

**Rasoul Termeh
2665 Prosperity Ave #437
Fairfax, Va 22031
703-732-9039**

To: Department of Planning and Zoning
City of Alexandria
301 King Street Room 2100
Alex, Va 22314

Ref: Additional Very Important Information Regarding: 509 N Henry St Proposed
Development BZA #2019-0001

Date: June 12, 2019

Hello Members of Alex City BZA,

This is Rasoul Termeh, owner of 501 N Henry Street. I am submitting this additional very important information to be included on the June 17, 2019 BZA public hearing docket and be additional part of my prior letter to BZA on May 1, 2019.

I have submitted a Purchase Contract to the sellers of the lot located on 509 N Henry Street along with a plan to convert the lot to parking spaces which is in compliance with the current City's zoning and regulations.

I submitted my purchase offer to the seller originally on 11/17/2017 and a revised back up purchase contract **(with no contingencies and immediate closing upon acceptance by the seller)** on 6/4/2019 to be considered just in case the current proposal for building of a single family house on the lot which is being strongly opposed by the neighborhood and requires almost every variance on the book is rejected by the City and the neighborhood.

I have been informed by the sellers' real estate agent Ms. Grace Albritton from Coldwell Banker Residential Brokerage that:

She has strongly informed the applicants of perhaps not being able to construct a single family house on the lot due to the current zoning ordinance and strong neighborhood opposition and a best use of it as parking spaces before accepting their conditional purchase offer as well as highlighting it on her MLS listing which reads:

Please refer to her MLS Listing Link and contact information below:

<https://www.coldwellbanker.com/property/509-N-HENRY-ST-ALEXANDRIA-VA-22314/73277555/detail>

Ms. Grace Albritton has also informed me that indeed the sellers would accept my back up purchase contract to purchase the lot if the current applicant's application is rejected by the City.

My Proposed Plan:

Attached please find a draft copy of my proposed plan hand drawings.

My plan does not require any variances of any kind regarding the lot size, front, rear and side set backs and or any SUP permits.

I understand that City may gain a few extra tax dollars in a short term by approving the applicant's application to build a huge house on this small and narrow lot however, the **future redevelopment of 501 N. Henry St. would be much more lucrative tax revenue for the City.**

My proposed parking spaces on this lot will be a crucial factor in the future redevelopment of 501 N. Henry St. and if my proposed parking spaces on this lot are not available for the use of 501 N. Henry Street, then it may not only limit the current use of it but also limit potentially large tax revenues for the City in the future.

My plan calls for converting the lot to an additional ten (10) parking spaces for the use of existing day care center (American Day Schools) located at next door to the lot (501 North Henry Street) for the purpose of the parents dropping off and picking up their children during day care's regular business hours as the current existing parking lot becomes a little congested during the drop off and pick up times.

My plan is in compliance with the current zoning Sec. 4-300-CSL/Commercial Service Low Zone article 4-30-Purpose and 4-301-Permitted Uses line (G.1) Motor vehicle parking or storage for 20 vehicles or fewer which is permitted by right;

My plan will have a minimal adverse impact if any to the surrounding neighborhood, residents and businesses. In fact it will have a huge positive impact for the benefit of entire City.

I have discussed this plan with the nearby neighbors and they have expressed no opposition to it in fact, they like my plan much better and find it more in tune with the surrounding neighborhood and the zoning regulations.

My plan addresses the neighbors concerns and provides for additional space in the rear of the lot for easy turning of vehicles and provides for interested neighbors to have a vegetable garden in the rear and a flower garden in the front of the lot.

My plan provides potentially 900 square feet of green space which is over 1/3rd of the entire 2605 SF lot and 100% open space with no adverse environmental affect and very low carbon footprint for many years to come.

Please Note: That applicant's plan is to build a huge 5 bedroom house with over 3200 square feet of living space (Please refer to the applicant's plan and be cautious that the storage room in the basement and the office space on the first floor are designed like bedrooms) not including the 900 square feet of roof top deck on this small narrow lot which will result in a much larger carbon foot print for many generations to come.

