owners had signed the appeal as required. However, the disqualification had no practical effect on the outcome of the appeal. Staff determined that the land owned by the qualifying signers represented 30% of the land area within the 300-foot buffer around the site (see Attachment B). Given that the 30% figure exceeded the 20% requirement, the appeal was deemed valid and was scheduled for consideration at the City Council hearing of June 13, 2015.

II. Subdivision Request

The applicants for the subdivision request, Mary and Stephen Hales, proposed to re-subdivide two existing parcels into three lots. The purpose of the subdivision request would be to eventually build one new dwelling on the “brand-new” lot in the future. Proposed Lot 625, on which the dwelling at 809 Vassar would remain, would measure 9,891 square feet and have a lot frontage of 59.12 feet and a lot width of 73.9 feet. Proposed Lot 626, the “brand-new” lot in the middle of the project area and the potential site of a new single-family dwelling in the future, would measure 9,452 square feet. It would have a lot frontage of 55.47 feet and a lot width of 66.8 feet. Proposed Lot 627, on which the dwelling at 811 Vassar would remain, would be the largest of the three lots with 14,382 square feet. It would have a lot frontage of 103.98 feet and a lot width of 112.24 feet.

III. Subdivision Requirements

Through decades of case law, the Commonwealth of Virginia has established that the approval of subdivision requests by local government entities is a “ministerial” decision as opposed to a “discretionary” decision. The essential difference between these types of decisions is that, in ministerial decisions, a local government must approve a request if requirements from local ordinances are met, whereas in a discretionary type of case, a local government may decide whether or not to approve a request at its discretion.

In addition to individual zone requirements regarding matters such as lot area, frontage, and width, Section 11-1710 of the Zoning Ordinance includes general requirements for all subdivisions and a lot character requirement. With regard to the matter of lot character, Section 11-1710(B) requires subdivision requests to meet the following standards:

No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

- (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
- (2) Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

- (3) No resubdivision shall be approved which results in the creation or the continuation of a lot, building or structure which does not comply with the provisions of this ordinance, unless the commission expressly authorizes a variation pursuant to section 11-1713 of this ordinance.

IV. Recommendation and Initial Approval

Planning & Zoning recommended approval of the request in its staff report for the Planning Commission's May 5th public hearing (see Attachment C.) All three proposed lots met R-8 zone requirements and were found to meet the lot character requirements. There were no lot character questions or concerns for the largest of the three lots (proposed Lot 627), but staff thoroughly examined the matter of lot character at the other two lots (proposed Lot 625 and 626). It compared each of those lots to similarly-situated lots in the area of comparison with regard to three features: lot area, frontage, and width.

Similar to other recent subdivision cases, the matters of which properties constituted the "area of comparison" and the "similarly-situated lots" were also discussed in the staff report to Planning Commission for this case. Given that an insufficient number of properties existed, for comparison purposes, in the 1961 plat that created the existing properties at the site, in their current configuration, staff determined that the "original subdivision" for comparison purposes – henceforth known as the "area of comparison" – should be all sections of the Clover Subdivision (Sections 1-13). Within this area, staff identified eight lots, as shown in Figure 1 on the next page, that were most "similarly-situated" to the subject site. Unlike most lots in the larger Clover development, these eight similarly-situated properties on Crown View Drive and Vassar Place are positioned on the outside portion of sharply-curved street frontages, just like the subject site. They have at least one, if not two, radial side lot lines projecting from concave street frontages that result in a general lot shape, sometimes considered to be "pie-shaped," that is similar to proposed Lots 625 and 626. The front property lines are also noticeably shorter than the front property lines at lots located along straight or mostly-straight portions of public streets in the area of comparison.

In the analysis, the degree of similarity between the eight similarly-situated properties and each of the two proposed lots regarding area, width, and frontage were measured through a series of six percentage comparisons. If the proposed lots came close in measurement to at least 50 percent of the eight similarly-situated properties in the area of comparison, staff could conclude that the subdivision request would be "of substantially the same character" compared to the similarly-situated lots as required. As noted in the staff report, all six percentage comparisons were at, or exceeded, the acceptable threshold of at least 50 percent of the similarly situated lots. Staff therefore concluded that the proposed lots met the lot character requirement in Section 11-1710(B) of the Zoning Ordinance.

As a part of its analysis, staff concluded that measurements of the eight similarly-situated lots were deemed to be close to the measurements of the proposed new lots if they met one of three circumstances: 1) those similarly-situated properties with *less than* the measurements of the proposed two lots, 2) those similarly-situated properties with the *same* measurements, and 3) those similarly-situated properties with measurements *slightly more than* the measurements of

Figure 1: Area of Comparison and Similarly-Situated Lots



the proposed two lots. As noted in its report to the Commission, staff defined “slightly more than” the proposed lots to be not more than 10 additional feet of lot frontage and width and not more than 1,000 additional square feet of lot area.

At its May 5th public hearing, the Planning Commission voted 5-1 to approve the subdivision request. The majority of the Commission members agreed with the staff analysis, including the lot character analysis and the determination of which properties constituted the “similarly-situated lots.” The minority of the Commission did not agree with the recommended selection of “similarly-situated lots” and also expressed concern that, despite staff’s analysis, proposed Lot 626 should not have less lot width than all of the eight similarly-situated lots.

V. Appellants’ Concerns

In addition to the findings provided in the May 5, 2015 staff report and reiterated in this memorandum, staff has also reviewed the appellants’ appeal documents submitted on May 20, 2015. It offers the following response to each of their specific concerns, which have been summarized in italics.

- A. The staff report used a non-standard and previously unused method of comparing lot width of the new lot to other comparable lots, which skewed the results.*

The appellants appear to be referring to the concern of a Planning Commissioner regarding staff’s deeming of properties exhibiting slightly more lot width than proposed Lot 626 as being sufficiently “similar” to proposed Lot 626 so as to be consistent with regard to lot character. Staff had previously applied this concept to its analysis in the recent Lloyd’s Lane subdivision request, which was denied by Planning Commission in December 2014 and upheld as denied by City Council on appeal in January 2015. The use of the method was a minor element in that case given that few properties in that area of comparison had only slightly more of any of the lot features discussed.

Staff continues to believe that considering properties with slightly more lot area, lot width, or lot frontage is an appropriate quantitative interpretation of the qualitative “similar lot character” question. The majority of the Planning Commission agreed with this analysis as well. It should also be noted that the use of the concept in the subject subdivision case was noted in the published May 5th staff report.

- B. The lots on Vassar Place, which is a cul-de-sac, do not provide a true comparison to the lots on Vassar Road or the similarly-shaped lots on Crown View Drive.*

The Zoning Ordinance requires staff to compare subdivision proposals to those similarly-situated lots within an original subdivision or alternative area of comparison. Staff determined that those lots most similar to the proposal are eight specific lots, indicated in Figure 1 of this memorandum, given their all being situated on the outside of sharply-curved street frontages, and therefore being approximately pie-shaped and having property lines shorter in the front than in the rear. The lots on Vassar Place all share these characteristics even though that street is a cul-de-sac. As long as the similarly-situated

lots are located within the original subdivision or alternative area of comparison, they need to be included with the set of similarly-situated lots regardless of which street they are located on and regardless of the particular measurements of lot area, frontage, or width found at those properties.

- C. The basement of the existing dwelling at 809 Vassar Road was excluded from floor area ratio (FAR) calculations, but only basements that extend less than four feet above grade may be excluded from FAR.*

The applicants submitted information certified by their architect, which was included on page 22 of the May 5, 2015 staff report to Planning Commission, indicating that the 908 square feet of basement area deducted from FAR calculations is below grade with a wall exposure area of 3.33 feet above average grade, which means this area of the dwelling meets the Zoning Ordinance definition of a basement having a wall exposure area not more than four feet above grade. The 908 square feet of basement area is therefore an allowable deduction from FAR measurements.

- D. Contrary to the Planning Commission procedures listed on the City's website, the Planning Commission allowed the subdivision applicants to speak last rather than first.*

Staff has reviewed the documents the City provides to the public on its website and could not find instances in which the Planning Commission hearing process is described as requiring a particular order of speakers. It has been common, consistent practice for many years for the Chair of the Planning Commission to make decisions regarding speaking order and to allow applicants to speak in any order. Standard practices were followed during the May 5th Planning Commission public hearing.

- E. Other residential subdivision requests in recent years have required tree protection measures as a condition of approval, but no such conditions were included in this case.*

It is true that staff has recommended tree protection measures in many, but not all, residential subdivision cases in recent years. The tree protection measures are intended to protect specific trees, often medium-to-large sized trees, from being damaged during construction of a future single-family dwelling on the property. It is important to note that the scope of these measures is only limited to their being damaged during construction, and would not necessarily prevent them from being protected in perpetuity. In this case, many trees on the lot are small, and most of the relatively few larger trees are located near the edges of the property generally within existing required zoning setback areas. Staff therefore believed it was not necessary in this case to recommend tree protection condition language.

VI. Conclusion

Staff continues to find that proposal meets Zoning Ordinance requirements for subdivision approvals and continues to recommend approval based on the information and conclusions contained in the May 5, 2015 staff report and as further supported in this memorandum.

Enclosures:

Attachment A – Appeal Documents

Attachment B – Staff Appeal Map & Analysis

Attachment C – May 5, 2015 Staff Report to Planning Commission

Attachment D – Subdivision Plat

ATTACHMENT A

506 Crown View Drive
Alexandria, VA 22314

May 19, 2015

BY HAND DELIVERY

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

MAY 20 2015

*received by
Glenn Sitter
DCC*

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

Dear Mayor Euille and City Council Members:

We are writing to respectfully request an appeal hearing for the above-referenced subdivision case, which was decided on May 5, 2015. We are citizens of the Clover neighborhood who will be directly impacted by this subdivision and any resulting future construction. Our concerns are as follows:

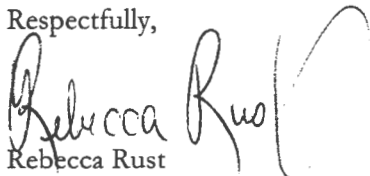
1. The Staff Report used a non-standard and previously unused method of comparing lot width of the new lot to other comparable lots, which skewed the results. This method that was so instrumental in leading to a recommended approval, despite the concerns of several members of the Planning Commission, should be published, codified, and made available to citizens.
2. The Staff Report used comparably shaped lots on Vassar Place. Vassar Place is a cul-de-sac in the neighborhood and should not be confused with Vassar Road. These lots are noticeably smaller in lot frontage than the similarly-shaped lots on Crown View Drive as a result of being on a cul-de-sac and do not provide a true comparison.
3. The square footage of the house on 809 Vassar Road that was used in the Staff Report did not include the basement. A basement can be left out of square footage calculations if it is less than four feet above grade on average. The survey measurements in the application did not report the height of the first floor and used a non-standard measurement process that may have resulted in a misleading average.
4. The Planning Commission hearing did not follow the presentation order provided to citizens. The Planning Commission webpage indicates that the staff presents its report, the applicants get a chance to speak, and then citizens have the right to speak. At the May 5th hearing, the applicant asked for and was given permission to speak last. The applicant time was used by an attorney who discounted neighborhood concerns and demanded that the subdivision be approved. When one of the neighbors tried to rebut the attorney's assertions, the neighbor was told that she had already had her chance to speak and must be silent. We believe that the published procedure should have been followed.
5. Staff reports for many of the residential subdivisions over the past three years have included concerns over tree protection and other issues which could potentially arise during future construction. These issues were not addressed in the Staff Report for 809 and 811 Vassar

Road. There is a large, scenic tree in the "new" lot which neighbors feel is worthy of protection, and no mention was made of that particular feature.

