

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

March 18, 2020

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: BZA2020-00002
107 E Windsor Ave

Dear Mr. Moritz,

The Del Ray Citizens Association (DRCA) supports BZA2020-0004 for the Special Exception requests at 107 E Windsor Ave.

The Del Ray Citizens Association (DRCA) voted unanimously at its March 11, 2020 membership meeting to support the Special Exceptions for reconstructing a front porch and constructing a second floor addition on the original house. This vote followed a 6-0 Land Use Committee (LUC) vote in support of the application the night before. These were both open public meetings at which no one expressed any concerns specifically about the proposed modifications for required yard set backs.

At the LUC meeting, Marlo Ford, city staff representative, cited the RB zoning requirements and the substandard lot width as two of the reasons for the special exception requests. The discussion included the fact the house is listed as a contributing structure on the Town of Potomac Historic District, which was established in 1992. An addition to the house had been constructed in 2005 that, although was on the rear of the original bungalow, was not sympathetic to the vernacular architecture and which the committee felt compromised its contributing status.

While the LUC supports the contributing structure designation being recognized by city staff when conducting their review, there are many contributing structures throughout Del Ray that we are seeing being demolished. Because the zoning requirements are being met on these other properties, there is not any review opportunity for the community. The LUC is exploring methods of how we can encourage homeowners to retain their historic structures and potentially avoid tear-downs of structurally viable houses in an effort to maintain our unique neighborhood.

Sincerely,

Kristine Hesse
Lisa Lettieri (abstained)
DRCA LUC Co-Chairs

Virginia Bush, DRCA President

Cc: Marlo Ford, P & Z staff
Jonathan Renard and Kari McNair
Chris Tucker, Mode4Architecture