The Lot borders two alleys on two south and east sides. None of the Alley's Adjoining Properties have any Permanent Structures built right on the Property Line of the Adjoining Alleys. **The proposed single family house by the Applicant will be built almost on border line (9.6 inches) with the adjoining southern alley.**

Current Use of the Entire H Shape Alleys by Adjoining Lots:

501 N Henry Street Alley Use: Parking Lot
511 N Henry Street Alley Use: Parking Spaces
513 N Henry Street Alley Use: Parking Spaces
515 N Henry Street Alley Use: Parking Spaces

512 N Patrick Street Alley Use: Parking Spaces
514 N Patrick Street Alley Use: Parking Spaces
516 N Patrick Street Alley Use: Parking Spaces
518 N Patrick Street Alley Use: Parking Spaces

1019 Oronoco Street Alley Use: Parking Spaces
1017 Oronoco Street Alley Use: Parking Spaces
1015 Oronoco Street Alley Use: Parking Garage
1003 Oronoco Street Alley Use: Parking Spaces
1001 Oronoco Street Alley Use: Parking Spaces

1002 Pendleton Street Alley Use: Parking Spaces
1004 Pendleton Street Alley Use: Parking Spaces
1006 Pendleton Street Alley Use: Parking Spaces
1008 Pendleton Street Alley Use: Parking Spaces
1010 Pendleton Street Alley Use: Parking Spaces
1012 Pendleton Street Alley Use: Parking Spaces
1016 Pendleton Street Alley Use: Parking Spaces

1018 Pendleton Street Alley Use: Parking Spaces
1020 Pendleton Street Alley Use: Parking Spaces

All of the remaining properties adjoining the alleys are fenced in on the back and or side yards that can be easily converted to future parking spaces. **My plan is consistent with the current use of the adjoining Alleys as seen above.**

Misleading Statements by the Applicants on Their Application:

1. The applicants certify on their application Section B Item 4-B that they offered and held meetings with the most affected property owners on 3/13 and 3/15 2019?

I certainly am one of the most affected property owners right next door to the lot and was never contacted by the applicants or anyone else regarding such meetings.

I feel that I was purposely left out of these meetings in hopes of my superior plan not to be public. In fact I was contacted by one of the neighbors just a few days before the May 13th meeting which was postponed by the applicants and deferred by BZA to June 17th.

2. The applicants certify on their application Section C Item 1, that other plans have been considered but fail to mention my plan which clearly was explained to them by the seller's agent and on the MLS listing.

My plan which has been on the table from day one since the lot was listed for sale, does not require any variances and provides the best use of the lot as parking spaces per zoning (Sec. 4-300-CSL/Commercial Service Low Zone article 4-30-Purpose and 4-301-Permitted Uses line (G.1) Motor vehicle parking or storage for 20 vehicles or fewer) which permits the use by right.

I request and urge BZA to review above mentioned false and or misleading statements of the applicant and determine if they should be considered as violations of City Code Section 13-3-2.

Finally I and my tenant (American Day Schools) have been good and responsible tax paying neighbors for many years and have been providing much needed day care services not only for the surrounding neighborhood but for the entire Old Town Alexandria Community.

I strongly urge BZA to allow my proposed superior plan to advance by rejecting the applicant's request and application as my plan requires no variances, serves the entire community and reduces the street parking along with preserving the trust of the surrounding neighborhood.

Thank you for your attention to this very important matter and I hope you will do the right thing and allow my plan to move forward.

Please don't hesitate to contact me at rtermeh@aol.com or my cell 703-732-9039 if you have any questions or concerns regarding this matter.

Respectfully,

Rasoul Termeh

Please Note:

Following, I am doing a copy and paste of my prior email to this one for your convenience.