We will be meeting with City staff over the next week or two and will be collecting additional information on this matter.

We would appreciate the opportunity to present our case before the City Council. Thank you for your consideration, and we look forward to hearing from you.

Respectfully,

A handwritten signature in black ink, appearing to read "Rebecca Rust", with a large, sweeping flourish at the end.

Rebecca Rust

(On behalf of Clover residents opposed to the subdivision of 809 and 811 Vassar Road)

Attachment: Signatures of Clover residents opposed to subdivision

CC: Vice Mayor Allison Silberberg
Councilman John T. Chapman
Councilman Timothy B. Lovain
Councilwoman Redella S. Pepper
Councilman Paul C. Smedberg
Councilman Justin Wilson ✓


May 17, 2015

We, the undersigned, would like to officially appeal the decision made by the City of Alexandria Planning Commission to approve the subdivision of the two lots at 809 and 811 Vassar Road, as detailed in the attached letter.

	Name	Address	Phone	Signature
1	Zorana ILIC	500 Crown View Drive	703-624-7684	Zorana Ilic
2	Georgia DeBell	407 Cloverway Dr.	703-212-7469	Georgia DeBell
3	Doug Craig	407 Cloung Dr.	703-212-7469	Doug Craig
4	M.L. Russell	415 Crown View	703-511-2575	M.L. Russell
5	Peter Ipsen	402 Crown View	(703) 321-6285	Peter Ipsen
6	Greg Herbold	316 Crown View Dr	703-324-6871	Greg Herbold
7	Natinda Mount	312 Crown View Dr	703-370-3530	Natinda Mount
8	JOHN SIEGMUND	315 Crown View Drive	703-751-6072	John Siegmund
9	Katherine Leon	404 Crown View Drive	511-312-0691	Katherine Leon
10	Debra Nagle	408 Crown View Dr	703-739-9863	Deborah G. Nagle
11	Rebecca Rust	506 Crown View Drive	703-151-1620	Rebecca Rust
12	Julia M.	514 Crown View Drive	703-244-2041	Julia M.
13	Deana Rhodeside	414 Crown View Dr.	703-307-3947	Deana Rhodeside
14	Ann Spitler	314 Crown View	703-370-1707	Ann Spitler
15	C. Wayne Summers	407 Crown View	703-461-3534	C. Wayne Summers

May 17, 2015

We, the undersigned, would like to officially appeal the decision made by the City of Alexandria Planning Commission to approve the subdivision of the two lots at 809 and 811 Vassar Road, as detailed in the attached letter.

	Name	Address	Phone	Signature
16	Deborah L Dawson	805 Crown View Alex VA 22304	71 751-8030	
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809-811 Vassar Road Subdivision Petition

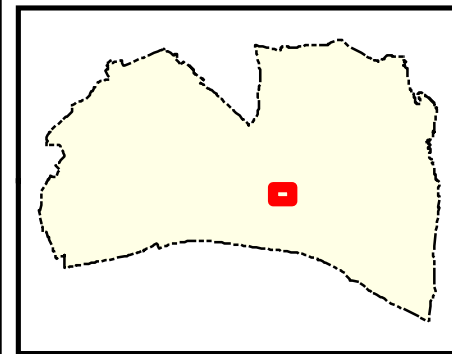
City of Alexandria

Legend

- Subdivision Parcels
- Subdivision 300ft Buffer
- Parcels

Petition Signature

- Yes Signature
- No Signature



0 50 100
Feet



This Parcel-Address-Building template was produced by the GIS Division of the Department of Planning and Zoning, City of Alexandria, Virginia

Mapping Standards:
Coordinate System - NAD83 State Plane Virginia North
Projection - Lambert Conformal Conic
Map Units - Feet

The maps provided hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use or performance of the maps.

Map Produced:
May 2015





ATTACHMENT C

DOCKET ITEM #8
Subdivision #2014-0014
809 & 811 Vassar Road

Application	General Data	
Request: Public hearing and consideration of a request to re-subdivide two lots into three lots.	Planning Commission Hearing:	May 5, 2015
	Approved Plat must be recorded by:	November 5, 2016
Address: 809 & 811 Vassar Road	Zone:	R-8 / Single-Family Zone
Applicant: Stephen and Mary Hales	Small Area Plan:	Taylor Run

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

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 5, 2015: On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission **approved** the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 1, with Vice Chairman Dunn voting against. Commissioner Lyle was absent.

Reason: The majority of the Planning Commission agreed with the staff analysis, including the lot character analysis and the recommendation of which properties were the most “similarly-situated lots.” It also acknowledged that, consistent with a Virginia Supreme Court decision, the Commission could not consider the aesthetics or character of any dwelling that may be constructed on the lot in the future. The minority of the Planning Commission did not agree with the recommended set of “similarly-situated lots” and also believed that the lot width for proposed Lot 626 did not fall within the range of widths found at comparison lots.

Speakers:

Helen Lloyd, Crown View Drive, expressed opposition to the request. She noted that her property is designated as a National Historic Landmark given that former President Gerald Ford once lived there. She expressed concern that future development of proposed Lot 626 would have a negative impact on the neighborhood character generally. She also stated that any new dwelling on proposed Lot 626 would negatively impact the value of, and view shed from, her property.

David Rust, Crown View Drive, opposed the request. He noted historic elements of the neighborhood and believed that the future new dwelling on proposed Lot 626 would loom over the neighborhood. He stated that the staff report lacked an analysis of the effect the proposal would have on property values in the area.

Zorana Ilic, Crown View Drive, expressed opposition to the request. She disagreed with the recommended “similarly-situated lots” to which the proposal was compared, and stated her concerns about stormwater management and potential damage to retaining walls in connection with a future new dwelling on proposed Lot 626.

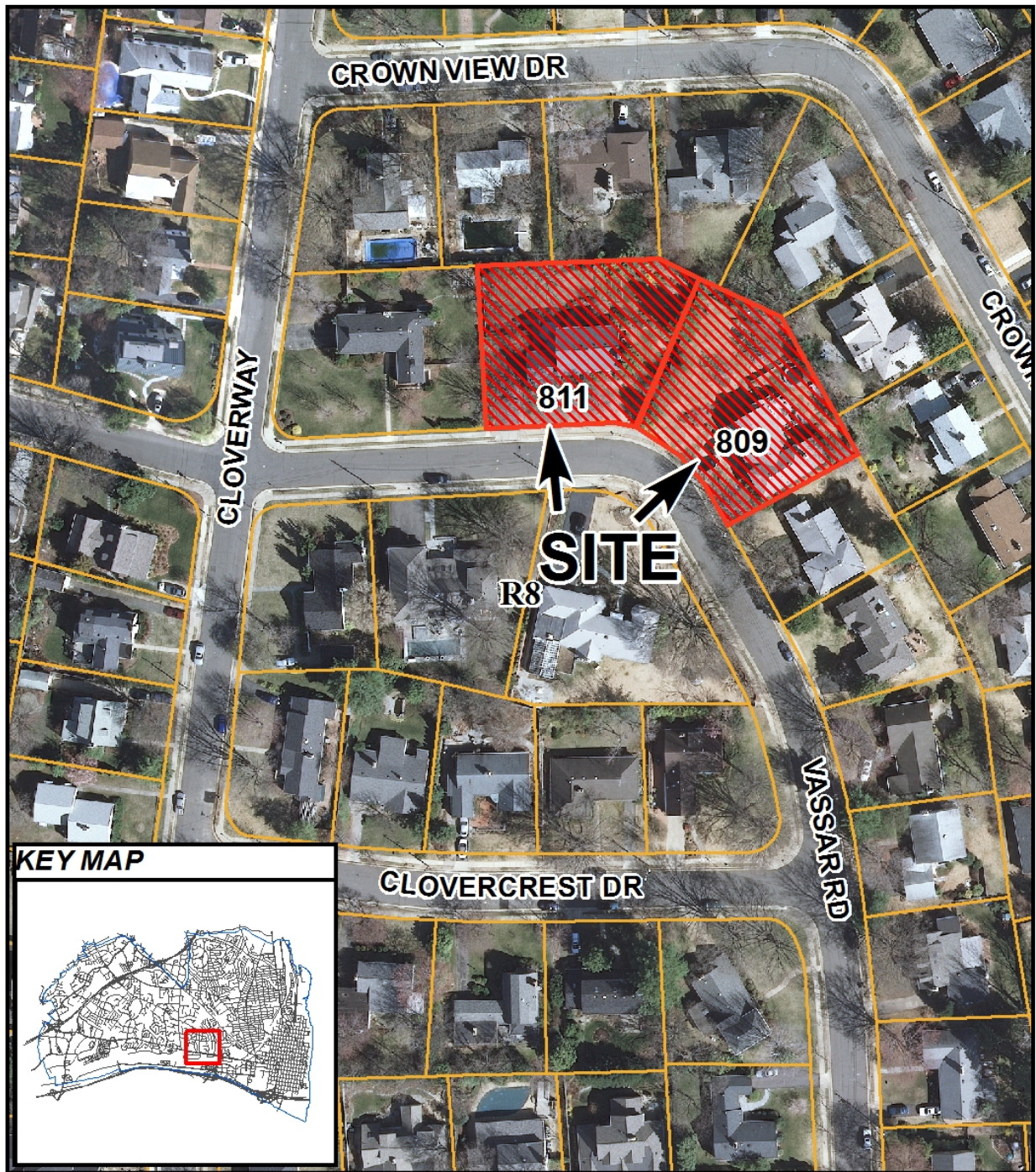
Elliot Rhodeside, Crown View Drive, believed that the subdivision proposal would bring instability to a stable neighborhood. He stated that he disagreed with the staff report and answered questions from the Planning Commission.

Jason Van Wagner, Cambridge Road, stated his support for the request, particularly given the analysis in the staff report. He also noted the existence of other City regulations that would limit the size of any future dwelling.

Don Brady, Crown View Drive, expressed opposition to the request. He stated that a new house in this location would detract from the neighborhood generally, and specifically with regard to property values. He also noted aesthetic and stormwater-related concerns.

Mary Hales, applicant, expressed support for the proposal and referenced her May 4th letter to the Commission. She believed that the subdivision request would add value to the neighborhood and also noted her vested interest in maintaining property values given that she lives immediately next-door to proposed Lot 626. She also answered questions from the Planning Commission.

Mary Catherine Gibbs, attorney for the applicant, spoke in support of the request. She noted that the request under consideration was only for the subdivision and not future development of proposed Lot 626. She referenced several letters of support and stated her agreement with the lot character analysis in the staff report. She also answered several questions from the Planning Commission.



SUB #2014-0014
809 & 811 Vassar Road



I. DISCUSSION

The applicants, Stephen and Mary Hales, request approval to re-subdivide two lots into three lots at 809 and 811 Vassar Road.

