

RE: Special Use Permit #2015-0090 – 700 Ramsey Street

Dear Members of the Planning Commission,

The Rosemont Citizens Association Executive Board supports granting the SUP to construct a new single family dwelling on the vacant lot at 700 Ramsey. Some neighbors are still concerned about drainage and we would suggest that you consider as one of the conditions that the driveway be surfaced with a permeable paving system. This was one of the conditions for the granting of an SUP for 605 Little Street in 2011.

We thank you for your consideration,

Marguerite Lang

President, RCA

FW: grading and runoff question

Alex Dambach

Wed 11/4/2015 3:56 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Taryn Toyama <Taryn.Toyama@alexandriava.gov>;

Please add this for the Ramsey case. Thanks.

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
www.alexandriava.gov

From: Shanna Austin

Sent: Wednesday, November 04, 2015 3:41 PM

To: D'Vera Cohn

Cc: Alex Dambach; Lisa Jaatinen; Satya Singh; Emilio Pundavela; Wayne Lightfoot

Subject: RE: grading and runoff question

Ms. Cohn- Thank you for your request for information on the grading plan process and the process for handling complaints regarding runoff and drainage.

Per our previous discussion, the grading plan process is administrative, with the plan reviewed by various technical staff across the City. We would be happy to schedule a time, once the plan is submitted, with the review engineer to go over the plan. Plans typically require 2-3 submissions to address all comments, before the grading plan is released. Upon release of the grading plan, a copy can be obtained through a Freedom of Information Act request (www.alexandriava.gov/FOIA).

Regarding submitting a complaint, you can call the City's main Call.Click.Connect number at 703-746-4357 during business hours, or submit it online at www.request.alexandriava.gov/CCC. It will be assigned to T&ES, and an inspector and/or engineer from T&ES will evaluate the complaint and return their findings, which will be consolidated into required actions for correction (if needed). This same process applies whether the site under construction has a grading plan or not (such as an addition which does not trigger the requirement for a grading plan). The City takes all such inquiries very seriously, and they are all treated accordingly.

You also requested specific cases where corrective action was required in our call:

Location #1: The City received a drainage complaint from a resident on Notabene Drive resulting from a building permit to replace a roof on the neighboring property. Engineers were sent out to the site to evaluate the issue and saw the roof drain was draining on the property of the complainant. Staff went to the management office of neighboring property and asked them to redirect the roof drain. The roof drain was moved and redirected within a week.

Location #2: The City recently received a drainage complaint from a resident on Kirkpatrick Lane that a patio that was constructed on a neighboring property which altered the grade and created drainage issues on their property. The City sent a T&ES inspector to the site, and a ticket for correction was issued. Discussions are ongoing to determine corrective actions required to mitigate the drainage issue.

These examples are related to projects that did not require grading plans, but, as noted above, the process for reporting, evaluating, and correcting any issues that arise is the same. We would be happy to discuss further if you have any additional questions.

Shanna Austin
Development Coordinator
City of Alexandria
Transportation and Environmental Services
301 King Street
Room 4130
Alexandria, VA 22314
Site Plans- (703) 746-4064
Direct- (703) 746-4063

From: Shanna Austin
Sent: Tuesday, November 03, 2015 3:29 PM
To: 'D'Vera Cohn'
Cc: Alex Dambach
Subject: RE: grading and runoff question

Ms. Cohn- Thank you for the follow up voicemail, we will have the information for you tomorrow.

Shanna Austin
Development Coordinator
City of Alexandria
Transportation and Environmental Services
301 King Street
Room 4130
Alexandria, VA 22314
Site Plans- (703) 746-4064
Direct- (703) 746-4063

From: Shanna Austin
Sent: Tuesday, October 27, 2015 8:42 AM
To: 'D'Vera Cohn'

Subject: RE: grading and runoff question

Thank you for the email and call yesterday, Ms. Cohn. Per our discussion, I will be coordinating with staff to locate the additional information you requested.

Shanna Austin
Development Coordinator
City of Alexandria
Transportation and Environmental Services
301 King Street
Room 4130
Alexandria, VA 22314
Site Plans- (703) 746-4064
Direct- (703) 746-4063

From: D'Vera Cohn [<mailto:dveracohn@hotmail.com>]
Sent: Friday, October 23, 2015 9:48 AM
To: Shanna Austin
Subject: grading and runoff question

Hello Shanna Austin:

I got your name from Taryn Toyama, the city planner who is handling the case of a proposed house on a substandard lot at 700 Ramsey St., next to the house my husband and I own at 608 Ramsey St. If the proposal is approved by the Planning Commission and City Council, I understand you will be the site plan coordinator for the Transportation and Environmental Services Department.

I've done some reading about the city's requirements for grading plans, and know that the developer is required to take steps that will not make things worse for neighboring properties, but I have two questions for you about the process. Assuming that the proposed house is approved, is there any opportunity for neighbors to be involved in the grading plan approval process? Taryn told me that the grading plan is done administratively, not via a public hearing, but we'd like to be kept informed as it goes ahead. Second, what happens if this new house does cause new runoff and flooding problems for us - is there a process for handling complaints, and how would it work? Taryn said she thought the developer has to post a bond, but she did not know much more than that.

I am asking because we have spent thousands of dollars on re-grading and other measures to deal with flooding on our property, and do not want to face this problem again. If you'd prefer to talk on the phone, let me know a good time and I'll call.

Thanks for your help.

D'Vera Cohn
608 Ramsey St.
Alexandria, Va. 22301