

Docket Item #4
BZA #2019- 00007
Board of Zoning Appeals
October 19, 2020

ADDRESS: 2 EAST MASON AVENUE
ZONE: RB/ TOWNHOUSE ZONE
APPLICANT: JESSEE and ELIZABETH JARDIM, OWNERS

ISSUE: Special exception to maintain a six-foot fence in the secondary front yard on a corner lot.

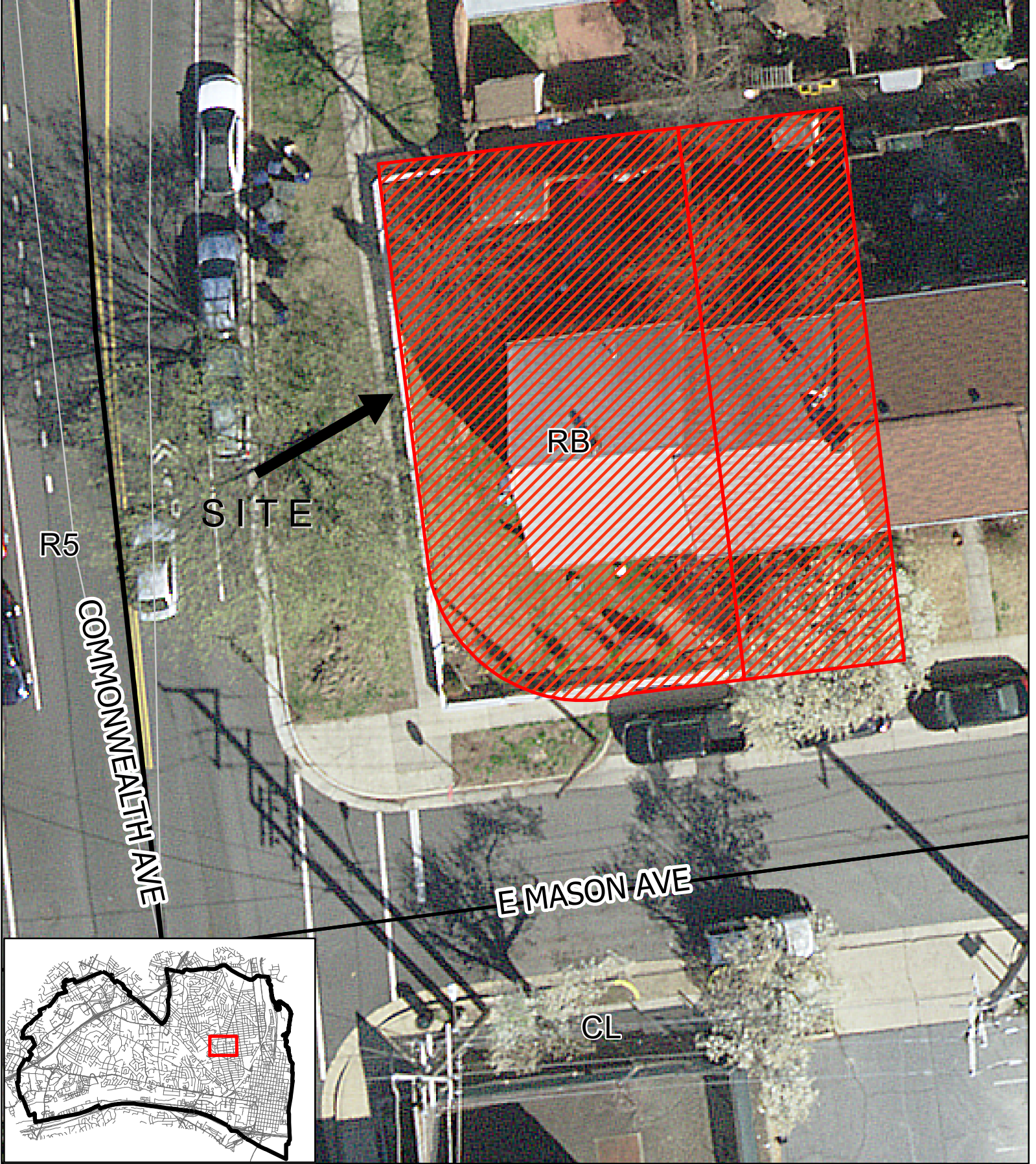
=====				
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION

7-1702(A)	Fences on Corner Lots	2.00 feet	.50 feet	1.50 feet

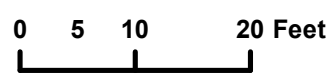
The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception, with the condition that the applicants meet all requirements as approved in the Vacation (VAC #2020-002) to include the following:

1. The vacated right-of-way and Lot 509 shall be consolidated. The approved final deed and plat shall be recorded in the land records of the City of Alexandria. (T&ES) (P&Z)
2. The applicant shall be responsible for perpetual ownership, development and maintenance of the fence constructed in the vacated right-of-way. (P&Z)
3. The property owners shall not use the vacated land area to derive any increased above grade development rights for the vacated area, including increased floor area or subdivision rights. (P&Z)

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the department comments. The special exception must also be recorded with the deed of the property in the City's Land Records Office.



BZA #2019-00007
2 East Mason Ave



I. Issue

The applicants request a Special Exception to maintain a six -foot fence on a corner lot at 2 East Mason Avenue. Portions of the fence do not comply with Zoning Ordinance section 7-1700 related to fences on corner lots. The applicant requests special exception approval to construct the fence.

II. Background

The subject site is one lot of record and is developed with a two-story, end unit townhouse dwelling. On September 12, 2020 City Council approved a vacation of the public right of way increasing the lot area, width and frontage of the subject property. The final passage of the vacation ordinance is scheduled for October 17, 2020. Information contained in this report contains the lot information based on the new lot configuration resulting from VAC#2019-00002. The subject property contains 3,047 square feet of lot area, 41.63 feet of lot width and frontage facing East Mason and 71.45 feet of frontage and lot width facing Commonwealth Avenue and is a complying lot for an end unit townhouse in the RB zone. According to Real Estate Assessment records the dwelling was constructed in 1968.



Figure 1: Subject Property

Two fences surround the property. A three-foot high white picket fence is in the primary front yard along East Mason Avenue and along a portion bordering Commonwealth Avenue. A six-foot high natural wood fence is in the secondary front yard and continues along Commonwealth Avenue. The corner lot is surrounded by multi-family, townhomes, and single-family dwellings. A utility facility is located across East Mason Avenue.

The following table provide zoning analysis of the subject property:

RB	Required/Permitted	Existing	Proposed*
Lot Area	1,980 sq. ft.	3,047 sq. ft	3,047 sq. ft
Lot Width (Primary)	38.00 ft.	41.63 ft.	41.63 ft.
Lot Width (Secondary)	38.00 ft.	41.63 ft.	41.63 ft.
Lot Frontage (Primary)	38.00 ft.	71.45 ft.	71.45 ft.
Lot Frontage (Secondary)	38.00 ft.	71.45 ft.	71.45 ft.
Front Yard (Primary)	8.00 -30.03 ft.*	20.09 ft.	20.09 ft.
Front Yard (Secondary)	0.00 ft.- 18.00 ft. *	18.00 ft.	18.00 ft.
Side Yard	8.00 ft. (minimum)	24.00 ft.	24.00 ft

	1:3 height to setback ratio		
Open Space	800 sq. ft.	2113.12	2113.12

* The proposed Lot Area, Lot Width, Lot Frontage and Open Space are the measurements After the final passage of vacation ordinance associated with VAC# 2019-0002.

III. Description

On June 17, 2019, staff received a complaint regarding a six-foot high fence in the secondary front yard, which was a violation of Section 7-1702(B)(1)(b) and continues to be a violation of newly adopted section 7-1702(A). This section required a six-foot high fence to be “set back from the edge of the sidewalk by two feet or if there is no sidewalk at least two feet from the property line.”

The applicants submitted a Special Exception application to the Board of Zoning Appeals to maintain the six-foot high natural wood fence in the secondary front yard in 2019. Upon review of the Special Exception application, staff determined that both the original white picket fence and the newly constructed privacy fence encroached into the public right of way and the vision clearance area. At that time, the City was in the process of addressing the vision clearance area as well as the fence regulations that were adopted in Text Amendment TA#2019-0005. After that amendment, the applicant no longer needed a variance for the vision clearance relief but would still require a Special Exception for the six-foot high fence.

Because the fences encroached into the public right-of-way, along both avenues and at the corner, the applicants were informed that they would need City Council approval for a vacation of the public right-of-way before they could proceed with the Special Exception request. As a result, the applicants submitted a vacation request for the area where the six-foot natural wood fence exists and the white picket fence along Commonwealth Avenue and East Mason Avenue.