SITE DESCRIPTION

The subject site currently comprises two lots of record. The lot at **809 Vassar Road** has 99.97 feet of frontage on Vassar Road, an average lot depth of 115.8 feet and a total lot area of 16,409 square feet. It is improved with a two-story split-level style single-family dwelling. The lot at **811 Vassar Road** has 117.61 feet of frontage on Vassar Road, an average lot depth of 120.8 feet, and a total lot area of 17,316 square feet. It is developed with a two-story Colonial-style single-family dwelling.

The surrounding area is occupied primarily by other single-family dwellings. Bishop Ireton High School is also located a short distance to the south and Douglas MacArthur Elementary School is located a few blocks to the northwest.



SITE / AREA BACKGROUND

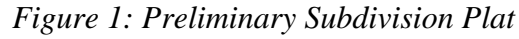
Lots within the Clover development were created by several subdivisions approved between the late 1940s and the mid-1960s. **809 Vassar Road** was first created as a separate lot in 1959, albeit in a smaller configuration, as a part of Clover Subdivision Section 11. **811 Vassar Road** was created as a result of a 1961 re-subdivision plat entitled “Resubdivision Lot 25, Block 3 and Addition to Section 11 – Clover.” In that 1961 plat, 809 Vassar Road was enlarged to include land to the northwest, and 811 Vassar Road was added to Clover Section 11 as a brand-new lot. The two lots remain in the same configuration today, and staff considers the 1961 plat to be the “original subdivision” for purposes of this subdivision review.

REQUEST BACKGROUND

The applicants initially applied for a subdivision request to adjust the property line between the two existing properties with an intended hearing date of December 2014. In subsequent conversations with staff, they expressed interest in amending their application to create a third lot from the existing two lots. The need for additional information in connection with the second proposal, particularly regarding the existing dwellings, caused the request to be deferred to January 2015. During its review of the second proposal, staff expressed initial concern about whether the brand-new lot (proposed Lot 626) would be consistent with the character of other neighborhood lots as required in Section 11-1710(B) of the Zoning Ordinance. The applicant requested additional time to consider its options, and subsequently presented staff with a third proposal – the current request – which, compared to the second proposal, has a slightly larger lot size and lot frontage for proposed Lot 626 (the brand-new lot), and a slightly smaller lot size and lot frontage for proposed Lot 625 (809 Vassar Road.)

PROPOSAL

The applicants propose to re-subdivide the two existing lots at 809 and 811 Vassar Road into three new lots as shown on Figure 1 on the following page. Although the ultimate purpose of creating a third lot is to eventually build a new single-family dwelling, the applicants have indicated to staff that they have no plans to do so in the immediate future, and may not do so for several years. Proposed Lot 625, on which the dwelling at 809 Vassar would remain, would measure 9,891 square feet and have a lot frontage of 59.12 feet and a lot width of 73.9 feet. Proposed Lot 626, the “brand-new” lot and the potential site of a new single-family dwelling in the future, would measure 9,452 square feet. It would have a lot frontage of 55.47 feet and a lot width of 66.8 feet. Proposed Lot 627, on which the dwelling at 811 Vassar would remain, would be the largest of the three lots at 14,382 square feet. It would have a lot frontage of 103.98 feet and a lot width of 112.24 feet.



ZONING / MASTER PLAN DESIGNATION

The property is located in the R-8 / Single-Family zone. As shown in Table 1 below, the proposal meets minimum lot size, frontage, and width requirements for single-family dwellings in the R-8 zone. The existing dwellings also would continue to meet minimum setback and FAR requirements for the R-8 zone. The property is located within the Taylor Run Small Area Plan Chapter of the Alexandria Master Plan, which designates the property for uses consistent with the R-8 zone.

Table 1: Zoning Analysis

	<i>Existing</i>		Minimum Required	<i>Proposed</i>		
	809 Vassar	811 Vassar		Lot 625	Lot 626	Lot 627
Lot Size	16,409 sq. ft.	17,316 sq. ft.	8,000 sq. ft.	9,891 sq. ft.	9,452 sq. ft.	14,382 sq. ft.
Lot Frontage	99.97 feet	117.61 feet	40 feet	59.12 feet	55.47 feet	103.98 feet
Lot Width	121.5 feet	131.24 feet	65 feet	73.9 feet	66.8 feet	112.24 feet
Side Yards	54.5 feet	34.5 feet	1:2 ratio, 8' min	8 feet		14.1 feet
	10 feet	31.1 feet		10 feet		31.1 feet
FAR	0.20	0.27	0.35	0.33		0.33

SUBDIVISION STANDARDS

Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot be “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” A provision requiring new lots to be consistent with the character of other nearby lots has existed in the Zoning Ordinance for many years and was strengthened in 2006 in the first of three “infill” text amendments.

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to those existing lots located

within the original subdivision area, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

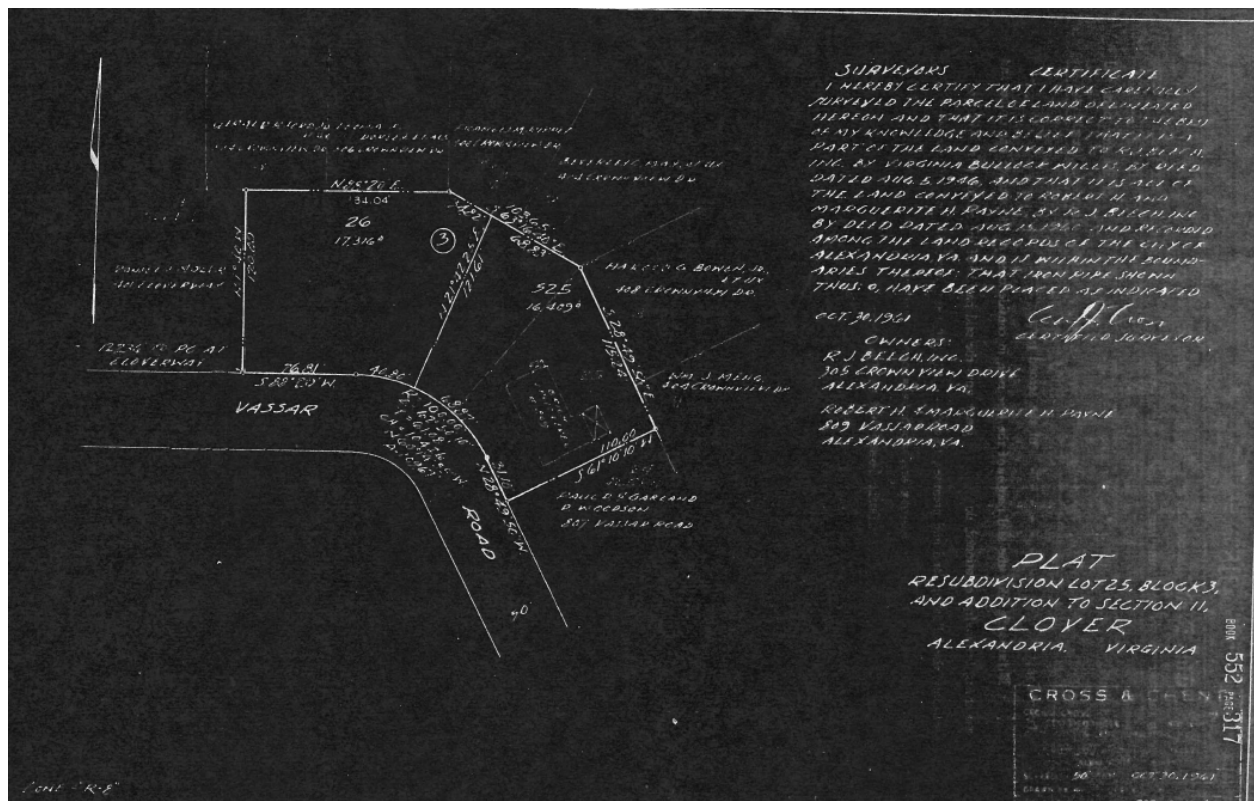
II. STAFF ANALYSIS

Staff supports the requested subdivision. The proposal meets general subdivision requirements as well as technical requirements for the R-8 zone. The new lots also would be consistent with other similarly-situated lots in the area with regard to suitability for residential use, lot size, lot shape, and lot frontage. In reaching this conclusion regarding the proposal's consistency with neighborhood character, staff extensively researched the subdivision history in the Clover development and closely considered the lots that constitute the area of comparison and especially the subset of lots that are most similarly-situated to the subject site.

Neighborhood Character – Area of Comparison

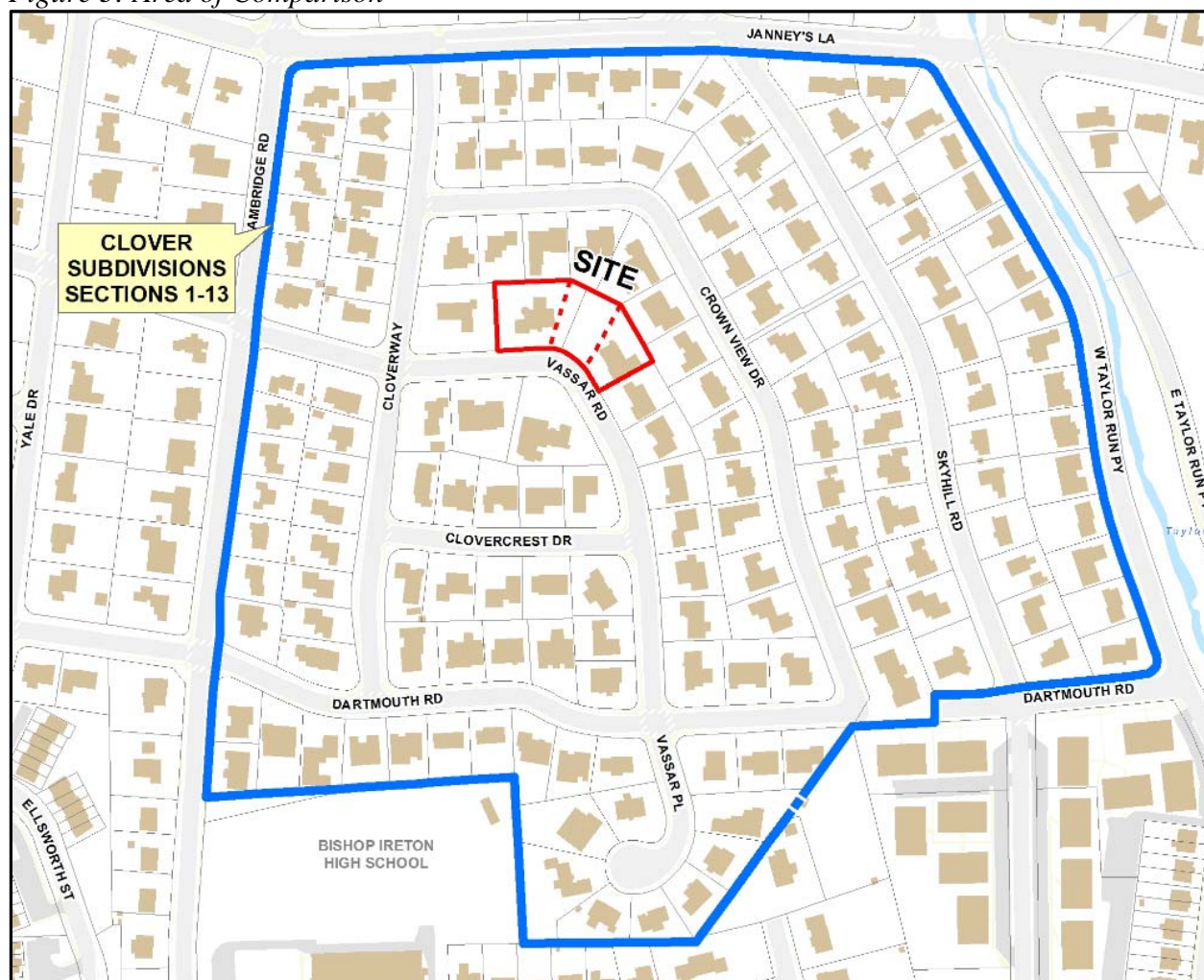
The 1961 plat of resubdivision and addition to Clover Section 11, which created the subject lots in their present configuration, is considered to be the “original subdivision” for the purposes of neighborhood character analysis (see Figure 2 below). However, this subdivision only includes the subject two properties, leaving no other lots to which the current proposal can be compared for the purposes of evaluating neighborhood character. The earlier 1959 Clover Section 11 subdivision plat, another candidate for comparison purposes, only includes two additional properties to the south, which is a number so small as to preclude a reasonable analysis of lot character. Staff therefore determined that the area of comparison should be enlarged, pursuant to Section 11-1710(B)(2), to include additional “land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.”

