

From: Linda Perry via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Tuesday, January 24, 2017 2:54 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #112940: Mayor, Vice Mayor, City Council Dear Members of the City Council, Vice

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 112940.

Request Details:

This is a "private" request. Information should only be provided to the original customer or those who know the full Call.Click.Connect. request number for this, which is "112940-85HGGD".

- Name: Linda Perry
- Approximate Address: No Address Specified
- Phone Number: 703-625-0361
- Email: archaeobot@msn.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Members of the City Council, Vice Mayor Wilson, and Mayor Silberberg,

I am writing you in regard to this Saturday's Docket Item 16-6106, Special Use Permit #2016-0086, the proposed structure to be built at 400 Tennessee Avenue. I and my husband, eight-year residents on Tennessee Avenue, would be grateful if the Council would consider the following points.

In regard to the current home at 400 Tennessee, I think it can be safely agreed upon that the property has not been kept up as well as the neighbors would like, and everyone with whom I have spoken believes strongly that this part of the neighborhood will benefit from its improvement. The opinions on how it should be improved, however, vary greatly. We would love to see the house and lot cleaned up, and a new, beautiful home built among the existing, mature, oak trees.

To that end, we attended the December meeting of the North Ridge Community Association and watched the presentation of the proposed building plans for a structure with 5,994 square feet of living space, not including a detached garage. This structure is significantly larger than anything else in the vicinity. The neighbors on either side of and immediately across the street from the proposed structure object both to its enormous size and to the destruction of the entire tree canopy on this large lot. We understand and agree with our neighbors' concerns and want to voice our support for them.

There is an important sense of community in our corner of Beverly Hills, and a certain amount of pride we take in our small homes that we are renovating, bit by bit. If this home is built and we become the new tear-down destination for the McMansioning of Alexandria, experts we consulted have told us that the values of the smaller, older homes will plummet.

With no intention of moving in the foreseeable future, we sought the advice of two local realtors in regard to our property's value. Both advised waiting on the renovations we had planned for this year and to put a few, less expensive, stop-gap measures in place until we see what happens with the property at 400. We were also told to anticipate that our home, a small, brick structure on a large, corner lot, will be slotted by developers into the tear-down group. Further, while the size of our lot may offset the hit our small home's value will take, our neighbors will not be so lucky. It is difficult to know how to move forward.

This lot is the third property the Kahans have developed in Alexandria. It is neither my intention to thwart their investments nor to disparage them, but to impress upon them that there are small enclaves within the city that the residents want to preserve. We are surrounded by a close-knit group of friends and neighbors. Our community is made up of first-time buyers, single parents, recently-married couples, empty nesters, and others who need smaller-scale, more affordable housing. However insignificant it may appear from the outside, our community is very important to us. It is my hope that there is a place for people like us in the future of the City of Alexandria. I hope that the Kahans will understand this sentiment and choose to build something truly beautiful, but more in keeping with the smaller-scale community that characterizes this part of Alexandria. I also gently suggest that,

perhaps, a structure that is a better fit for the neighborhood may sell more easily than their other investment homes have.

While I acknowledge that the Kahans and their attorney are certainly more connected to members of the government than we are, I hope that the current residents' voices will be taken into account. I encourage the City Council to impress upon them the need to revisit their ideas so that they and the entire community can benefit from and enjoy this new construction.

Sincerely,

Linda Perry
399 Tennessee Avenue

- Expected Response Date: Tuesday, January 31

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.

From: Jackie Henderson
Sent: Friday, January 27, 2017 1:40 PM
To: Allison Silberberg; Christine Widstrom; Del Pepper; Dorene Pickup; John Chapman; Justin Wilson; LaShawn Timmons; Mark McHugh; Nancy Lacey; Nancy Lavalley; Paul Smedberg; shelli.gilliam; Timothy Lovain; Willie Bailey
Cc: Gloria Sitton
Subject: FW: Special Use Permit #2016-0086

For docket item # 9 on Saturday's docket.

From: Kristen Walentisch **On Behalf Of** PlanComm
Sent: Friday, January 27, 2017 1:00 PM
To: Sara Brandt Vorel; Alex Dambach; Jackie Henderson
Subject: Fw: Special Use Permit #2016-0086

Hi Jackie,

For tomorrow's docket for SUP2016-0086. I will respond to acknowledge receipt.

-Krissy

From: Katie Baucom <kpb0703@gmail.com>
Sent: Wednesday, January 25, 2017 8:48 AM
To: PlanComm
Subject: Special Use Permit #2016-0086

Good afternoon,

I am writing to express my concern about the new construction at 400 Tennessee ave. I currently reside at 402 Tennessee Ave, directly adjacent to the planned construction. I have seen the plans of the house and would like to strongly state my objection to the current plans.

- The planned home is 3 times the size of the other houses on this street its height will dwarf the surrounding homes.
- They plan to cut down the trees which were the very reason we moved into this neighborhood.
- The home will be so tall it will block sunlight on the block
- The home does not fit the current character of the neighborhood and will devalue the rest of our homes as teardowns
- The street is unable to handle a home demolition and construction. Tennessee Ave is already barely passable with street parking which residents rely on. I have a small car and can often not get through, with construction vehicles parked on the streets for months on end we will be unable to get through our street.
- We have not been given a realistic timeline for construction, we live on an outlet road, this will be affecting all of us for the better part of a year. I work from home and am having a child and am very concerned about the noise.

The community does not want this massive home built. please do not approve this special use permit.

Please respond with notice of receipt.

Thank you,

Matt and Katie Zezima

9
1-28-17

TRANSACTIONAL DISCLOSURE STATEMENT
UNDER STATE AND LOCAL GOVERNMENT CONFLICT OF INTERESTS ACT
for Members of Alexandria City Council
and of Other City Boards and Commissions and for
City Officers and Employees
Virginia Code § 2.2-3115(G)

1. Name: MARK LINKS
2. Member of: City Council city manager's office (City Office or Department)
____ (Board or Commission)
3. Transaction: 9 Docket/Agenda Item 1-28-17 Meeting Date
____ (Other)
4. Nature of Personal Interest Affected by Transaction: prior business (residential land sale)
transaction with builder of proposed
home at 400 Tennessee Ave.
5. I declare, in light of my above-described personal interest in the identified Transaction (check one of the following):
- a. That I am required to disqualify myself from participating in the Transaction.
- b. ✓ That, although I am not required to disqualify myself, I have nonetheless elected to disqualify myself from participating in the Transaction.
- c. That I am a member of a business, a profession, an occupation or a group, all the members of which have a personal interest in the Transaction, and that I am able to participate in the Transaction fairly, objectively and in the public interest.

1-28-17
Date


Signature

①

Gloria Sitton

From: website <webmaster@alexandriava.gov>
Sent: Monday, January 23, 2017 9:14 AM
To: Jackie Henderson; Gloria Sitton
Subject: City Council speaker's form submission received

Meeting Date: 01/28/2017
Docket Item# 9

Speaker's Name: Duncan W. Blair
Phone #: 703-836-1000
Email: dblair@landcarroll.com
Address: 524 King Street, Alexandria, VA 22314

Representing self? No
If representing other: Larry & Brenda Kahan - 400 Tennessee Ave

Position on the item: For: consent calendar item. No need to speak unless called upon.

Nature of interest: Attorney

Are you being compensated? Yes