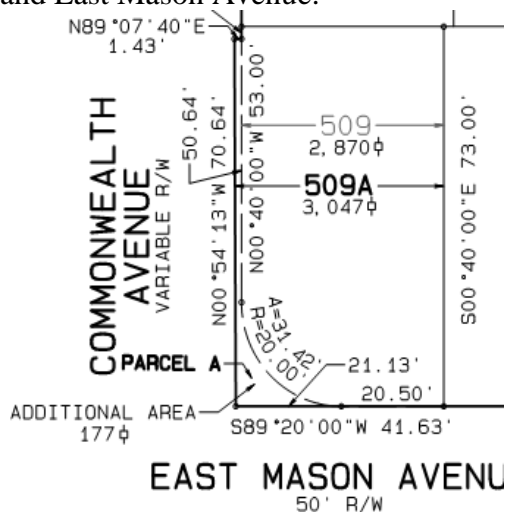


Figure 2: Approved Vacated Area

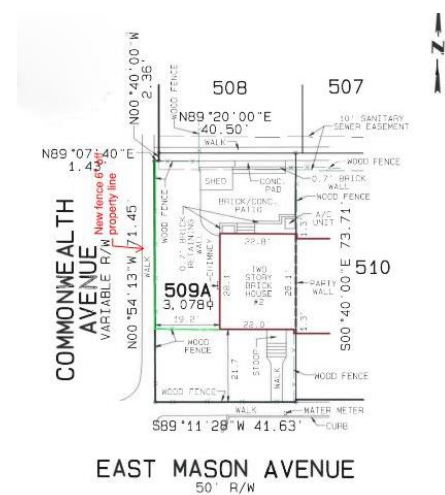


Figure 3: Fence Location

On September 12, 2020, the City Council approved for a VAC#2019-0002 in to encompass the area where the white picket and wood six-foot privacy fence exists along the side and front of the subject

At the same hearing, City Council approved Text Amendment#2020-00005 to allow a six-foot fence at the front building wall for corner lots. Because of this approval, the applicant is only seeking relief from 7-1702(A) that requires the fence to be setback two feet from the edge of the property where a sidewalk is available.

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned RB/Townhouse and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Potomac West Small Area Plan.

V. Requested Special Exception:

7-1700 Fences on corner lots

The applicants request a special exception to construct a 6.00- foot tall fence 0.50 feet from the secondary front property line facing Commonwealth Avenue. The applicants are requesting a special exception of 1.50 feet from the required 2.00 feet.

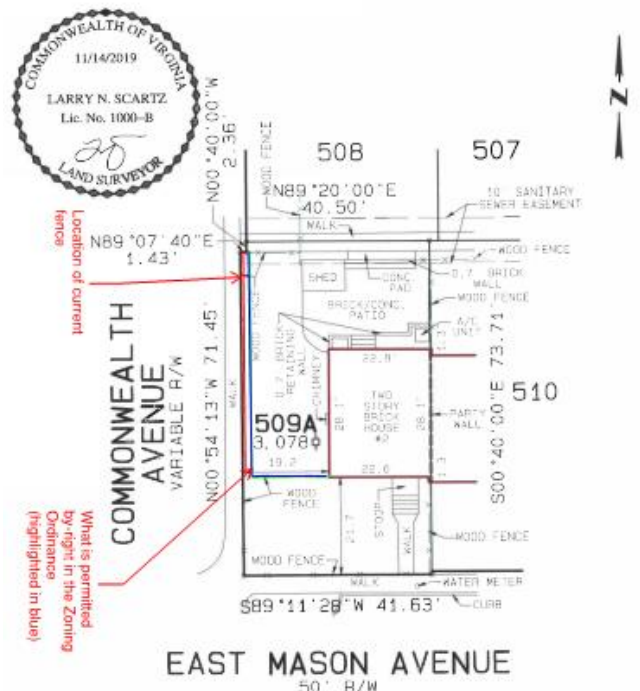


Figure 4: Location of fence and what is allowed in Zoning Ordinance

VI. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The proposed fence will not be detrimental to the public welfare.

Section 7-1702(A) requires a 2.00-foot setback for closed fences that exceed 4.00 feet in height to preserve sense of openness along the blockface. The property is within the contextual block face of 1 East Mason Avenue, 2 W. Mason Avenue, 1 E. Cliff Street, and 1618 Commonwealth Avenue. Only the property at 1618 Commonwealth has a primary front yard facing Commonwealth Avenue, the remaining properties have secondary front yards facing Commonwealth Avenue.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The fence would not impair light and air to any adjacent properties. It would be located well outside the required vision clearance setback and would not affect pedestrian or vehicular traffic or public safety.