Figure 2: Original Subdivision



Staff has determined that an appropriate area of comparison includes all 159 lots, except for the existing lots at the subject site, located within the 14 subdivision sections of the Clover development (see Figure 3 below). More specifically, the area includes lots in the subdivisions that created Clover Sections 1-4, Section 5 Parts I and II, Sections 6-10, the two remaining properties from Section 11, and Sections 12 and 13. The area of comparison is fairly large given that staff found no particular lot characteristics that would necessitate the exclusion of one Clover section versus another. The lots in all other sections of the larger Clover development share several similarities in addition to their having similar subdivision names and following the same general neighborhood pattern. The lots in the area of comparison are geographically proximate to the subject site, and given the subject site's central location within the larger Clover development, they surround it on all four sides. The majority of the lots in the entire Clover development feature a similar rectangular pattern, often measuring between 75 and 85 feet wide and between 115 and 135 feet long, while also containing scattered, and significant, exceptions along sharply curvilinear streets and cul-de-sacs. All of the lots in the area of comparison are also zoned R-8.

Figure 3: Area of Comparison



Neighborhood Character – Similarly Situated Lots

Section 11-1710(B) of the Zoning Ordinance also provides that, in answering the question of lot character consistency, greater weight should be given to a subset of lots within a larger area of comparison that are “similarly situated” to the site of a given subdivision request. More specifically, the Ordinance states that lots shall be “of the same character... particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” The provision has been most commonly applied in prior subdivision cases to distinguish corner lots and interior lots.

Staff finds that, within the area of comparison used in this case (the larger Clover development), a total of eight properties are clearly more similarly-situated than all others when compared to the subject site. As shown in Figure 4 on the next page, two of these properties are located approximately one block to the north at 415 and 501 Crown View Drive, and the remaining six properties are located just over two blocks to the south at 200-205 Vassar Place. The unique situation that these properties share with the subject site is not a matter of interior lots or corner lots, but rather, the shape of the public right-of-way located immediately in front of them. Unlike most lots in the larger Clover development, which are typically oriented at right angles to straight or nearly-straight portions of public streets, the eight similarly-situated properties on Crown View Drive and Vassar Place are instead positioned on the outside portion of sharply-curved streets just like the subject site. As required under Section 11-1706 of the Zoning Ordinance in such instances, the eight properties have at least one, if not two radial side lot lines intersecting with concave street frontages. The natural result of such a circumstance is a group of properties having front property lines noticeably shorter than their rear property lines. The front lot lines of these properties are also noticeably shorter than the front property lines at those lots in the area of comparison that are located along straight or mostly-straight portions of public streets. The eight similarly-situated lots therefore also share a similar general lot shape, sometimes considered to be pie-shaped, as the subject site.

Figure 4: Similarly Situated Lots



Neighborhood Character – Lot Analysis

To answer the lot character question, staff has compared the eight most similarly-situated properties within the area of comparison to the proposed new subdivision. All three lots are approximately similar in lot shape to the eight properties within the area of comparison and all are suitable for residential structures. Staff has focused its review on the matters of lot size, lot frontage, and lot width for the smallest two lots in the current subdivision request, proposed Lots 625 and 626. The third lot, proposed Lot 627, has not been included in the formal analysis because it is substantially larger than the other two lots. Thus if the two smaller lots are deemed consistent with lot character, then the larger proposed Lot 627 would necessarily also be consistent.

Table 2 below shows the lot sizes, frontages, and widths for the eight similarly-situated properties within the area of comparison. Figures for proposed Lots 625 and 626 have been included in the table for reference.

Table 2: Similarly-Situated Lot Sizes, Frontages, and Widths

Address	Lot Size (in Sq. Ft.)	Lot Frontage (in Feet)	Lot Width (in Feet)
415 Crown View Dr	10619	67.2	91
501 Crown View Dr	12638	63.7	79
205 Vassar Pl	9149	57.7	74
203 Vassar Pl	8577	57.7	76
201 Vassar Pl	8003	54.3	78
200 Vassar Pl	10352	45.4	77
202 Vassar Pl	19048	41.8	70
204 Vassar Pl	14876	41.8	80
Proposed Lot 625	9891	59.1	74*
Proposed Lot 626	9452	55.5*	67*

* For comparison purposes, these values have been rounded up to next whole number or tenth of a foot.

An analysis of the above data reveals that the lot areas, lot frontages, and lot widths of proposed Lots 625 and 626 are similar to or exceed the lot areas, frontages, and widths found in at least 50% of similarly-situated lots in the area of comparison. More specifically, proposed Lot 625 has at least, or close to, the lot size of 63% (five of eight) of the similarly-situated lots. Proposed Lot 625 has at least, or close to, the lot frontage and lot width of 100% and 88% (seven of eight) of the similarly-situated lots, respectively. Proposed Lot 626 has at least, or close, to the lot size of 50% of similarly-situated lots in the area of comparison. Proposed Lot 626 has at least, or close to, the lot frontage and lot width of 88% and 50% of the similarly-situated lots, respectively.

This analysis has incorporated the concept that quantifying “similar lot character” should include not only those similarly-situated lots that have less size, frontage, or width than the proposed new lots, but also those lots, if any, that have just slightly more of each lot feature. Staff believes that a reasonable threshold to apply to this case, below which similarly-situated lots are deemed to be similar to the proposed new lots, are those similarly-situated lots with no more than 10 additional feet of lot frontage and width, and no more than 1,000 additional square feet of lot

size, compared to the proposed new lots. Such additional lot size, frontage, or width would also be imperceptible when viewed from the street in this neighborhood.

With its numerical analysis showing that proposed Lots 625 and 626 have the lot size, frontage, and width found in at least 50% of the eight most similarly-situated properties (and in some cases at much higher percentages), staff believes the subdivision proposal is therefore substantially consistent with the neighborhood lot character, a finding required in Section 11-1710(B) of the Zoning Ordinance.

In conclusion, staff finds that the requested subdivision is consistent with general subdivision regulations, the technical requirements of the R-8 zone, and is substantially consistent with the character of other similarly-situated lots in the area of comparison. Subject to the conditions contained in Section III of this report, staff recommends approval of the subdivision request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)

STAFF: Nathan Randall, Urban Planner III, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

Staff Note: This plat will expire 18 months from the date of approval (November 5, 2016) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The existing two subdivided lots will continue using the existing utility connections. (T&ES)
- F-2 The newly created lot shall have new utility connections and must pay sanitary sewer connection fee applicable at the time of final plan submission. (T&ES)
- R-1 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)
- R-2 Show the curb cut for the existing driveway at 809 Vassar Rd on the final plat. (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-3 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-4 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Archaeology:

- F-1 This undertaking will cause no ground disturbance. No archaeological action is required.

Code Enforcement:

- F-1 No comments received

Health Department:

- F-1 No comments

Parks and Recreation:

F-1 No comments

Police Department:

F-1 No comments

NOTES:

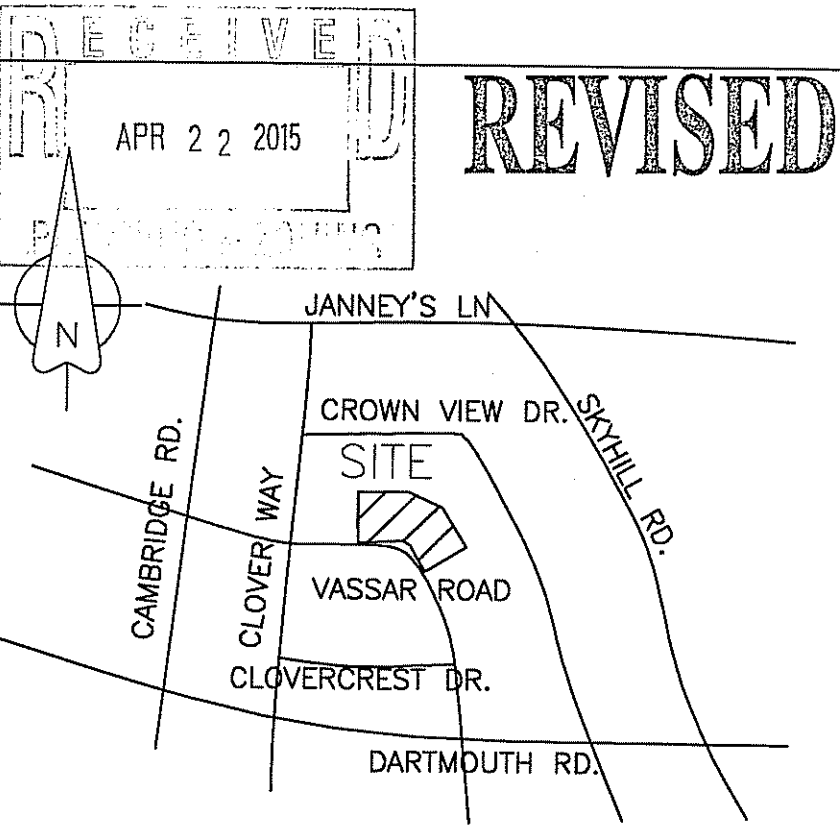
- 1. NO TITLE REPORT FURNISHED.
- 2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 052.03-02-18 & 19.
- 3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
- 4. THE PROPERTY SHOWN HEREON ARE ZONED R-8.
MINIMUM LOT FRONTAGE = 40 FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER)
MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET
- 5. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FEMA PANEL #55190037E & FEMA PANEL #5155190029E DATED JUNE 16, 2011. (USGS DATUM NAVD88)
- 6. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF STEPHEN OR MARY HALES, INSTR. #1100158659 (LOT 26) AND INSTR.#140015930 (LOT 525) AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- 7. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
- 8. THERE ARE NO KNOWN, AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
- 9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
- 10. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- 11. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- 12. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
- 13. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY AND TO THE REAR OF THE SITE, THERE IS STORM SEWER LOCATED ON-SITE WHICH OUTFALL POINT CANNOT BE DETERMINED.
- 14. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
- 15. THIS SITE DOES NOT CONTAIN ANY RESOURCE PROTECTION AREAS (RPA'S) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENTS THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
- 16. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
- 17. THESE LOTS UTILIZE THE EXISTING SANITARY SEWER AND WATER LOCATED WITHIN THE VASSAR ROAD RIGHT-OF-WAY.

