

From: Mary Hales <maryhales@gmail.com>
Sent: Tuesday, December 04, 2018 4:44 PM
To: Sam Shelby
Subject: Support for Proposed Changes to Height Limits etc

Mr. Shelby-

I just wanted to write in and express my support for the proposed zoning height and set back changes. I read through the power point presentation and I'm so glad something is finally being done to fix the "ugly roof line" problem we've had going on here in Alexandria.

I believe the proposed changes will allow people in Alexandria to build what everyone these days wants in the interior of a home without sacrificing charm and proportion on the exterior.

Thank you for your time,
Mary Hales

811 Vassar Road
Alexandria, VA 22314

From: Sharon Bucci <sharonbucci@comcast.net>
Sent: Tuesday, December 04, 2018 4:32 PM
To: Sam Shelby
Subject: Proposed Changes to Height Limits and Front Setbacks

After reviewing the November presentation on the proposed changes to residential height limits and front setbacks, I do not believe that any changes are necessary. The changes would only make new residential areas more dense (or dense-looking) and fill in properties less consistent with the surrounding neighborhood. Too often people and/or developers want to squeeze a bigger house into a smaller lot and this is not in character with the neighborhood or the inner city of Alexandria.

Sharon Bucci
313 Cambridge Road
Alexandria

From: Katie Regen <KRegen@msn.com>
Sent: Wednesday, December 05, 2018 10:05 AM
To: Sam Shelby
Subject: Changes to infill zoning regulations

Mr. Shelby,

I am writing out of concern regarding the proposed changes to infill zoning regulations, which I am strongly against.

I have lived in Del Ray for 20 years, and the neighborhood has changed enormously, mostly for the good. However, more recently, the increasing number of houses being torn down or expanded is quickly changing the quaint, historic feel of Del Ray. More worrisome, the lack of regulations or the contractors' ability to creatively get around them has resulted in giant houses taking up entire lots, houses squeezed onto small lots, and often towering above neighboring houses. I am strongly against any changes to the zoning regulations and would actively support greater restrictions.

Thank you,

Katie Regen

From: Isness <Isness@comcast.net>
Sent: Thursday, December 06, 2018 6:46 PM
To: Sam Shelby; Justin M. Wilson
Subject: Infill proposals

Mr Shelby,

I want to let you know how bitterly disappointed I am in the City's proposal to increase the allowable heights for buildings.

Five feet will have little effect on Eisenhower or West End, where mid-rises are routinely approved. It will also have little effect on the areas protected by BARs. On the other hand, it could substantially harm Rosemont and could devastate the character of Del Ray.

Parts of those areas are national historic districts, and other parts are under consideration for nomination. Yet you would knowingly accelerate the tear-down of historic houses in favor of tacky McMansions.

Alexandria is blessed with a wide range of highly diverse housing stock, due largely to the foresight of those who came before. We have old row-houses and mansions, turn-of-the-century single family's in large (Rosemont) and moderate (Del Ray) sizes, town homes, condos and apartments. All of them vibrant in their own diverse ways.

Many cities would love to have that.

Please don't blow it.

Leland Ness
East Del Ray Avenue

Sent from my T-Mobile 4G LTE Device

-----Original Message-----

From: Abby Cobey [<mailto:abbycobey@gmail.com>]

Sent: Tuesday, December 04, 2018 10:39 PM

To: Sam Shelby

Subject: Zoning in del ray

Please dont allow for increases in building size and hight in del ray. The community is already changing very drastically and very quickly. Allowing changes in size and hight of buildings on lots could have a very negative impact on the character of our community and which is what makes it so special and desirable to begin with.