Figure 5: View from E. Cliff Street



Figure 6: View from Commonwealth Ave.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

The proposed fence would not alter the essential character of the area or zone. The frontage along Commonwealth Avenue, for the houses that make up the contextual block face, have different fencing heights and materials, including brick, wood, and chain link. Staff feels that the character of this area is not be affected by the six-foot wood privacy fence. This portion of Commonwealth Avenue has a sidewalk and wide green spaces on the other side of the sidewalk adjacent to the subject property along the secondary frontage facing Commonwealth which allows the area adjacent to the existing fence to maintain a feeling of openness.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The fence would be compatible with development within the contextual blockface.

There are four properties within the contextual blockface. One of those properties is a utility structure with no clear primary or secondary front yards. Of the remaining three properties, a majority are configured with their secondary front yards facing Commonwealth Avenue. Because the subject property's secondary front yard is adjacent to a majority of other secondary front yards, the proposal would be compatible with the contextual blockface.



- 6) In the case of fences, whether the size, configuration or other unusual characteristic of the lot requires an exception from the zoning requirements in order to provide a reasonable fenced area without creating significant harm to adjacent properties or the neighborhood.

The location of the existing fence would not cause or create significant harm to the adjacent properties or the neighborhood. While this corner lot configuration is typical, the area requested special exception is minimal and provides a reasonable fenced area.

VII. Staff Conclusion

As outlined above, staff **recommends approval** of the applicant's request because the special exception criteria are met.

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

R4. Traffic has no comments.

F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received by this Department

Recreation (Arborist):

No Comments.

Historic Alexandria (Archaeology):

F-1 No archaeological oversight will be necessary for this undertaking.

BZA #2019-0007



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR FENCES

Section of zoning ordinance from which request for special exception is made:

7-1702 - Fences in secondary front yards

Requesting special exception to retain a 6.00 feet high "good neighbor" privacy cedar fence in secondary front yard at 2 E Mason Ave (and Commonwealth).

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Elizabeth Jardim (owner)

Address 2 E Mason Ave

Alexandria, VA 22301

Daytime Phone 704.582.3634

Email Address elizabeth.o.jardim@gmail.com

2. Property Location 2 E Mason Ave, Alexandria, VA 22301

3. Assessment Map # 043.01 Block 4 Lot 17 Zone RB

4. Legal Property Owner Name Elizabeth & Jesse Jardim

Address 2 E Mason Ave, Alexandria, VA 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Elizabeth Jardim	2 E Mason Ave	50%
2. Jesse Jardim	2 E Mason Ave	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 E Mason Ave, Alexandria, VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Elizabeth Jardim	2 E Mason Ave	50%
2. Jesse Jardim	2 E Mason Ave	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Elizabeth Jardim	none	n/a
2. Jesse Jardim	none	n/a
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8.23.19

Date

Elizabeth Jardim

Printed Name


Signature

5. Describe request briefly:

Requesting special exception to retain a 6.00 feet high “good neighbor” privacy cedar wood fence in secondary front yard at 2 E Mason Ave (and Commonwealth). The exception requested to regulation is to extend the fence beyond the rear wall of the building and to be set back less than 3 feet from the sidewalk.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

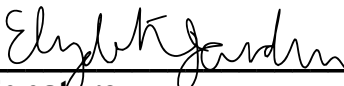
☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Elizabeth Jardim

Print Name



Signature

704.582.3634

Telephone

August 23, 2019

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

1. Explain the extraordinary conditions of the subject property which prevent locating the proposed fence in compliance with the fence regulations.

2 E Mason has a small, narrow yard, the majority of which is a side yard, not a backyard. As such, we ask for a special exception to fence regulations in Alexandria. Following the code as written for secondary front yards at 6 feet would limit our fenced-in area to a little more than 200 square feet, excluding the majority of our outdoor space. We live on a very busy street and would like to have more privacy than can be experienced with only a 3.5 foot fence. Not allowing this exception would unreasonably restrict the property.

2. How does compliance with the fence regulations pose an unreasonable burden on the owner's use and enjoyment of the property? Explain the circumstances as to why the proposed fence should be located in a required front yard.

