

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria,
VA

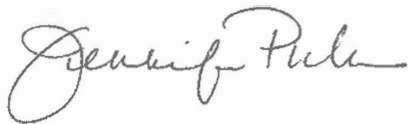
Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

We further believe that the proposed home design falls within the character of our North Ridge neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Jennifer Pulliam

Proximity to 400 Tennessee Avenue around block / adjacent back yard

Your Address 3604 Norris Place

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

Dear Brenda and Larry,

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Sincerely,



Printed Name ROBERT ORR JR

Proximity to 400 Tennessee Avenue 7 HOUSES WEST

Your Address 415 TENNESSEE AVE Alexandria, VA 22305

PS - THIS CONTROVERSY BY "ONE" PRIMARY NEIGHBOR IS SILLY: A NEW HOME WILL REALLY UPGRADE OUR STREET.

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Ben Wang 

Proximity to 400 Tennessee Avenue 413 Tennessee Ave

Your Address 413 Tennessee Ave Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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Dear Brenda and Larry,

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Margaret Falwell

Proximity to 400 Tennessee Avenue _____

Your Address 411 Tennessee Ave. _____ Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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VA

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Sincerely,

Printed Name

Charles Tauvoepeau

Proximity to 400 Tennessee Avenue

408 Tennessee Ave

Your Address

Same Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name LTC (Ret) Peter K. Patas, I

Proximity to 400 Tennessee Avenue 200' NNW

Your Address 407 Tennessee Avenue Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

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Sincerely,

Printed Name Karma and Gary Loberg

Proximity to 400 Tennessee Avenue Backyards are adjacent

Your Address 313 Kentucky Ave. Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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Sincerely,

Patra Ki Milem

Printed Name PETER K. TIDEMAN

Proximity to 400 Tennessee Avenue 414 TENNESSEE

Your Address _____ Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

Reference: Special Use Permit Application For 400 Tennessee Avenue, Alexandria, VA

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,

Printed Name Jon and Raynel Knight

Proximity to 400 Tennessee Avenue Back up to property

Your Address 3502 Norrell Place Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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Sincerely,



Printed Name

Lauren Schuk

Proximity to 400 Tennessee Avenue

200 ft NW

Your Address

406 Tennessee Ave Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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VA

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name Nicholas Mazar + Megan Willys

Proximity to 400 Tennessee Avenue 300 ft northwest

Your Address 409 Tennessee Avenue Alexandria, VA 22305

January 2, 2017

Larry & Brenda Kahan
400 Tennessee Avenue
Alexandria, VA 22305

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VA

Dear Brenda and Larry,

Thank you for sharing your plans and intentions for redevelopment of the 400 Tennessee Avenue home. We understand that City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 400 Tennessee Avenue.

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We are in support and hereby express that by this letter to be forwarded to the City.

Sincerely,



Printed Name MARK STRYKER

Proximity to 400 Tennessee Avenue 300 ft NW

Your Address 410 TENNESSEE AVE Alexandria, VA 22305

Re: 400 Tennessee Avenue - PERMIT: 2016-0086

B.C. Davidson <brucecamerondavidson@icloud.com>

Thu 1/5/2017 3:05 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Kristen,

These images may be useful for your review of this application.

They were shot directly across the street from 400 Tennessee Avenue with a level pro Nikon camera with a non-distorting lens for architectural work. They are a series. I overlaid the Kahan proposed front view with the current site. The bases of each house are level to one another.

As you can see, the proposed home is significantly larger and is at least 10 feet higher than the current roof line.

Bruce Cameron Davidson











On Jan 04, 2017, at 11:42 AM, PlanComm <PlanComm@alexandriava.gov> wrote:

Hi Bruce,

This is Kristen Walentisch with the Alexandria Department of Planning & Zoning. I am emailing to let you know that I have received your letter regarding the Special Use Permit at 400 Tennessee Avenue and it has been included with the staff report for this case. The docket and staff report can be viewed here: http://legistar.granicus.com/alexandria/meetings/2017/1/1633_A_Planning_Commission_17-01-05_Docket.pdf. We have just received your letter via certified mail but our mail room does not sign for letters or packages so I wanted to make sure I followed up with an email to confirm that we did in fact receive both your email and your letter.

