

SPEAKER'S FORM

DOCKET ITEM NO. 12

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: FRANK DURKIN
2. ADDRESS: 2365 N QUINCY ST ARLINGTON VA  
TELEPHONE NO. 202 531 1455 E-MAIL ADDRESS: frank@fdurkin.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? KARINA VERA, OWNER
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: X AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
DESIGNER
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES X NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.


# CITY OF ALEXANDRIA, VIRGINIA

## Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor



February 19, 2020

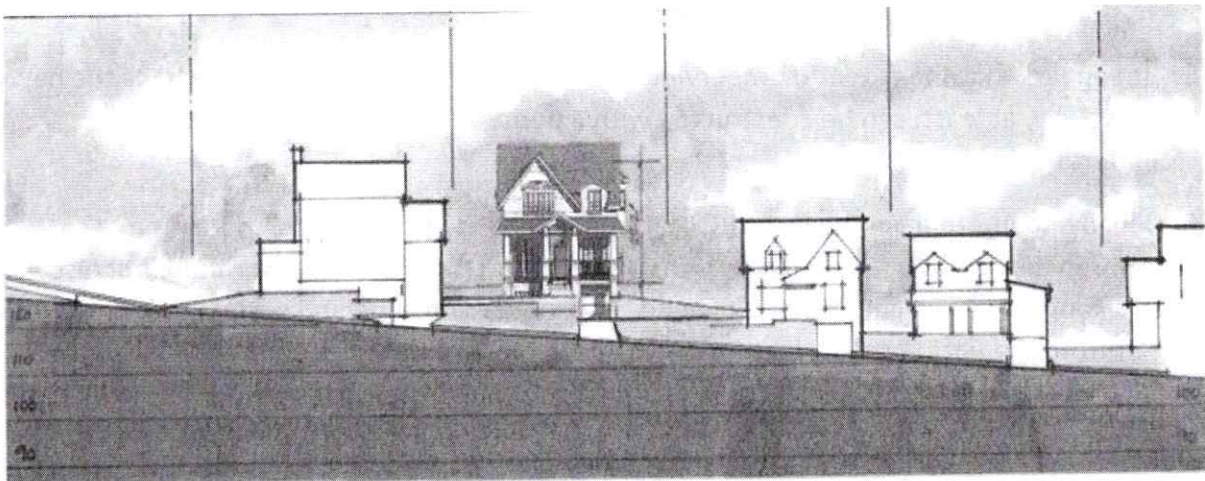
SUP #2019-00094

3202 Old Dominion Blvd.

Dear Mayor Wilson and Distinguished Members of the City Council,

It appears to us that the applicant's latest proposal has not changed from the one that went before the Planning Commission on Feb. 4. Therefore, we continue to have the same concerns that we voiced at the Planning Commission hearing. Based upon Commissioner Brown's stated concerns at that Planning Commission hearing, as well as some communications between the Applicant and members of our community concerning landscaping issues, our concerns can be summarized as follows:

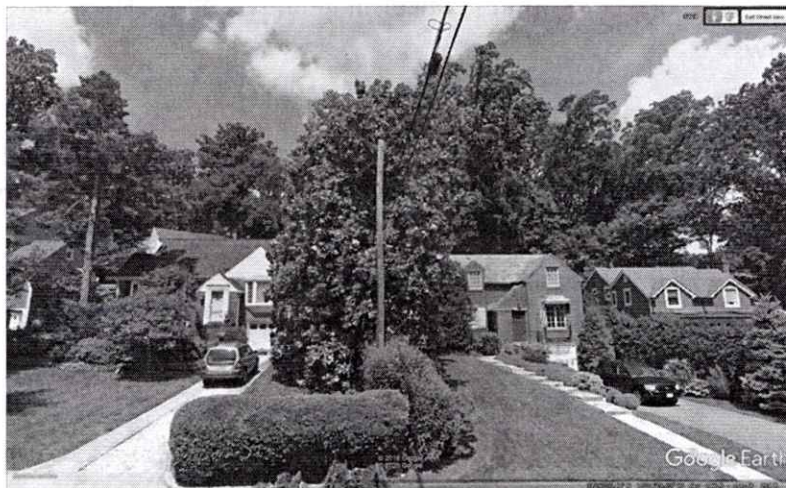
1. The height of the proposed house continues to be a concern. The peak of the roof will be 30 feet above the average existing grade on the north side of the house. In addition, the proposed front and north side finished grades will be several feet lower than the average existing grade thereby making the height appear even higher. In particular, the exposure of the basement from the front will add to this effect. We believe that the prospective drawing provided in the staff report clearly illustrates this height disparity with the two adjacent existing homes, as shown below:



*Figure 11 - Street Perspective*

2. The proposed front setback will be approximately 16 feet closer to the street than the average of the setbacks of the adjacent homes at 3200 and 3204 Old Dominion Blvd. In addition, the proposed front porch will be projected from the main structure to within 27 feet of the front property line, which is 16 feet closer than the front setback at 3204 Old Dominion Blvd. and 26 feet closer than the front setback at 3200 Old Dominion Blvd.