We live on a very busy street in terms of both car and pedestrian traffic. When we had only a 3.5 foot fence we very frequently had passerby linger with us or our dogs. There is a school bus stop on the corner of Commonwealth and Mason that is used year round for camp and school pick up. The edge of our property aligns with the trash and recycling pickup location, which results in small trash/debris blowing into our yard on a weekly basis which we must quickly clean up for the safety of our kids and dogs. We love our neighbors and the neighborhood, but also want to have the option for some privacy and quiet to enjoy our outdoor space, which in the case of our lot is largely to the side, not back.

3. Explain how the proposed fence will affect the light and air to any adjacent property and impact traffic congestion or public safety.

Approval of a special exception for our fence will not be detrimental to public safety. Our fence does not impact light or air to any adjacent properties, nor does it impact public welfare. In terms of pedestrian traffic, we specifically chose a board-on-board "good neighbor" fence style so that there could still be airflow and some amount of visibility for parties on both sides of the fence. The fence is set 34 feet back from the intersection of Mason and Commonwealth and does not create any visibility problems for drivers. The fence is set back 79 feet from the intersection of Cliff and Commonwealth and likewise does not create any visibility issues. See attachment B "Sightlines".

4. Explain how the proposed fence is compatible with other fences in the neighborhood and the character of the neighborhood as a whole. List example of similar fences.

The exception we are requesting is generally shared by other properties in the neighborhood. When deciding what type of fence to build we looked to the neighborhood for inspiration and chose a local company who would build something in the neighborhood's character. We chose high quality materials and a style to complement others in the neighborhood. In Del Ray, there are many corner lots that have fences like ours, that is, 6ft tall that extend beyond the building's rear wall and are setback less than 3ft from the sidewalk, many built to the sidewalk's edge. When we built our 6ft fence lined it up with the pre-existing 3.5ft front yard fence, a practice also commonly shared in the area.

See Attachments C and D for a list and photos of 24 examples we identified closeby.

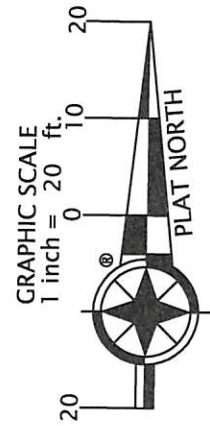
5. Explain if the proposed fence will detrimental to any other properties in the neighborhood.

Approval of a special exception for our fence will not be detrimental to any neighboring properties or existing building architecture. The fence does not impede on any of our neighbors' views, sunlight, or ability to enjoy their own yards and homes. The fence provides greater security for our rowhouse community as it deters access to our shared back alley. Our neighbors with young children enjoy coming over to visit more now because of the additional safety the higher fence creates (previously young children liked to climb on the low fence). Finally, many neighbors find the fence attractive. More than a dozen of our neighbors have told us they like the fence and have signed a letter of support to keep it how it is now. (Attachment E)

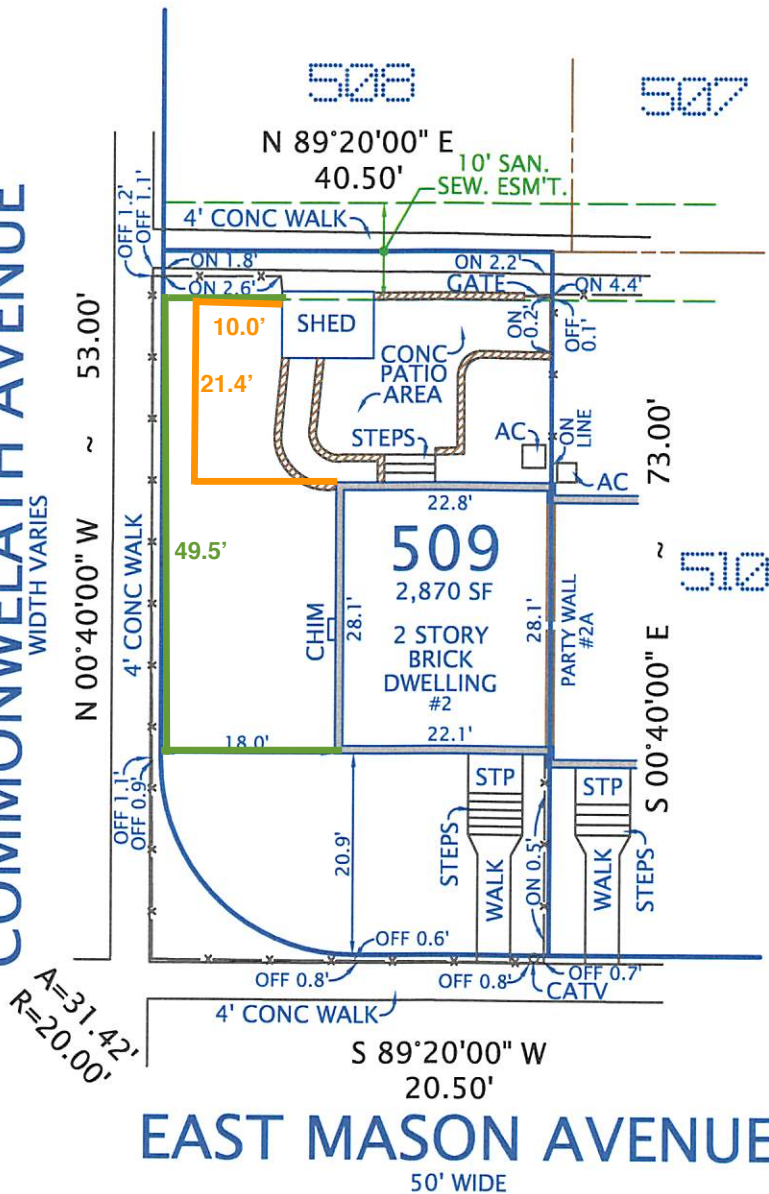
6. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed fence, or have any neighbors written letters of support? If so, please attach the letter.