Thank you

Abby Cobey

Resident and business owner

FW: JOHN MCGRAW ZONING LETTER

Judy McGraw <j.and.j@verizon.net>

Mon 2/4/2019 11:24 AM

To: PlanComm <PlanComm@alexandriava.gov>;

John C McGraw 24 West Custis Ave Alexandria VA cell phone 703-895-7936. Here is part of my opinion regarding Alexandria zoning laws needed changes for flexibility, and affordability\

From: Judy McGraw [mailto:j.and.j@verizon.net]

Sent: Monday, February 04, 2019 11:17 AM

To: 'SAM.SHELBY@ALEXANDRIAVA.GOV'

Subject: JOHN MCGRAW ZONING LETTER

SAM, THANKS FOR YOUR HELP SENDING BACK MY FIRST LETTER. I AGREE THAT THE CITY OF ALEXANDRIA CAN USE THIS RE-WRITE IN THE UPCOMING REVIEW OR ANY FUTURE REVIEWS. THANKS JOHN

From: John C McGraw 24 WEST CUSTIS AVE Alexandria VA 2230
TO: Sam Shelby Urban Planner Planning/Zoning /Land Use
RE: UPDATE TO ZONING RULES

THIS TWO STORY HOUSE WAS BUILT IN 1928. LOOK AT ALL THE 3 STORY HOMES ON PRINCE STREET. DO YOU CALL THE HISTORIC HOUSES ON PRINCE STREET "mic mansions"? ABSOLUTELY NOT, THEN WHY IS A HOUSE IN DEL RAY LIMITED TO 2 FLOORS? THIS NEIGHBORHOOD WAS BUILT AT A TIME BEFORE THE 30 YEAR MORTGAGE. THE ORIGINAL OWNER OF THIS HOUSE MADE A LARGE DOWN PAYMENT AND HAD 5 YEARS TO PAY OFF THE LOAN. MORTGAGE MONEY LIMITATIONS IN THE 1920'S LIMITED THE SIZE OF THE DEL RAY HOUSES. THOSE MORTGAGE LIMITATIONS ARE GONE. THE 2 STORY HEIGHT RESTRICTIONS NEED TO BE REMOVED. DEL RAY ZONING RULES FAILED COMPLETELY AND ARE OVERLY RESTRICTIVE. ALL OF THE DEL RAY NEW HOMES BUILT SINCE 2008 LOOK TERRIBLY OUT OF PROPORTION. LIKE A PERSON WEARING A BASEBALL CAP PULLED DOWN LOW TO THEIR EYEBROWS. THE SPACE BETWEEN THE TOP OF THE SECOND FLOOR WINDOW AND THE ROOF SHOULD BE AT LEAST 3 FEET. THIS ALLOWS A REALLY USEFUL LARGE ATTIC AND COMBINED WITH A STEEPER ROOF PITCH CORRECTS A PART OF THE LOW HOUSE MISTAKE. YET THE ERRORS OF THE ALEXANDRIA CODE REVISIONS CONTINUE TO FAIL. WHERE IS THE FUTURE THINKING? THERE IS NO FLEXIBILITY. NO REGULATIONS FOR IN-LAW SUITES, SECOND KITCHENS, AND BATHROOMS. NO FLEXIBILITY FOR SECOND STRUCTURES ON OUR LOT. OVERLY RESTRICTED FLOOR AREA RATIO. NO THOUGHT GIVEN FOR RENTAL, OR EXTENDED FAMILY OR PARENTS. WHAT ABOUT GARAGES? IF YOU BUILD A LARGE HOUSE ON THE LOT, THEN YOU ARE NOT ALLOWED TO BUILD A BIG DOUBLE GARAGE. THIS HOUSE WILL NOT WORK FOR MY WIFE IN THE FUTURE. AFTER MORE THAN 30 YEARS IN THIS HOUSE, WE NEED LAND USE REVISION TO STAY. OUR NEIGHBOR DOWN THE STREET IS OUR AGE AND SAYS THE SAME THING. WE NEED TO STACK 2 HOUSES ON ONE LOT. WE NEED A FOUR STORY HOUSE. HER HOUSE STACKED ON TOP OF OUR HOUSE. WE NEED TO SHARE THE FUTURE HIGH TAXES WITH OUR NEIGHBOR. RESTRICTIONS ON BUILDING A 4 STORY HOUSE IN DEL RAY WILL STARVE YOUR CHILDREN OF

