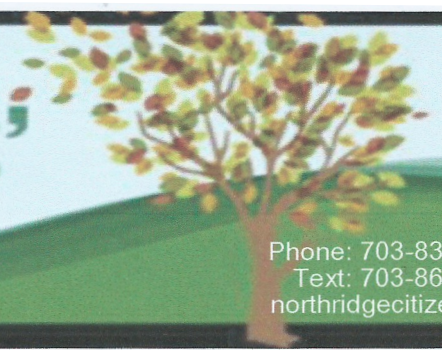


# NORTH RIDGE CITIZENS' ASSOCIATION



NRCA  
PO Box 22302  
Alexandria, VA 22302

Phone: 703-836-8193  
Text: 703-864-9865  
northridgecitizens.org

May 27, 2017

SUP2017-0029  
Additional Materials  
6/1/17

Alexandria Planning Commission  
301 King Street, No. 2400  
Alexandria, VA 22314

RE: SUP 2017-0029  
305 Virginia Avenue – New Single Family Dwelling

To Members of the Alexandria Planning Commission:

On behalf of the North Ridge Citizens Association (NRCA) I am writing in support of the Planning Commission staff recommendation to approve SUP 2017-0029 pursuant to the replacement of a single-family dwelling at 305 Virginia Avenue.

As noted in the staff report, pages 7-8, NRCA initially was concerned with issues relating to setback, canopy, and—to a lesser extent—propriety of design. These have each been addressed by the applicants to the satisfaction of the NRCA board of directors, which on May 8<sup>th</sup> unanimously voted to support the application.

Subsequent to NRCA's decision, adjacent neighbors at 307 Virginia Avenue raised the issue of their concern that the new development might leave no trees nor shrubbery to soften the border between their properties as is the convention of this neighborhood. We find this concern to be valid and urge the Planning Commission to consider some appropriate measure that encourages the applicants to work amicably with their neighbors at 307 Virginia Avenue to mutually create a green privacy space between their two properties. Given the spirit of cooperation the applicants and their counsel have exhibited throughout this application process, we are confident that they will be willing if not eager to work toward that end.

Sincerely,

Jeanne Snapp  
NRCA President

c: Alex Dambach  
Anh Vu  
Duncan Blair  
Kay Stimson  
Lyn Gubser  
Glenn Thomas

## Kim Dobbin

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**From:** Anh Vu  
**Sent:** Friday, June 02, 2017 3:01 PM  
**To:** Alex Dambach; Kim Dobbin; Kristen Walentisch; Ann Horowitz  
**Cc:** Duncan Blair  
**Subject:** FW: 305 Virginia Ave

Good afternoon,

For your information – please see email below. Mike and Courtney French are the property owners at 307 Virginia Ave.

Sincerely,

**Anh Vu**  
Urban Planner

City of Alexandria  
Department of Planning and Zoning  
Alexandria City Hall  
301 King Street, Room 2100  
Alexandria, VA 22314  
Business: (703) 746-4666  
Direct Line: (703) 746-3839  
Business FAX: (703) 838-6393  
E-Mail: [anh.vu@alexandriava.gov](mailto:anh.vu@alexandriava.gov)  
Visit us at: <https://www.alexandriava.gov/>

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**From:** Mike French [<mailto:mikejfrench@gmail.com>]  
**Sent:** Friday, June 02, 2017 2:42 PM  
**To:** [daryl@ams4newhomes.com](mailto:daryl@ams4newhomes.com)  
**Cc:** Anh Vu  
**Subject:** 305 Virginia Ave

Hello Mr. Andrews,

We are writing to let you know we received your letter regarding the tear down and new construction at 305 Virginia Avenue. As we raised at the May 8th meeting, we do have concerns with the planned proposal, especially,

1. Using the same 212 Virginia Avenue design on this narrower lot leaves no space for trees or greenery between the new home and the property line as is common in the neighborhood, and,
2. Ensuring proper remediation and safety protocols will be followed during the tear down to protect our young children (and us) from asbestos, lead, and other health risks.

Thank you.

Sincerely,

Mike and Courtney French

Mike French  
202.230.7970  
[mikejfrench@gmail.com](mailto:mikejfrench@gmail.com)

**From:** Daryl Andrews [<mailto:daryl@ams4newhomes.com>]  
**Sent:** Tuesday, June 06, 2017 9:49 AM  
**To:** Mike French <[mikejfrench@gmail.com](mailto:mikejfrench@gmail.com)>  
**Subject:** RE: 305 Virginia Ave

Greetings Mr. French ,

I am responding to the email you sent to the City and forwarded to us.

1. The proposed new home to be constructed complies with the Zoning Ordinances side yard setbacks. The side yard setbacks are not dependent on the width of the lot; rather the side yard setbacks are a ratio of height to setback with a minimum setback. Interestingly, the proposed design of the new home is narrower in width than the existing house to be demolished. As such, as noted in the Staff Report the space between the two homes becomes greater .

Most of the common boundary is separated by the privacy fence as the driveways and garages for both homes is located adjacent the common property line, a situation not uncommon in the neighborhood .We do intend to install a substantial amount of landscaping on the property as part of the construction of a new home. In fact, we have agreed to increase the required crown cover from 25% to 40%. Additionally, as you will see on Sketch #2 Labeled Construct New Dwelling ,there is a small green area on our side of the common property line. To the extent its possible, we can install greenery in this area to transition from the pavement of your driveway to the existing driveway on our property. This will be part of our Grading Plan Approval.

2. The companies we employ for demolition are experienced, bonded, licensed and insured and currently perform work throughout The City. Part of the demolition permit process is to obtained an asbestos report. If asbestos is found prior to demolition, abatement measures are performed by an experienced licensed professional. Typically, asbestos abatement is monitored by a third party and inspected by the State. Prior to demolition The City receives a certificate that the abatement has occurred and all asbestos has been properly removed and disposed of.

Happy to answer any questions you may have .

Regards,

***Daryl C Andrews***



## **Andrews Marketing Solutions**

Licensed Agent in VA, MD, and District of Columbia  
Cell: 703 622-0022  
Office: 703 622-0022

Member National and Northern Virginia Board of Realtors  
[www.andrewsmarketingsolutions.com](http://www.andrewsmarketingsolutions.com)

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**From:** Mike French [<mailto:mikejfrench@gmail.com>]  
**Sent:** Friday, June 02, 2017 2:42 PM  
**To:** Daryl Andrews <[daryl@ams4newhomes.com](mailto:daryl@ams4newhomes.com)>  
**Cc:** Anh Vu <[anh.vu@alexandriava.gov](mailto:anh.vu@alexandriava.gov)>  
**Subject:** 305 Virginia Ave

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2. Ensuring proper remediation and safety protocols will be followed during the tear down to protect our young children (and us) from asbestos, lead, and other health risks.

Thank you.

Sincerely,

Mike and Courtney French

Mike French  
202.230.7970  
[mikejfrench@gmail.com](mailto:mikejfrench@gmail.com)