None of our neighbors have objected to the fence. We have discussed the fence with most of the most affected property owners and none oppose the fence. On the contrary, all of our adjoining neighbors and more have signed on to a letter of support for retaining the fence. The most affected property owners we have not already communicated with own commercial properties do not reside locally, however, we will contact them through this process. See enclosed letter, attachment E, includes signatures from 14 neighboring properties.

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 0.7' BRICK.



COMMONWELATH AVENUE
WIDTH VARIES



Orange lines indicate approximate size of fenced-in area according to code restrictions.

Green lines show fence for which we are seeking exception.

PLAT
SHOWING HOUSE LOCATION ON
LOT 509, BLOCK 3
OF A RESUBDIVISION OF LOTS 4 THRU 8
**NORTHWEST ALEXANDRIA
IMPROVEMENT COMPANY**

(DEED BOOK 657, PAGE 477)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

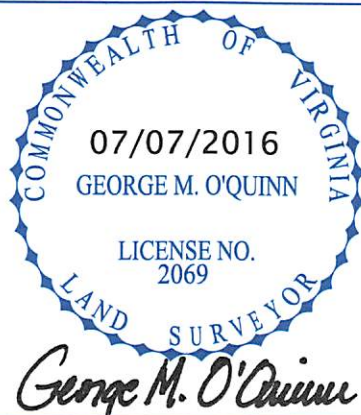
JULY 7, 2016

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

SHERWOOD ~ JARDIM

SCOTT B. WEAVER, PLC

DOMINION Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Special Exception Fence Application

2 E Mason Ave, Alexandria VA 22301

Attachments

Attachment A: View from FRONT



Attachment A: View from BACK



Attachment B Sightlines: From Mason/Commonwealth intersection -- fence does not obstruct sight



Attachment B Sightlines: From Cliff/Commonwealth intersection -- fence does not obstruct sight



View of fence during trash collection - before we had the 6 ft fence trash and debris regularly ended up in our yard.



Attachment C: Compatible fences to 2 E Mason Ave

The fence exception we are requesting is generally shared by other properties in the neighborhood. This list includes two dozen examples of similar fences on Commonwealth Ave and in the surrounding Del Ray area. All are fences on corner lots. Photos also included for greater detail.