**Rasoul Termeh
2665 Prosperity Ave #437
Fairfax, Va 22031
703-732-9039**

To: Department of Planning and Zoning
City of Alexandria
301 King Street Room 2100
Alex, Va 22314

Ref: 509 N Henry St Proposed Development

Date: May 1, 2019

Hello,

This is Rasoul Termeh, owner of 501 N Henry Street. I am contacting you regarding proposed construction of a single family house on the lot located at 509 N Henry St.

I understand there is a public hearing on May 13, 2019 to consider whether or not to recommend this proposal to the City Council which will meet later this year and gather the public's input and reaction to it.

I have had several properties in Old town Alexandria and have lived in some of them off and on in the past 40+ years. Although, currently I don't reside in Old Town but have my property on 501 N Henry St which I intend to keep for the rest of my life and pass it to my heirs upon death.

I do love and respect the historical towns and their rich and charming characters specially Old Town Alexandria.

As the time passes once in rare occasions some parcels of land and or spaces become vacant and the residents along with their government representatives have to decide the best use of such parcel for the sake of surrounding residents and its long lasting impact on future public activities nearby the said such parcel.

Whether to allow or not to allow construction of a permanent residential structure on any such parcel should be examined very carefully considering there may not be another such opportunity during our life time and perhaps for many hundreds of years to come in the future once this structure is built on it.

I have carefully examined the proposed plan of the applicant and have a few concerns which I am noting as follow and hope the Zoning Board will consider them before their recommendations to the City Council.

1. I personally don't find it such an appealing choice building a single family house on a very congested and heavily vehicular trafficked route such as Rout 1 let alone right next to a very narrow and heavily used alley.
2. The applicant is requesting for change of it's current zoning from CSL(light Commercial, Service and Industrial use) which I think is the best use of this lot, to residential zoning (allowing residential structure to be built in CSL zoning) which requires many variances including lot size, front and side set backs. Although some close by existing properties may have been exempt, grandfathered in or granted such variances, they sure are not as intrusive to the surrounding properties and users of the alley as this proposal. Please note 515 N Henry St has a large side set back from the Alley line while proposed plan calls building the house right on property line adjoining 10 foot wide alley.
3. The proposed house will be built right on the property line along the narrow alley and will restrict the traffic, including large trash removing trucks, large snow and utility service vehicles, fire, emergency ambulatory trucks and most importantly pedestrian and bikers safety at the alley.
4. The proposed structure will substantially reduce the light, air flow and maintenance access to the adjoining property at 509 N Henry Street.
5. Rezoning (allowing residential structure to be built in CSL zoning) this lot will result this lot to be the only residentially zoned lot on the block from one alley to another while rest are zoned appropriately CSL.

Take Away:

Approving the proposed plan will have a long lasting negative impact on the community. We may never have another chance in our life time and even hundreds of years from now to choose a right use for this lot once the proposed house is built on it. Restricting the Alley way will have negative impact on its use (including large trash removing trucks, large snow and utility service vehicles, fire, emergency ambulatory trucks and most importantly pedestrian and bikers safety at the alley).

Thank you for your attention to this very important matter and I hope you will do the right thing and recommend against this proposal to the City Council.

Please don't hesitate to contact me at rtermeh@aol.com or my cell 703-732-9039 if you have any questions or concerns regarding this matter.

Respectfully,

Rasoul Termeh

515
N. Henry

Proposal For ¹⁰~~8~~ Paved Parking Spaces On 509 N. Henry St.

513 N. Henry

511 N. Henry

Side Walk

10' wide
Ally

Flower Garden

4' High Wood Fence

22'

10'

22'

22'

Asphalt Paved 10 Parking Spaces @ 9' x 29'± each

9' x 29' TYP

10' wide Alley

118.42'

Future Vegetable Garden

Gravel

Side Walk

501 N. Henry

1019 Oranoco

1017 Oranoco

1015 Oranoco

1013 Oranoco