

From: Karyn Moran [<mailto:karyn.moran@comcast.net>]
Sent: Thursday, January 05, 2017 3:28 PM
To: Shanna Austin <Shanna.Austin@alexandriava.gov>
Subject: RE: 9 Cockrell St

Hi Shanna-

Thanks for your email below. I wanted to follow up with you on our conversation from last month. We received a generic "Dear Sir" letter from the homeowner at 9 Cockrell Street asking us to sign a petition that had little to no specifics about the changes they plan to make to their property. Further, the homeowner states that the BZA is in support of the variance they have requested. I am a bit concerned if that is the case as we were not consulted or informed about how such changes would impact our property. We are vigorously opposed to any changes to any zoning requirements for the property on 9 Cockrell Street at this time. We own the property at 3700 Duke Street and it forms an "L" around the side and back of this property. We need to better understand how the requested changes for the setback will impact our property. Our concerns are specifically from both a rainwater flow and visual perspective. As the homeowner states in her letter, other lots are "far deeper" and we are not enthusiastic about a new home being closer to our property line which borders both of our backyards. Further, our backyard seems to be the low point to adjacent properties and we are concerned about how the storm water drainage and run-off will be mitigated so that it does not impact our property during construction and after the house is completed. Additionally, we want to know the City's definition of "modest-sized" home, as that is a very broad term. What is the plan for total square footage, height, materials, etc for this home. We want to be good neighbors but cannot support changes to something when we have so little specifics about the changes.

Thanks in advance for your help with this matter. Please let me know next steps. When we spoke last month you mentioned this was on the docket for January 12th, is that still the case? We have not received any notification of this at our home in Alexandria.

Thanks
Karyn Moran
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