3. Although the proposed FAR is just within the allowable maximum, the size of the proposed home in terms of gross square feet will be twice as large as the block average. The fact that the proposed FAR is within allowable limits does not necessarily render it compatible with the neighborhood. For example, although the previous design proposal met the FAR requirement, staff still recommended denial.
4. There had been concerns raised about the loss of the southern magnolia (pictured below) on the northern side of the property and although the applicant had discussions about this with a couple of our neighbors, nothing has been formalized in the SUP conditions to protect this tree. We believe that the saving of this tree should become a formal condition of approval of any SUP for this property.



5. It appears that the extent of impervious surfaces will be increased and perhaps the new driveway, at least, can be constructed with a permeable surface that allows for infiltration of water.
6. Finally, to quote from the last NRCA letter included in your packet, "there is an apprehension about this building's immediate effects on the neighborhood, but also the long-term precedent that would be set if houses on substandard lots that deviate so far from the norm can still be found—to quote the ordinance—"compatible with the existing neighborhood character in terms of bulk, height, and design.""

Although the Applicant has worked with City staff and performed some outreach to the community to revise their proposal, we believe that there is still work to be done to achieve a proposal that would be compatible with the existing neighborhood character in terms of bulk, height and design. We therefore urge City Council to send this back to allow for the staff and community review process to continue toward a proposal that will be compatible with the neighborhood character.

**Chris and Gwen Gay**  
**3201 Old Dominion Boulevard**



Date 2/19/2020

Dear Mayor Wilson and Distinguished Members of the City Council,

I am writing to document our continued concerns with item 12 on your agenda, the SUP proposed at 3202 Old Dominion. I attended the Planning Commission meeting on February 4th but did not speak. My Wife Megan and I did prepare a letter which was added to the staff report. I also have a Bachelor of Landscape Architecture from VA Tech and have spent the last twenty years reading plans and managing construction.

Our four primary concerns are the overall height of the structure and how it affects the aesthetic of our street. The proposed home's peak is 8.4' taller than the existing home, 12.8' taller than our home at 3204 Old Dominion and 1.2 feet taller than the uphill home at 3200 Old Dominion. This will break the stair step of roof lines as you travel up the street. Please see Exhibit B

Second, the relocation of the proposed home closer to the street (20' closer to street), which breaks the uniform visual flow of existing front facades on Old Dominion.

Third the removal of the large Southern Magnolia on the property line.

Fourth, the accuracy of documents provided, In particular I believe the front elevation needs additional review as the provided elevation seems to be incorrect. The lack of clarity of this elevation is why Commissioner Brown voted against the proposal. As documented in the staff report, Commissioner Brown did not feel that the "height measurement of the front-facing gables from the average pre-construction grade accurately represent the visible height of the dwelling."

The front elevation as drawn is misleading and does not accurately represent the actual front elevation of the proposed home.

Commissioner Brown asked repeatedly what the elevation was from grade as drawn to the finished floor height of porch. He ended up approximating it at 2-2.5' himself per the drawing when no one would answer him. Upon further review the difference between the front porch finished elevation and the new grade is actually 6.1 feet on the left side of the front steps and 6.5 feet on the right side of front steps by garage. I calculated this by taking the finished porch elevation as drawn at 126.00 then referenced the elevation on the RC Fields height plat (page 45 of staff report.) On this plat they have spot elevation #20 at 119.9 and spot elevation #19 at 119.5. This is a significant irregularity.

Also, the current elevation shows 5 steps drawn but with the actual grade requirement which is backed up by the RC Fields site plan, requires 10 steps to accommodate that grade change. This is a significant omission, Commissioner Brown's concern's were warranted. The proposed elevation is deceiving and inaccurate and so is the 3D rendering of the south elevation. I have attached an accurate to scale front elevation. Please see Exhibit A

An additional concern is the irregularity in the site plan provided in the Presentation Document 20-0582. (Page 5) On this site plan the raised landing off the front porch that stretches towards the street does not accurately represent the number of steps required to get off the front porch. As drawn there are 5 and the grade will require 10. The site plan prepared by the applicants engineer RC Fields (page 44 of Staff Report) does have the accurate number of steps which affects the layout and design of this structure. Please see Exhibit C

Lastly, I attended the Planning Commission meeting on February 4th. I wanted to address a comment Ms. Lopez made about a neighbor (me.) She stated that I miss interpreted the original elevation difference of her first design and my house at 3204 Old Dominion. The height in my original letter was correct. The original design had a peak roof height of 161.5 which is 18.8 feet higher then my roof peak at an elevation of 142.7. I just wanted this to be noted as incorrect for the record.