Please let me know if you have any questions.

Best regards,

Kristen Walentisch
Department of Planning & Zoning

City of Alexandria
(703) 746-3806

From: B.C. Davidson <brucecamerondavidson@icloud.com>

Sent: Thursday, December 15, 2016 2:48:27 PM

To: PlanComm

Subject: 400 Tennessee Avenue - PERMIT: 2016-0086

Dear Planning Commission of Alexandria:

My name is Bruce Cameron Davidson and my wife Linda and I live across the street and one house over from 400 Tennessee Avenue. We have owned our home since 2008.

There is a proposed special use permit filed for the 400 Tennessee Avenue property. (2016-0086) The older house is to be demolished and a new home constructed.

We have reviewed the plans for the new home and also attended a local community meeting where the Kahans, their builder, and their attorney spoke to the audience. In an unusual and inappropriate show of support from the City government, a member of the Alexandria Planning Commission was also in attendance.

This new home, if it is built, will have a significant and negative impact upon the neighboring residences of Norris Place and Tennessee Avenue.

The home, as planned, far exceeds the norm for this neighborhood with a staggering 5944 gross square feet excluding a stand-alone garage that will abut two property lines. It will be larger and taller than adjacent homes. Its size will dwarf other homes on the street and change the character of a forested street in one of Alexandria's charming, traditional neighborhoods to one of tear-downs and McMansions.

There is a large Northern Red Oak tree in the front yard that is slated for removal. Our neighborhood has lost too many trees in the past few years, and we value those that remain. Alexandria promotes itself as an eco-city with an urban forest. Removal of this tree will impact our gardens, and it will also increase our summer cooling bills.

I do not believe that the Kahans intend to live in this home as they have stated on their application. We all know that Alexandria is a bit of a small town, and people will talk. It is well known within the real estate community that the Kahans plan to flip this property after construction is finished. This strategy will net them a tidy profit, but will leave the neighbors to live with an eyesore that will prevent us from being able to fully enjoy our homes.

I would love to see the home at 400 Tennessee Avenue replaced with a new house. This proposed home, however, is out of character for this street and neighborhood. It will be a McMansion on a street full of traditional family homes.

PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Thank you.

Bruce C. Davidson
399 Tennessee Avenue
Alexandria, VA 22305

Resident concern

Michael Tackett <miketack@gmail.com>

Wed 1/4/2017 6:26 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Alexandria Planning & Zoning Board
Alexandria City Hall
301 King St.
Suite 2100
Alexandria, VA 22314

Dear Planning Commissioners,

I'd like to express my concern about the special use permit sought for 400 Tennessee Ave (SUP2016-0086) to tear down the existing home, remove all mature trees from the property and rebuild a much larger home with a detached garage. I disagree with many of the conclusions reached by planning staff.

I do not find the design compatible with the prevailing design aesthetic seen on Tennessee Avenue. The height of the proposed home & the sharp angle of the roofline is not in character with most of the modest, simple homes on this block. I also disagree with the assessment that the design minimizes the perceived bulk on the streetscape.

I believe the bigger structure coupled with the plan to cut down a significant screening tree in the front yard will make this home stick out & clash with its surroundings.

I also dispute the conclusion that the separate garage acts as a balance. Detached garages are uncommon in Beverley Hills and this one will serve to further clutter the view of neighbors, especially those living above on Kentucky Avenue.

Finally, I'm very troubled by the plan to cut down all 3 mature trees on the lot, eliminating all of the canopy that originates on the lot. We prize our tall trees -- the shade they provide & the view they afford -- and we carefully tend to them, removing deadwood to prolong their life. Regarding the significant red oak in the front yard, I suspect the city arborist would find the same emerging issues with most mature trees in our neighborhood but we're not going to be cutting them down. I also question the staff's statement that the backyard trees will not survive construction. Both are at the very edge of the property, one at the side and one at the back. It seems only the detached garage threatens the one on the side edge.

I recognize this proposed home meets technical requirements of the FAR & setbacks but I'd like to see negative impact on the neighborhood aesthetic minimized by keeping the trees & making more adjustments to the construction plan.

Sincerely,

Michael Tackett
3500 Norris Place
Alexandria 22305