

Gina M. DiNicolo
1301 Russell Rd.
Alexandria, VA 22301

29 September 2017

I have owned 1301 Russell Road since 1992. I have owned 118 West Alexandria Ave. since 1994. Over the years I have hired landscape architects, landscapers (to include Merrifield), stone masons, as well as tree experts to cultivate Lots 13, 14, 15.

The current configuration has proved unmanageable. As one who has spent thousands on this property, I strongly recommend that lots 13, 14, and 15 be redeveloped. Lot 15, or 118 West Alexandria, IS its own buildable lot and a poor backyard for Lot 14. I strongly recommend adding five feet to 118's Alexandria Ave. frontage to achieve what the city and most residents want – an ideal reorganization to a challenging pie-shaped corner. There should be at least two homes on Lots 13, 14, and 15, and it seems they should face West Alexandria as 118 and 120. This will bring order to the crucial anchor of the street and enhance values for all.

I now own an early Greek Revival (on another pie-shaped corner!) on more than an acre. The home as well as the large stone outbuildings face the correct way and are much more attractive than Alexandria Ave.'s 13, 14, 15 lay out. (Point: It can be done correctly.) I have been here a long time and have done my best. I urge the Planning Commission as well as the City Council to grant Mike Dameron's small request in partnership with the residents at 116 West Alexandria. And Mr. Dameron's company has the proven track record in local development. I have lived this for 25 years. Reorganization with 118 with a 50-foot frontage on West Alexandria (the lot has a large Braddock Road frontage in excess of 50 feet) to me is the only solution to a challenging yet prominent group of lots that has plagued the owners before me, the owners preceding them, as well as surrounding residents. (Personally, I find the 45-foot frontage ample.)

(Note, as the owner, yes, I am the seller. But it makes little difference to me monetarily who purchases my lots. Thus, as a resident and published historian, I am advocating what from a quarter-century of experience is the right thing to do for the neighborhood.

Briefly on green space: Mr. Dameron has plenty of room for green space – more than we are seeing in most recent local development

This note is for both the Planning Commission and City Council. I'd appreciate my name kept private.

Thank you,

Gina Maria DiNicolo
Owner

To: Madeleine Sims
Subject: RE: FYI for October PC the vacations Fw: 120 W. Alexandria Avenue

On 9/24/17, 10:44 AM, "Dana Lawhorne" <danalawhorne@verizon.net> wrote:

>To whom it may concern:

>
>Myself and Linda Lawhorne support the request by Windmill Hill Homes to
>build two homes on the lot located at 120 W. Alexandria Avenue. We
>support their request and the request of the Hargis family for the city
>to vacate the alley. We understand the city's commitment to green space
>but we believe the proposed plan enhances that endeavor. It's current
>condition does not lend itself to a green and open space appearance. Mr.
>Dameron has assured us that the space will remain green and open. This
>proposal will improve the looks of that corner. We have lived in the same
>block since 1986 and welcome the change.

>
>Mr. Dameron has an excellent reputation for working with neighbors and
>being sensitive to their wishes. His company did a major remodel to the
>home next to us and he was always on site supervising the work and
>interacting with the neighbors. I found him to be responsible and
>trustworthy.

>
>As you probably already know, Mike and his company performed the labor
>pro bono for the Gary Sinise foundation. They constructed a beautiful
>home for an Iraq veteran who lost both legs and an arm. Mike and his wife
>have also donated many hours to help others and have been actively
>involved in the Delray neighborhood events.

>
>I hope you support his project. We do.

>
>Sincerely,

>
>Dana and Linda Lawhorne

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