AREA TABULATION

EXISTING LOT AREA = 33,725 SF OR 0.7742 ACRES
MINIMUM LOT AREA REQUIRED (R-8) = 8,000 SF
EX. LOT 525 (#809) = 16,409 SF
EX. LOT 26 (#811) = 17,316 SF

NEW LOT 625	=	9,891 SF
NEW LOT 626	=	9,452 SF
NEW LOT 627	=	14,382 SF
TOTAL		= 33,725 SF

(THE SITE CURRENTLY CONTAINS TWO EXISTING LOTS WITH SINGLE-FAMILY DWELLINGS. THE PLAT IS PROPOSING TO ADD ONE ADDITIONAL BUILDING LOT FOR A TOTAL OF THREE LOTS)



VICINITY MAP
1"=500'

OWNER / APPLICANT

STEPHEN OR MARY HALES
811 VASSAR ROAD
ALEXANDRIA VA 22314

APPROVED CITY PLANNING COMMISSION ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IS IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY MICHAEL G. OR SUSAN L. CRABILL TO STEPHEN AND MARY HALES BY DEED DATED 10/31/14 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #140015930 (LOT 525) & BY WILLIAM F. AND NANCY L. SMITH TO STEPHEN AND MARY HALES BY DEED DATED 09/16/11 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #1100158659 (LOT 26) AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



SHEET 1 OF 2
PRELIMINARY SUBDIVISION PLAT
LOTS 625, 626 & 627 OF THE RESUBDIVISION OF
LOTS 26 & 525 OF THE RESUBDIVISION OF
LOT 25, BLOCK 3
AND ADDITION TO SECTION 11
CLOVER
CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED DATE: 04-06-15



ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

CLOVER-SECTION 4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	110.66'	105.10'	S 60°31'17" E	63°24'18"
C2	100.00'	27.17'	27.08'	S 84°26'28" E	15°33'57"
C3	100.00'	55.47'	54.76'	S 60°45'59" E	31°47'01"
C4	100.00'	28.02'	27.93'	S 36°50'49" E	16°03'21"

CLOVER-SECTION 1

283

TM# 053.03-02-20
JOHN K. CHESLEY
401 CLOVERWAY
ALEX. VA. 22314

TM# 053.03-02-02
TIMOTHY OR HELEN LLOYD
514 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-03
REBECCA OR DAVID RUST
506 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-04
ZORANA ILIC
500 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-05
DEANA OR ELLIOTT RHODESIDE
414 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-06
DEBORAH NAGLE
408 CROWN VIEW DR
ALEX. VA. 22314

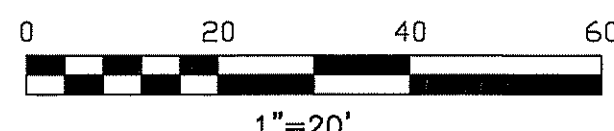
TM# 053.03-02-07
KATHERINE OR MARC LEON
404 CROWN VIEW DR
ALEX. VA. 22314

TM# 053.03-02-17
ALBERT OR MARIE MARSHALL
807 VASSAR RD
ALEX. VA. 22314

- TREE LEGEND**
1. 14" MAPLE
 2. 18" OAK
 3. 16" OAK
 4. 6" MULTI STEM HOLLY
 5. 12" HOLLY
 6. 3" PERSIMMON
 7. 10" MAGNOLIA
 8. 3" HOLLY
 9. 2" MAGNOLIA
 10. 2" MAGNOLIA
 11. 2" MAGNOLIA
 12. 18" PINE
 13. 2" POPLAR
 14. 3" HAWTHORNE
 15. 4" MAGNOLIA (3 TREES)
 16. 3" HOLLY
 17. 6" CEDAR
 18. 6" CEDAR
 19. 5" CHERRY
 20. 15" MAGNOLIA
 21. 2" MULTI CREPE MYRTLE
 22. 8" POPLAR
 23. 8" POPLAR
 24. 10" POPLAR

25. 3" MULTI CREPE MYRTLE
26. 3" MULTI CREPE MYRTLE
27. 3" MULTI CREPE MYRTLE
28. 3" HOLLY
29. 6" HOLLY
30. 4" HOLLY
31. 8" HOLLY
32. 6" FIR
33. 5" CEDAR
34. 2" MULTI CREPE MYRTLE
35. 2" MULTI CREPE MYRTL
36. 2" MULTI CREPE MYRTL
37. 2" MULTI CREPE MYRTL
38. 8" CHERRY
39. 4" HOLLY
40. 3" HOLLY
41. 4" HOLLY
42. 3" MULTI CREPE MYRTLE
43. 2" CREPE MYRTLE
44. 8" HOLLY
45. 6" AILANTHUS
46. 12" OAK
47. 4" HOLLY
48. 24" MAPLE

GRAPHIC SCALE



APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

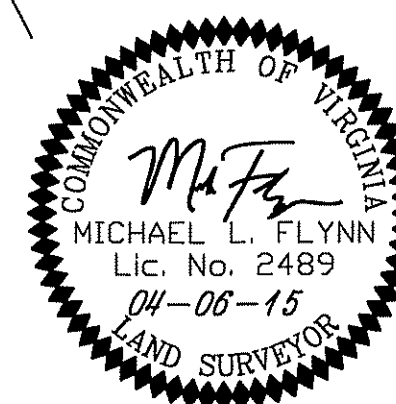
SHEET 2 OF 2

PRELIMINARY SUBDIVISION PLAT
LOTS 625, 626 & 627 OF THE RESUBDIVISION OF
LOTS 26 & 525 OF THE RESUBDIVISION OF
LOT 25, BLOCK 3
AND ADDITION TO SECTION 11
CLOVER

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: 04-06-15

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE ROAD #104, STAFFORD VA. 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



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. 7038365757 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.

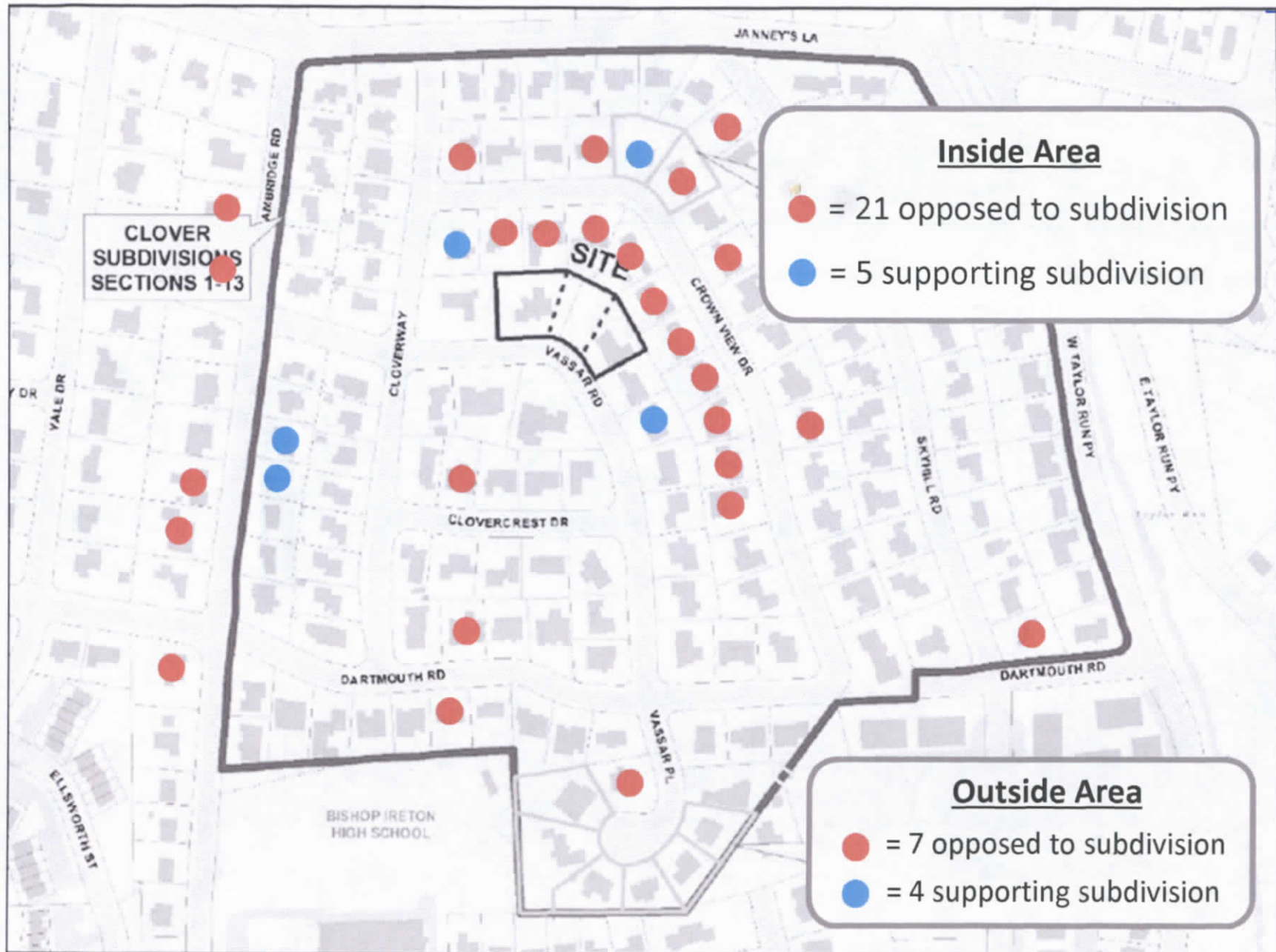
Guidelines for the Public Discussion Period