In closing Megan and I are in no way against the construction of a new home next to ours. We believe it will be an improvement to our neighborhood if executed correctly. Our focus has and continues to be that any newly proposed home must fit the scale, height, bulk and design of North Ridge. Currently with the information provided we can not comfortably agree the new home as proposed accomplishes this. We ask the Counsel to pause and allow the city staff and applicant to address these and other members of the community's concerns to ensure we do what is fair for the current residents of North Ridge, fair for Ms. Lopez and what is right for our city.

Kind Regards,

Megan and Greg Shannon



Exhibit A

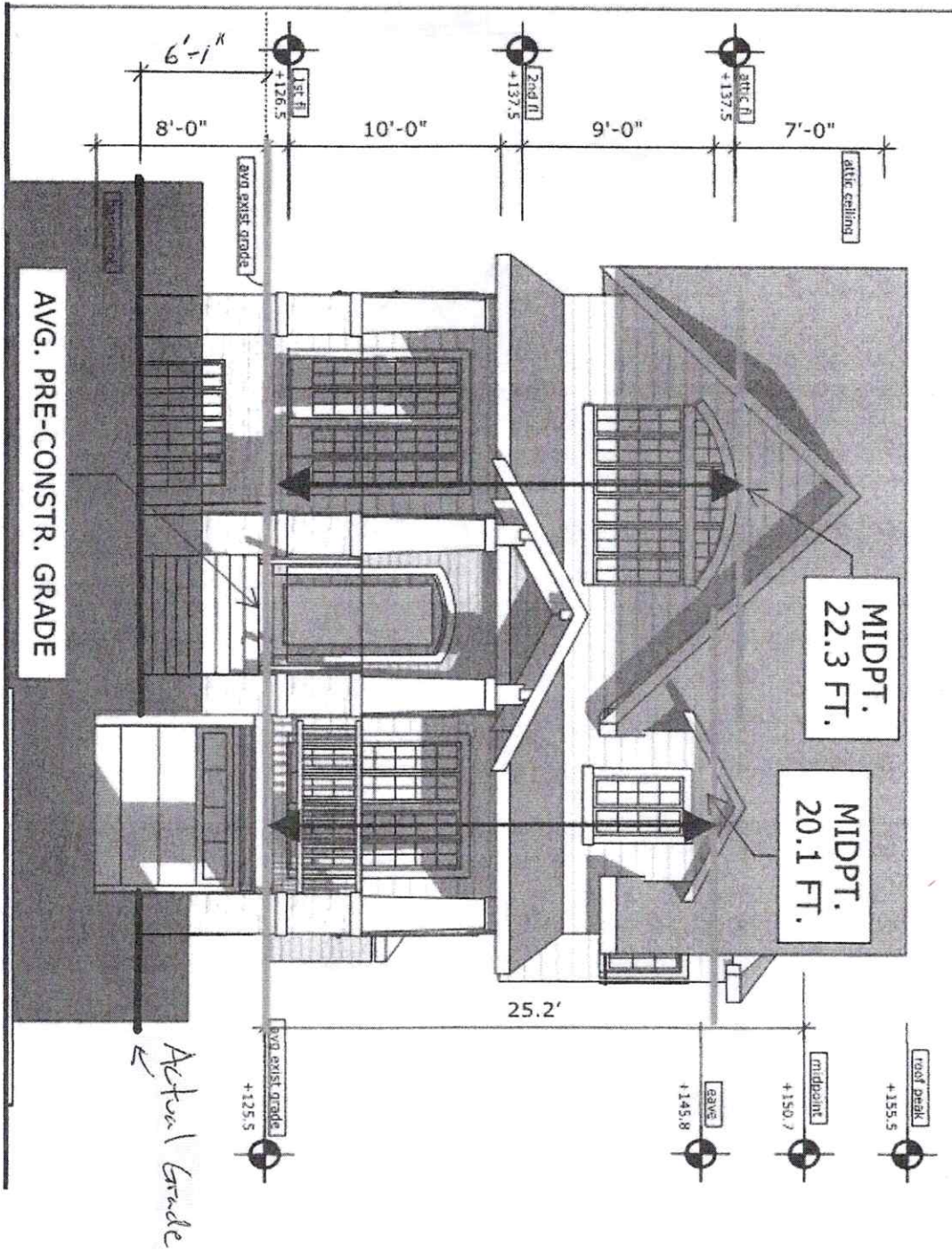


Exhibit B