1. 1 Masonic View (& Commonwealth) - 6 ft fence beyond rear wall, minimal setback from sidewalk
2. 1 W Howell (& Commonwealth) - 6 ft fence to front of house, set along sidewalk
3. 1 W Windsor (& Commonwealth) - 6 ft fence to front of house, set along sidewalk
4. 4 W Rosecrest (& Commonwealth) - 6 ft fence to front of house, set along sidewalk
5. 2A Forest Street (& Commonwealth) - 6 ft fence to front of house, minimal setback from sidewalk
6. 100 E Del Ray (& Clyde) - 6 ft board-on-board fence beyond rear wall, minimal setback
7. 100 E Monroe (& Newton) - 6 ft privacy fence almost to front of house, minimal set back
8. 2506 Commonwealth (and Mt Ida) - 6 ft fence beyond rear wall, minimal setback.
9. 18 E Monroe (& Newton) - 6 ft artificial wood fence, no setback
10. 26 E Windsor (& Clyde) - 6 ft fence beyond rear wall, no setback
11. 29 E Howell (& Clyde) - 6 ft fence, no setback
12. 1415 E Nelson Street (& Mt Vernon Ave) - 6ft fence extends along side yard To front of the house, no setback from sidewalk
13. 402 E Luray (& Mt Vernon Ave) - 6 ft fence beyond rear wall, setback about 1 ft
14. 1 W Bellefonte (& Commonwealth) - 6 ft fence beyond rear wall, set about 1 foot back from sidewalk
15. 100 E Del Ray (& Clyde) - 6ft board-on-board wood fence (identical to ours), beyond rear wall of house, built along sidewalk.
16. 100 E Oxford (& Clyde) - 6ft painted wood privacy fence, extends beyond rear wall, no setback from sidewalk.
17. 222 E Del Ray (& Dewitt) - 6ft wood privacy fence, built beyond rear wall, minimal set back from sidewalk.
18. 301 E Del Ray (& Dewitt) - 6ft wood privacy fence built beyond rear wall, no setback from sidewalk.
19. 223 E Del Ray (& Dewitt) - 6 ft wood privacy fence, no setback from sidewalk.
20. 303 E Custis (& Dewitt) - 6ft wood privacy fence, extends beyond rear wall, minimal to no setback from sidewalk
21. 221 E Windsor (& Dewitt) - 6ft board-on-board wood fence, extends to front of house, minimal setback from sidewalk.
22. 220 E Howell (& Dewitt) - 6 ft wood fence, extends beyond rear wall, no setback from sidewalk.
23. 200 Braddock Rd (& Little street) - 6 ft wood privacy fence, extends beyond rear wall, no setback from sidewalk.
24. 101 E Luray (& Newton Street) - 6ft wood privacy fence, extends beyond rear wall, no setback from sidewalk.

Attachment D: Photos of Comparable Fences in the Neighborhood

1. 1 Masonic View (and Commonwealth) - 6ft wood fence **beyond rear wall, minimal setback** from sidewalk



2. 1 W Howell (and Commonwealth) - 6ft wood fence to front of house, set along sidewalk



3. 1 W Windsor (and Commonwealth) - 6ft wood fence to front of house, set along sidewalk.



4. 4 W Rosecrest (and Commonwealth) - 6ft wood fence to front of house, set along sidewalk



5. 2A Forest Street (and Commonwealth) - 6ft wood fence to front of house, minimal setback from sidewalk



6. 100 E Del Ray (and Clyde) - 6 foot board-on-board wood fence beyond rear wall, minimal setback.



7. 100 E Monroe (and Newton) - 6 ft painted wood privacy fence almost to front of house, minimal set back.



8. 2506 Commonwealth (and Mt Ida) - 6ft board on board wood **beyond rear wall, minimal setback.**



9. 18 E Monroe (and Newton) - 6ft artificial wood fence, no setback



10. 26 E Windsor (and Clyde) - 6ft wood fence beyond rear wall, no setback



11. 29 E Howell (& Clyde) - 6ft board on board wood fence, **no setback**



12. 1415 E Nelson Street (and Mt Vernon Ave) - 6 ft fence extends along side yard to front of house, no setback.



13. 402 E Luray (and Mt Vernon Ave) - 6ft privacy wood fence beyond year wall, setback about 1 ft



14. 1 W Bellefonte (and Commonwealth) - 6ft privacy wood fence beyond rear wall, set about 1 foot back from sidewalk



15. 100 E Del Ray (and Clyde) - 6ft board-on-board wood fence (identical to ours in construction), beyond rear wall of house, built along sidewalk.



16. 100 E Oxford (and Clyde) - 6ft painted wood privacy fence, extends beyond rear wall, no setback from sidewalk.



17. 222 E Del Ray (& Dewitt) - 6ft wood privacy fence, built beyond rear wall, minimal set back from sidewalk.



18. 301 E Del Ray (& Dewitt) - 6ft wood privacy fence built beyond rear wall, no setback from sidewalk.



19. 223 E Del Ray (& Dewitt) - 6 ft wood privacy fence, no setback from sidewalk.



20. 303 E Custis (& Dewitt) - 6fy wood privacy fence, extends beyond rear wall, minimal to no setback from sidewalk



21. 221 E Windsor (& Dewitt) - 6fy board-on-board wood fence, extends to front of house, minimal setback from sidewalk.