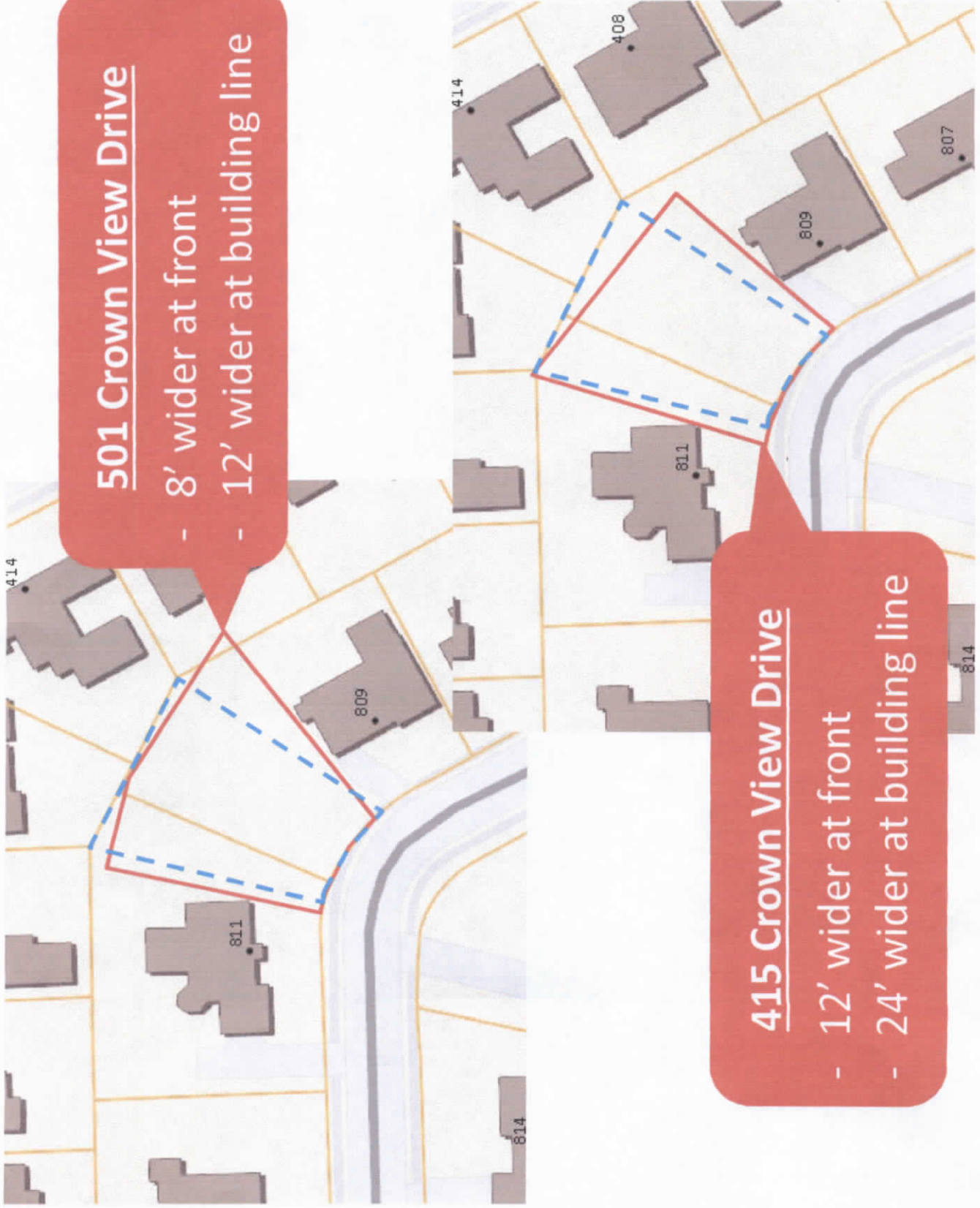
- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association 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



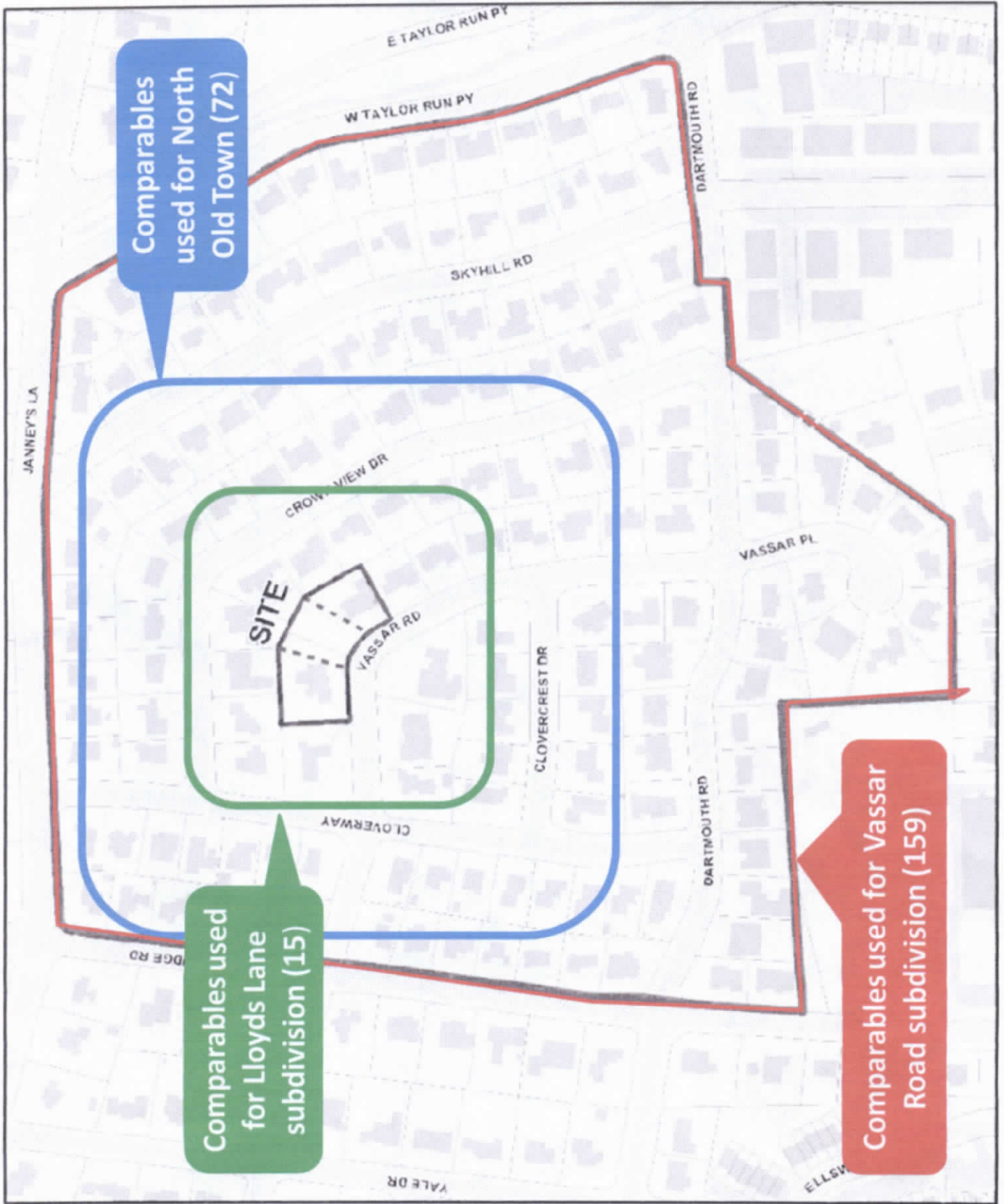


501 Crown View Drive

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

415 Crown View Drive

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

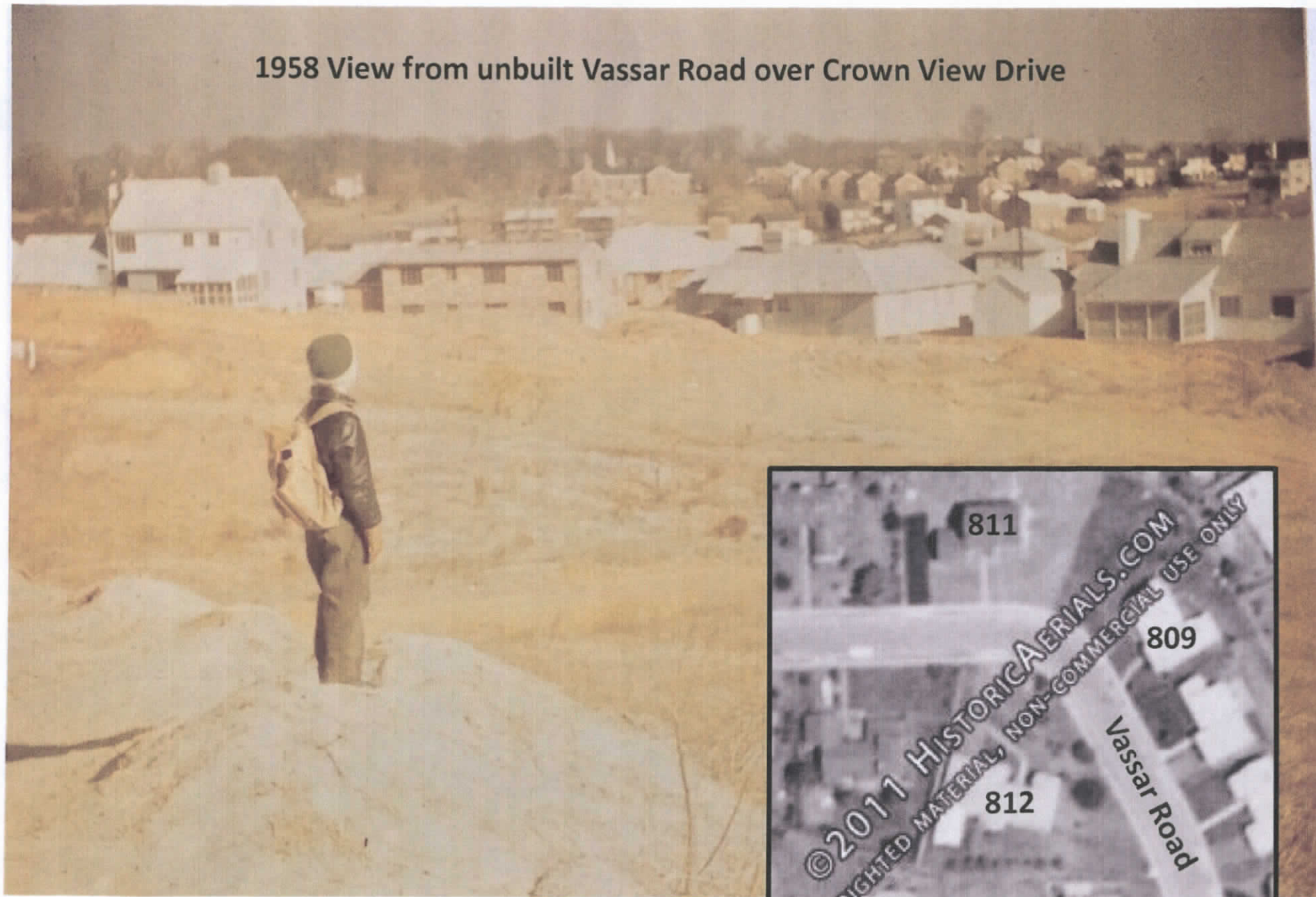


Comparables
used for North
Old Town (72)

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

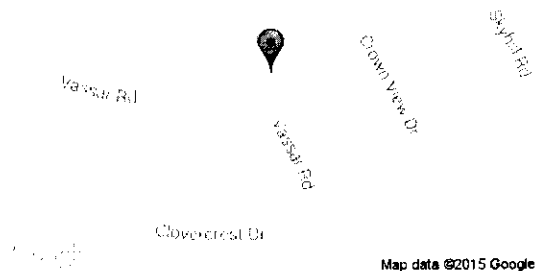
From: jrodblack@gmail.com
Sent: Friday, June 12, 2015 10:32 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74913: Mayor, Vice Mayor, City Council at 811 VASSAR RD I am a resident of Alexandria and I supp

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.](#)

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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.](#)

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

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

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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

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

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

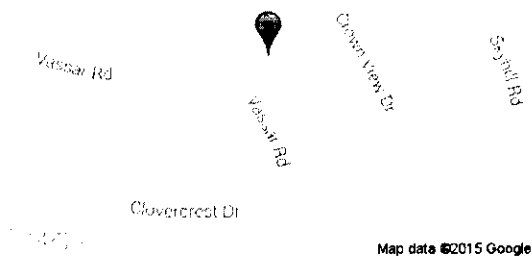
From: giles2@hotmail.com
Sent: Friday, June 12, 2015 10:52 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #74849: Mayor, Vice Mayor, City Council at 809 VASSAR RD I am writing to you today to support the

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



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: 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](#).