THEIR ABILITY TO LIVE IN DEL RAY. IF YOU KEEP THE HEIGHT OF THE HOUSES AT TWO STORIES, ONE DAY YOU WILL BE RETIRED AND THEN YOU MIGHT UNDERSTAND THAT EVERY LOT NEEDS TO BE ZONED TO ALLOW FOR CONSTRUCTION OF A 4 STORY DUPLEX DWELLING. JOHN C MCGRAW

Brian Barker
808 Beverley Drive
Alexandria, VA 22302

February 4, 2019

City of Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

RE: Support for proposed changes to height limit and front setback measurement –
TA #2018-0011

Dear Planning Commission,

I would like to voice my strong support for all the proposed changes in Text Amendment #2018-0011, especially regarding the changes to the increased allowable height limit and the new criteria for determining the required front setback. I strongly believe that this will actually help maintain the unique character of our neighborhoods such as Del Ray, Rosemont and North Ridge. In reality, some of Del Ray and Rosemont's iconic homes that were built during the 1920's and 1930's could not be built today under the current zoning regulations for the simple reason that their dormers or roof line is would be too high.

Although I support the original goals of the 2008 Infill Regulations, the unintended consequence of these regulations was to discourage the use of dormers and other creative architectural features. This resulted in the design of houses with low-pitched roofs. Many of the new homes that have been built in the City of Alexandria since 2008 look like boxes with very low-slope roofs. No wonder some people don't like the designs of some of the new homes. The FAR (floor-area ratio) and set back requirements will continue to regulate the bulk of the houses built throughout the city.

The proposed change of the maximum height from 25 feet to 30 feet will allow architects to design additions and new homes that will look more like homes that were built in the 20s instead of the unattractive boxes that are currently being built.

Please approve all the proposed changes in the text amendment.

Thank you,

Brian Barker

Support of changes on height and front setback regulations

Laura Campbell <laura@lauracampbellarchitecture.com>

Tue 2/5/2019 9:26 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission

I won't be able to attend the meeting tonight, but I want to register strong approval for these changes. I am a citizen of Alexandria (live in Old Town) and a residential architect. Most of my work is in Rosemont and Del Ray, and the current regulations are not helping the overall appearance of the housing stock in those neighborhoods.

I am particularly in favor of the dormer and front yard setback changes.

Just wanted to give my two cents. Good luck with decision making!

All best,
Laura

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Laura Campbell, AIA, LEED AP Homes
www.LauraCampbellArchitecture.com
703.328.6815

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 5, 2019

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: TA#2018-00011 – Height and Front Setback Regulations

This memorandum provides amendments to the Staff Report for TA#2018-00011 which is a request to amend sections of the Zoning Ordinance pertaining to height and front setbacks. Staff proposes revisions to clarify and address questions raised by Commissioners. Therefore, staff recommends:

In the Contextual Block Face diagram on page 33 of the Staff Report, the fifth house from the left in the top row is shaded grey to indicate its inclusion in the Contextual Block Face. The property is not included per staff's proposed definition and the shading has been removed.

To further clarify the definition of Building Height (Sec. 2-154(A)) the underlined language is suggested to be added:

(A) Gable or hip roof. In the case of a gable or hip roof, height shall be measured to the midpoint between the eaves and the ridge regardless of orientation of gable to the street.

Figure 20 on page 23 of the Staff Report has been updated to indicate a dwelling height of 29' instead of 30'.

Diagrams for Average Finished Grade (Sec 2-119) and Average Pre-Construction Grade (Sec 2-119.1) on pages 31 and 32 of the Staff Report are updated to demonstrate the difference between measuring points for the existing addition and the proposed addition.

To change the definition of the proposed Contextual Block Face (Sec. 2-122.1) to:

2-122.1 – Block face, contextual. Abutting ~~properties~~ property developed with single or two-family dwellings that shares a common street frontage or frontages with the property in question.

To complete the trailing sentence on page 30 of the Staff Report to read:

In the case of additions to existing dwellings which provide a greater front yard than the zone requirement, the additions would be required to provide at least the zone's front yard requirement regardless of the range established by the contextual block face.

Staff continues to recommend approval of TA#2018-00011 with the amendments proposed in this memorandum.