22. 220 E Howell (& Dewitt) - 6 ft wood fence, extends beyond rear wall, no setback from sidewalk.



23. 200 Braddock Rd (& Little street) - 6 ft wood privacy fence, extends beyond rear wall, no setback from sidewalk.



24. 101 E Luray (& Newton Street) - 6ft wood privacy fence, extends beyond rear wall, no setback from sidewalk.



From: [Louise Potter](#)
To: [Anh Vu](#)
Subject: Jarden's fence
Date: Friday, August 23, 2019 5:58:34 PM

We are close neighbors of the Jarden family on East Mason Avenue. They have erected a fence to enhance their property and we hope the city will allow the fence to stay exactly as is! It affords them privacy, safety for their children and our common alley. The original brick wall was deteriorating and the new fence is a great improvement. It does not aesthetically offend us. This is a young couple who have made many improvements to their property both inside and out. We wish to state how we think their new fence only enhances their property.

Louise and Craig Potter
4 A East Mason Ave.
Alex., VA

From: [Michael O'Mara](#)
To: [Anh Vu](#)
Cc: [Daniela O'Mara](#)
Subject: In support of privacy fence, 2 E Mason Ave
Date: Monday, August 26, 2019 9:40:54 AM

To Ms. Anh Vu:

We are writing in support of allowing the Jardims, residents of 2 E Mason Ave, to keep the 6 ft. privacy fence that is the subject of a hearing expected on Oct 7.

We are neighbors of the Jardims, residents of 1 E Cliff St, which is immediately behind 2 E Mason Ave, and has a similar (symmetric) layout. The fence is a welcome addition to the neighborhood, because it allows the Jardims to make better use of their side yard, maintains the security and privacy of the tight-knit community of row houses that we share and is also consistent with the aesthetics of the Del Ray neighborhood.

We have a similar side yard to 1 E Mason. Because of a lack of privacy, it's virtually unused, and a short fence would not solve this problem. Not only would a shorter fence not provide any measure of privacy, but it also would not be able to be linked to the back patio because that would compromise the security of the alleyway that we share with our neighbors--only a tall fence allows for both that privacy and security.

We don't feel that the Jardim's fence negatively impacts the safety or aesthetics of the neighborhood.

-- First, given the large verge that sits between the sidewalk and the street, a walk down the sidewalk still allows for clear views of the neighborhood and the fence does not impede the sight lines of drivers in any way.

-- Second, the fence is in keeping with the best of the Del Ray neighborhood. There are many similar fences around the neighborhood, which are short in the front and give privacy to a side and back portion of a corner lot. Undoubtedly, these fences were built for and serve the same purpose as the Jardims--to give their children a safe and private place to play. There is nothing more "Del Ray" than that.

We hope you will give strong consideration to allowing the Jardims to keep their fence as erected.

Best Regards,
Michael and Daniela O'Mara
1 E. Cliff St.,
Alexandria, VA
22301

Kaliah L Lewis

From: cwsacra@verizon.net
Sent: Thursday, October 8, 2020 7:38 PM
To: Kaliah L Lewis
Subject: [EXTERNAL]Fwd: Fence at 2 E. Mason, 22301

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Lewis,

It has come to my attention that you do not have my email in your file that I wrote in support of the fence at #2 E. Mason, owned by Elizabeth O'Connell and Jesse Jardim. I am forwarding my original email sent to Ms. Vu on August 23, 2019. Please let me know if you have any questions.

Best regards,
Cathryn Sacra

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

From: cwsacra@verizon.net
To: anh.vu@alexandriava.gov
Sent: Fri, Aug 23, 2019 7:47 pm
Subject: Fence at 2 E. Mason, 22301

Dear Ms. Vu,

We are writing in support of the new fence at 2 E. Mason Avenue. We are neighbors who live behind the property at 3 E. Cliff Street. The fence is attractive, does not block the view for traffic and is in keeping with other fences in the neighborhood. In addition, the fence increases the security of our townhouse complex. There is a pedestrian alley between the townhouses at E. Mason and E. Cliff Street that is closed off at each end with locked gates, which were installed years ago after a series of break-ins in the townhouses. The current fence at 2 E. Mason increases the overall security of all the townhouses because it helps prevent access to the alley and the rear entrances of the other townhomes. To have a lower height at any part of that fence would allow easy access to the alleyway and the rear of all the other townhomes.

Best regards,
Cathryn Sacra
Declan Conroy
3 E. Cliff Street
Alexandria, VA 22031

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.