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: 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.

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: 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

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: 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

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: 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

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: 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.

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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

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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

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: 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

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: 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

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 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.](#)

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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

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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.](#)

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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.

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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 Sitton
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

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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.

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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.

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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.

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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.

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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.

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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](#).

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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.

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

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.

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

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.

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

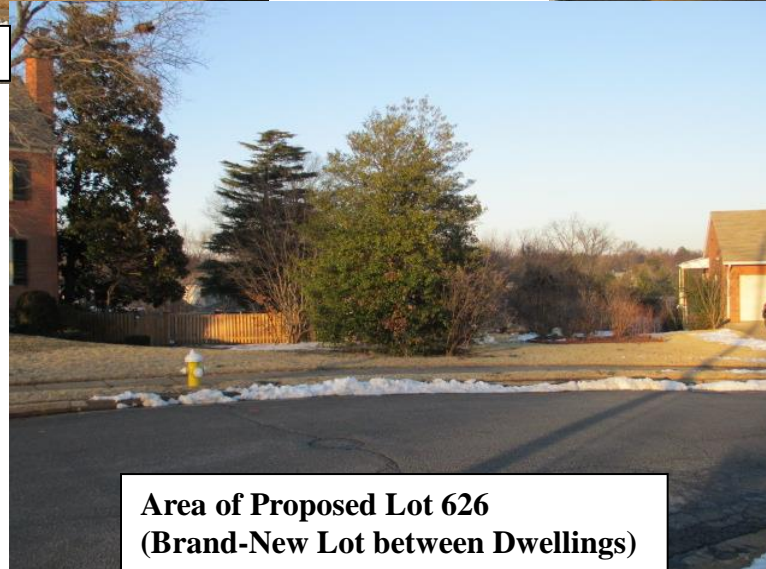
Appeal of Subdivision #2014-0014 809 & 811 Vassar Road



811 Vassar Rd Dwelling



809 Vassar Rd Dwelling



**Area of Proposed Lot 626
(Brand-New Lot between Dwellings)**

Appeal of Subdivision #2014-0014 809 & 811 Vassar Road

- Appeal of Planning Commission approval of subdivision request
- Brought forward by group of owners of property located within 300-foot buffer of subject site
- Appeal verified to meet Zoning Ordinance requirements (20 percent threshold)

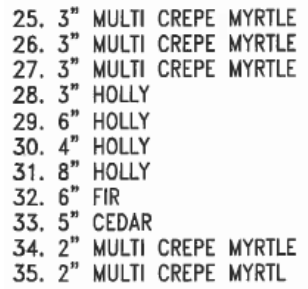


Appeal of Subdivision #2014-0014

809 & 811 Vassar Road

- Subdivision request to divide two existing lots into three new lots
- Existing dwellings would remain on proposed Lot 625 (809 Vassar) and Lot 627 (811 Vassar)
- “Brand-new” proposed Lot 626 between the dwellings
- No immediate plans to build new single-family dwelling on Lot 626
- Proposal meets R-8 zone and technical subdivision requirements





Subdivision Standards

- “Ministerial” decision vs. “discretionary” decision
- General subdivision requirements
- Individual zone requirements (lot area, lot frontage and lot width)
- “Lot character” provisions in Zoning Ordinance
 - New lots must be substantially consistent with other nearby lots with regard to several lot features, especially lot area, lot frontage, and lot width
 - Area of comparison
 - Similarly-situated lots



Section 11-1710(B)

“Lots covered by a re-subdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”



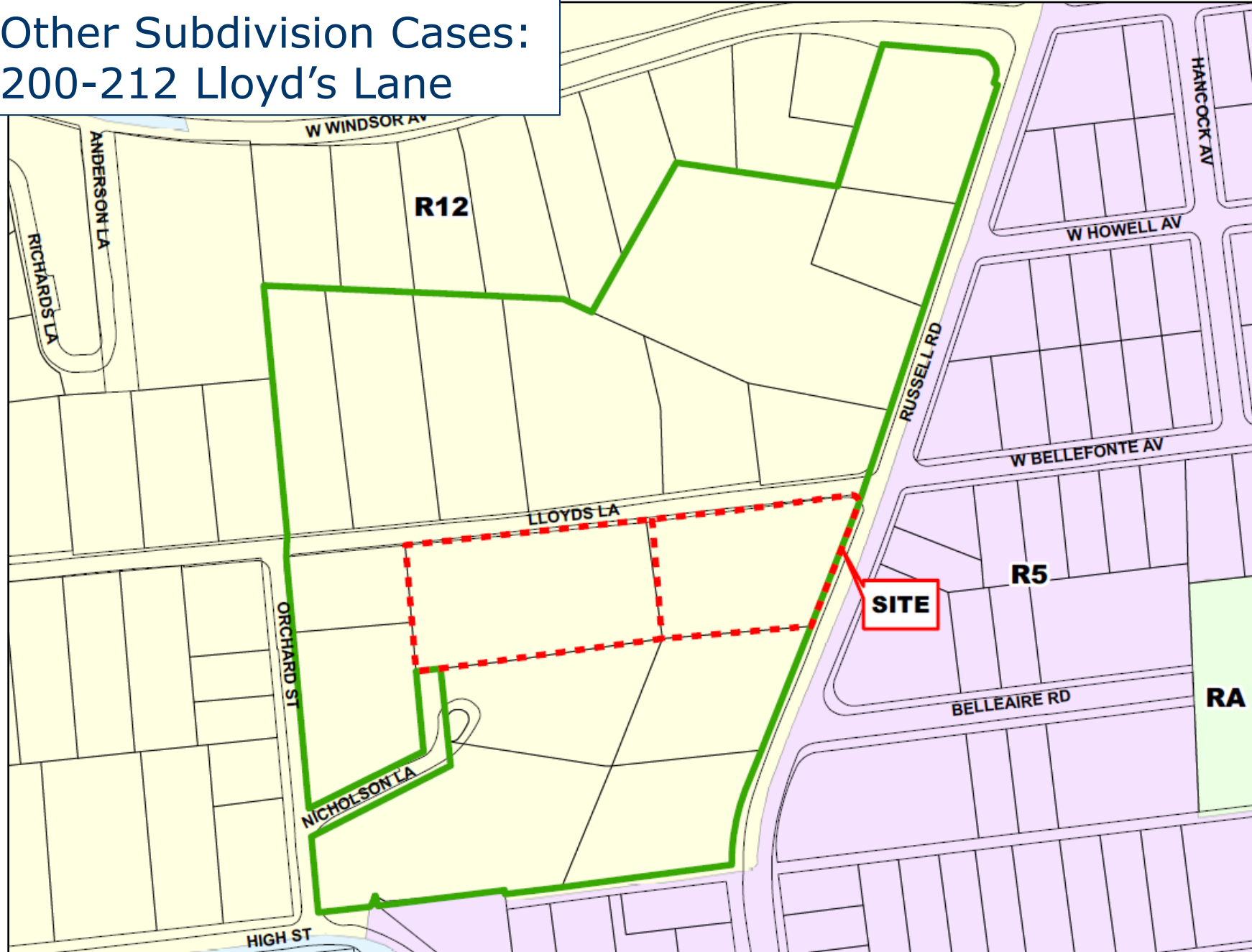
Section 11-1710(B)

“In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

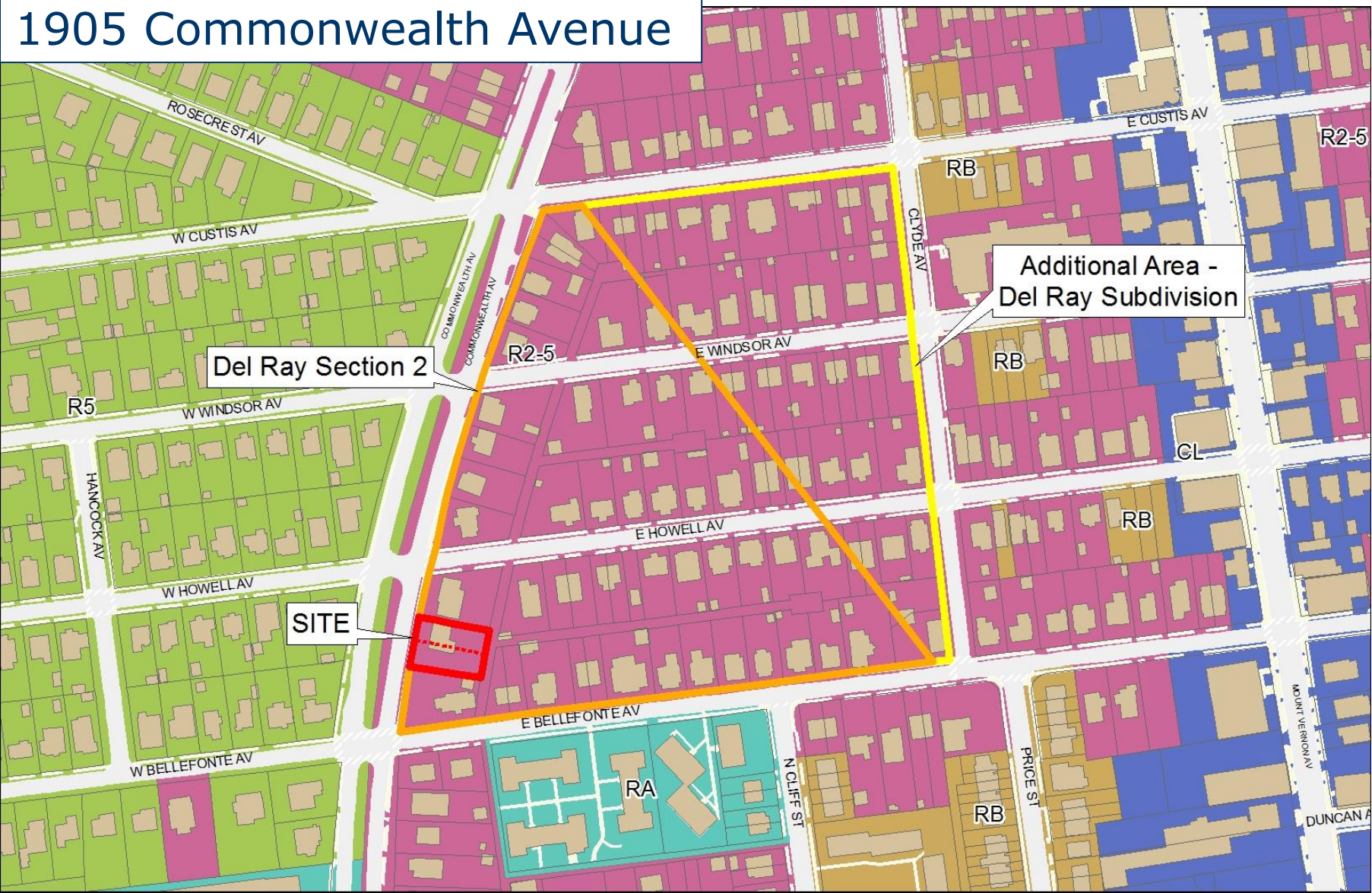
1. Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
2. Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.”



