

October 9, 2016

Board of Zoning Appeals  
Department of Planning and Zoning  
Attn: Mr. Brian Hine  
301 King Street  
Room 2100  
Alexandria, VA 22314

Re: Special Exception Request at 311A East Windsor Avenue

Dear Brian,

This letter is being submitted in support of the case for the Special Exception requested by Mr. and Mrs. Chris and Jillian Penndorf of 311A East Windsor Avenue, Alexandria, VA 22301.

We received the letter with the Notice of Public Hearings for the October 13 hearing from the Penndorf family via certified mail on 9/19/16. As the homeowners of the property located at 310 East Windsor, we have been made aware of the proposed construction and would like to express that we have no objections to either the addition or the less than 12" side yard encroachment referenced in the Notice document.

Sincerely,



Paula Kara  
310 E. Windsor Avenue  
Alexandria, VA 22301



Dwayne Briscoe  
310 E. Windsor Avenue  
Alexandria, VA 22301

**From:** [Mary Christesen](#)  
**To:** [Brian Hine](#)  
**Cc:** [Alex Dambach](#); [Anh Vu](#)  
**Subject:** FW: Your request for a variance at 311A E. Windsor Ave.  
**Date:** Tuesday, October 11, 2016 11:25:34 AM

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Can you make sure this gets added to the file.

Mary Christesen  
Zoning Manager  
Department of Planning and Zoning  
City of Alexandria  
703.746.3840

**From:** Chris Penndorf [mailto:[cpenndorf@gmail.com](mailto:cpenndorf@gmail.com)]  
**Sent:** Monday, October 10, 2016 5:57 PM  
**To:** [CliffordJC@aol.com](mailto:CliffordJC@aol.com)  
**Cc:** Jillian Penndorf; Anh Vu; Mary Christesen  
**Subject:** Re: Your request for a variance at 311A E. Windsor Ave.

Hi Julie and John.

Thanks for reaching out with your thoughts and questions.

As fellow homeowners with a yard that seems to sit below the elevation of everyone around us, we share a great appreciation for concerns related to water levels in our neighborhood. We are currently working to obtain bids from qualified and experienced licensed General Contractors and will be working closely with the selected GC to develop a site management plan for erosion and runoff control, which we will be happy to share with you once the plan is finalized (which will be within the next month). One of our objectives is to use the construction effort as an opportunity remedy the issues that we experience on our lot, as well, and we will be sure to share with you the specifics of how we intend to do that (which may include things such as perimeter drainage pipes and a catchment basin) once we receive some additional feedback from the General Contractor(s).

The addition, itself, should not present any negative impact to the surrounding properties - in fact, it should help with some of the water volume, as we will be collecting the rainfall within the surface area of the new construction which would otherwise contribute to runoff issues in the neighborhood. We will be channeling the water back to the City's stormwater system by either direct-piping it (if the invert elevation of our existing areaway drain permits it) as noted in the T&ES comment or by routing at least half of it (on the east side) back to Windsor Avenue by way of our driveway with the other half (on the west side) daylighting at grade above a gravel bed to allow it to percolate into the ground instead of sheet flowing onto a neighboring property. We also intend to install a rain barrel on the west side of the addition to collect and put to work some of the rainfall to maintain landscaping on the property.

Regarding schedule, we are almost ready to submit the necessary documentation for permitting purposes (hopefully within the week), which will ultimately dictate our commencement date for construction, so it's a bit difficult to project the exact timing at the moment. We anticipate that we will likely start 2-3 weeks after receipt of the permit, which will give the selected Contractor an opportunity to mobilize. Ideally, we'd like to begin before

the ground starts to freeze so we are aiming to have all of the foundation work done this Fall. We will be sure to keep you, along with the rest of our neighbors, posted on the schedule, though, as we know more following the City's review.

The construction is expected to last between 5 and 6 months, but most of the louder noise will be during the initial 8-10 weeks during demolition, the foundation work, and the exterior framing. Once the walls are insulated and closed in, there should be considerably less impact to the neighboring properties. We have also already expressed a priority on respect for our neighbors' well-being and privacy to the Contractors who have walked the site with us, and we will continue to impress upon them the importance of these issues.

Jillian and I will serve as the primary point of contact during construction - we will be sure to directly address any concerns that arise with the Contractor performing the work. Our full contact information is below for your reference:

Chris Penndorf  
[cpenndorf@gmail.com](mailto:cpenndorf@gmail.com)  
cell: [703-943-7242](tel:703-943-7242)

Jillian Penndorf  
[jillianpenndorf@gmail.com](mailto:jillianpenndorf@gmail.com)  
cell: [215-704-9571](tel:215-704-9571)

If you would like to meet up to further review the drawings with us, we would be more than happy to make ourselves available. We're very excited about the addition and about the idea of staying in Del Ray long term as our family grows, and we actually like talking about the design! Just let us know, and we can set up a time and place to meet that works for everyone.

Thanks, and have a great evening.  
Chris

On Mon, Oct 10, 2016 at 4:13 PM, Jillian Penndorf <[jillianpenndorf@gmail.com](mailto:jillianpenndorf@gmail.com)> wrote:

----- Forwarded message -----

From: **Julie Clifford** <[CliffordJC@aol.com](mailto:CliffordJC@aol.com)>  
Date: Monday, October 10, 2016  
Subject: Your request for a variance at 311A E. Windsor Ave.  
To: [jillianpenndorf@gmail.com](mailto:jillianpenndorf@gmail.com)  
Cc: [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov), [anh.vu@alexandriava.gov](mailto:anh.vu@alexandriava.gov)

Dear Jillian and Chris,

Thank you for the notice of your request for a special exception to the zoning laws. I'm sure you're excited about your addition, and we of course want your project to be successful.

Because our property directly abuts yours, and we also have a direct line of sight to your yard and house, we went online to review your application, plans and staff report. We do have a few concerns.

One of our main concerns is drainage. We note that T&ES comment C-3 states if the variance is approved, "Roof, surface and sub-surface drains be connected to the public storm

sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)."

We would like to know what you are going to do to mitigate the impact of drainage onto our property during and after construction. Our yard is below those of our surrounding neighbors. We have had substantial flooding in the past due to direct drainage into our yard from several neighbors' properties. As you know, we have a great neighborhood and our neighbors resolved the issues.

The variance aside, since we are at home during the weekdays and will be substantially impacted by the noise, we would appreciate knowing when you expect construction to start, how long you expect it to last, and who to contact if issues arise.

Best wishes for a successful completion of your new addition.

Julie Clifford  
John Hanson  
312 E. Howell Ave.  
Alexandria, VA 22301  
[703-739-0924](tel:703-739-0924)

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