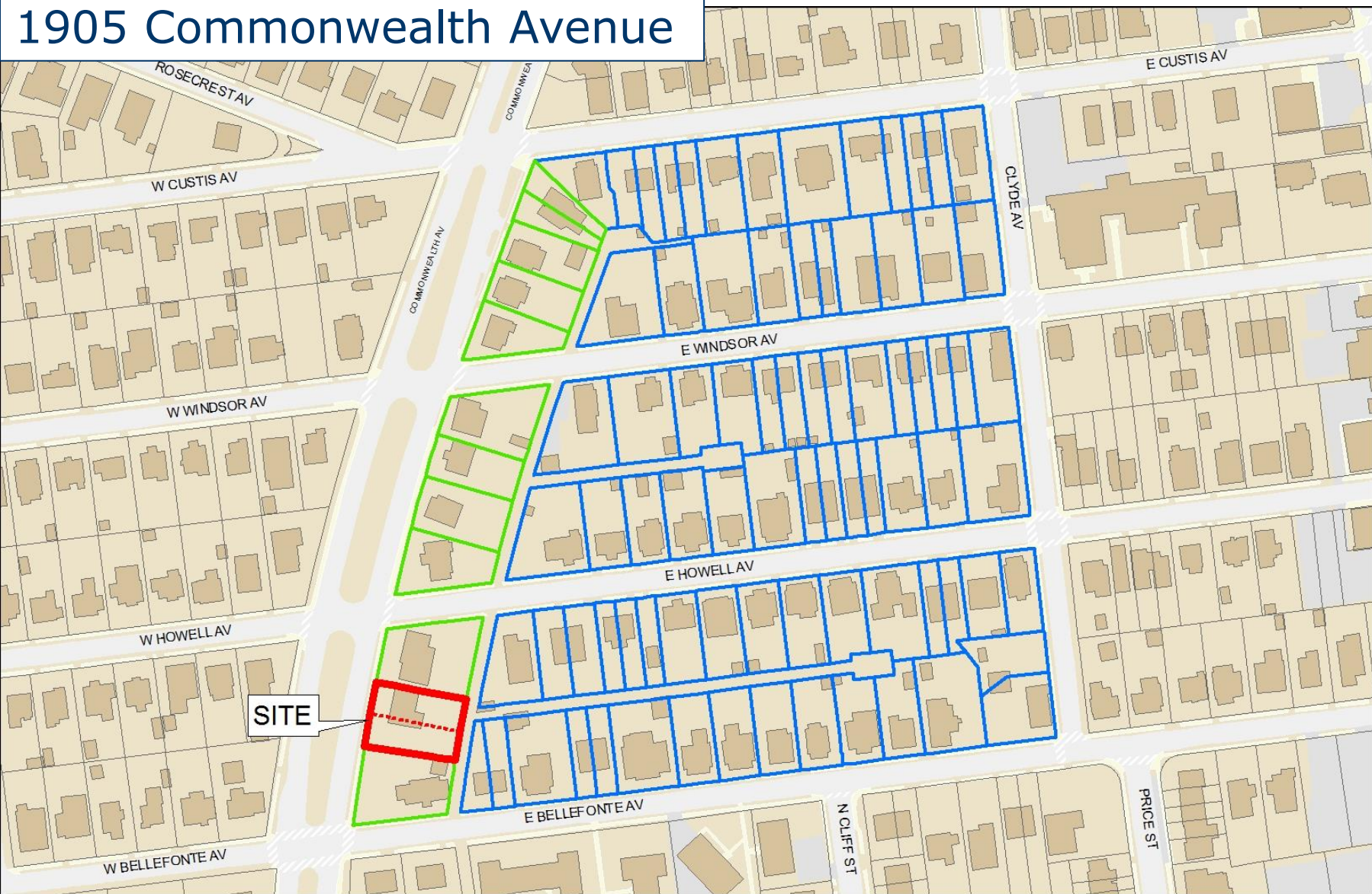
Other Subdivision Cases: 200-212 Lloyd's Lane



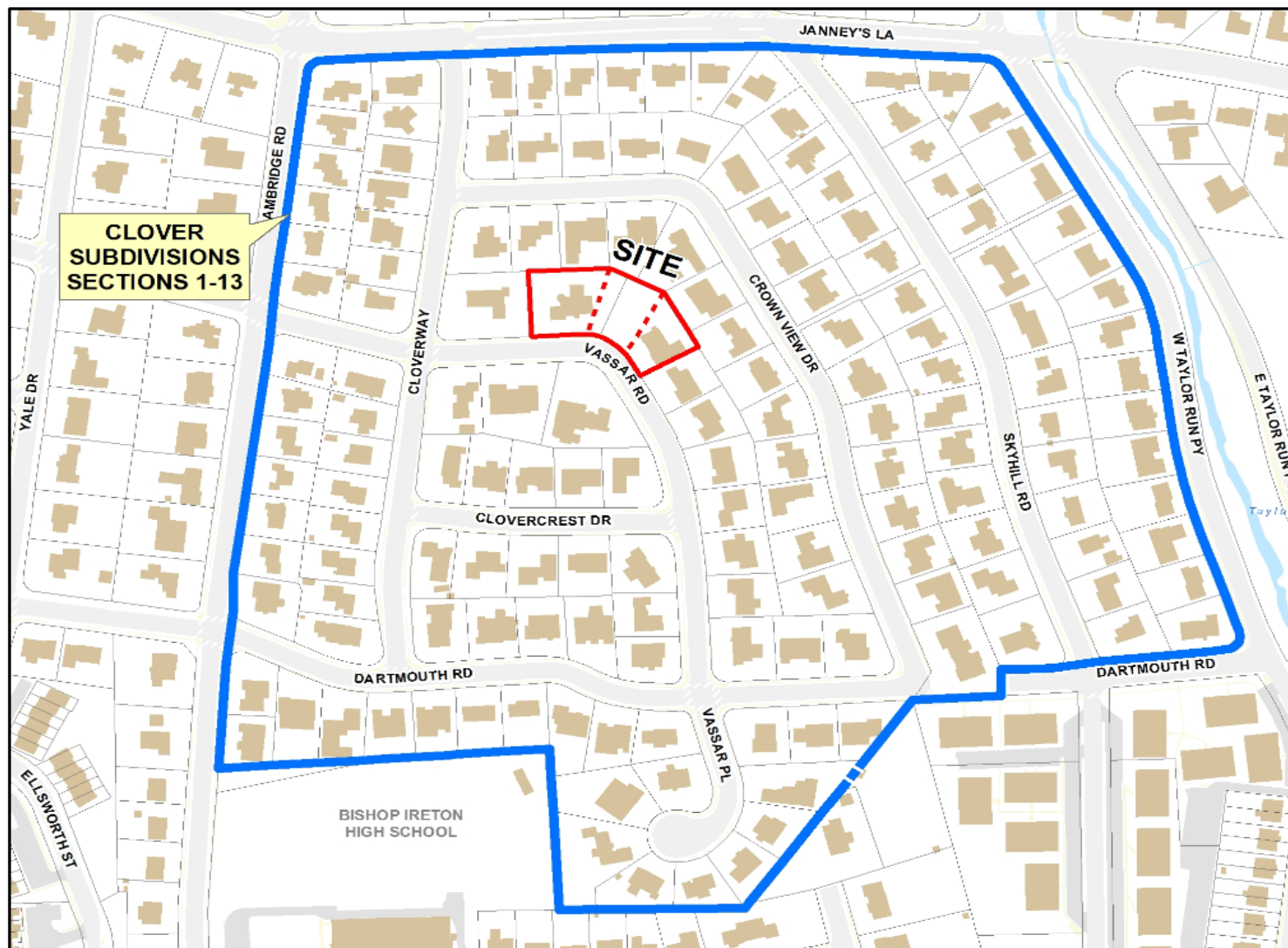
Other Subdivision Cases: 1905 Commonwealth Avenue



Other Subdivision Cases: 1905 Commonwealth Avenue



Area of Comparison: Clover Subdivision Sections



Similarly-Situated Lots within Area of Comparison



Area of Comparison & Similarly-Situated Lots

- Original subdivision had too few properties
- Larger, alternative “area of comparison” used, which is Clover Subdivision Sections 1-13
- Ordinance emphasizes similarly-situated lots
- Eight lots are more similarly-situated than all others in area of comparison
- These lots are located on outside portion of sharply-curved street frontages



Lot Character Analysis

- Quantitative analysis with set of six percentages
- Percentages express how similar or close the proposed lots are to the eight similarly-situated lots in terms of lot area, frontage, and width measurements
- “similar or close”:
 - Similarly-situated lots with *less than* the measurements as the proposed two lots,
 - Similarly-situated lots with the *same* measurements, and
 - Similarly-situated properties with measurements *slightly above* the proposed two lots.



Lot Character Analysis

- “slightly above”
 - Similarly-situated lots with up to 1,000 more square footage than proposed;
 - Similarly-situated lots with up to 10 more feet of lot frontage than proposed; and
 - Similarly-situated lots with up to 10 more feet of lot width than proposed



Analysis: Proposed Lot 625

Address	Lot Size (in Sq. Ft.)
201 Vassar Pl	8003
203 Vassar Pl	8577
205 Vassar Pl	9149
Proposed Lot 625	9891
200 Vassar Pl	10352
415 Crown View Dr	10619
501 Crown View Dr	12638
204 Vassar Pl	14876
202 Vassar Pl	19048

63%

Address	Lot Frontage (in Feet)
202 Vassar Pl	41.8
204 Vassar Pl	41.8
200 Vassar Pl	45.4
201 Vassar Pl	54.3
205 Vassar Pl	57.7
203 Vassar Pl	57.7
Proposed Lot 625	59.1
501 Crown View Dr	63.7
415 Crown View Dr	67.2

100%

Address	Lot Width (in Feet)
202 Vassar Pl	70
205 Vassar Pl	74
Proposed Lot 625	74
203 Vassar Pl	76
200 Vassar Pl	77
201 Vassar Pl	78
501 Crown View Dr	79
204 Vassar Pl	80
415 Crown View Dr	91

88%

Analysis: Proposed Lot 626

Address	Lot Size (in Sq. Ft.)
201 Vassar Pl	8003
203 Vassar Pl	8577
205 Vassar Pl	9149
Proposed Lot 626	9452
200 Vassar Pl	10352
415 Crown View Dr	10619
501 Crown View Dr	12638
204 Vassar Pl	14876
202 Vassar Pl	19048

50%

Address	Lot Frontage (in Feet)
202 Vassar Pl	41.8
204 Vassar Pl	41.8
200 Vassar Pl	45.4
201 Vassar Pl	54.3
Proposed Lot 626	55.5
205 Vassar Pl	57.7
203 Vassar Pl	57.7
501 Crown View Dr	63.7
415 Crown View Dr	67.2

88%

Address	Lot Width (in Feet)
Proposed Lot 626	67
202 Vassar Pl	70
205 Vassar Pl	74
203 Vassar Pl	76
200 Vassar Pl	77
201 Vassar Pl	78
501 Crown View Dr	79
204 Vassar Pl	80
415 Crown View Dr	91

50%

Conclusion

- Both proposed Lots 625 and 626 are substantially consistent with the character of other similarly-situated lots in area of comparison
- Proposal therefore meets all Zoning Ordinance requirements for subdivision approval
- Staff response to appellants' concerns in June 7th memorandum
- Staff continues to recommends APPROVAL



