

**From:** [Steve Davidson](#)  
**To:** [Amirah Lane](#)  
**Cc:** [Lia Niebauer](#)  
**Subject:** Re: November 4 BAR Hearing  
**Date:** Sunday, November 8, 2020 11:09:26 AM  
**Attachments:** [\\_\\_\\_\\_\\_](#)

Hello, Amirah. Just to do a quick recap: I live at 1403 Princess Street, adjacent to the proposed construction at 1413 Princess that you are evaluating.

I have attached the presentation that was made to the City Council on 10/17 (to get parking space waivers), and please see the highlighted text below where I note Councilwoman Pepper concern (stated at the 10/17 meeting) about the proximity of the construction to our front door. I have attached an audio extract from that meeting so you can hear her comments and concerns first hand. It very much is our front door (not a side door, our only other door leads to the alley behind the house).



Our front door can be seen in the photo on p.3 of the attached PDF document, just to the right of the tree. I am attaching a photo I just took from inside our front door so you can see it from our perspective. The side of the proposed building will be in physical contact with the wrought iron fence you see in the lower part of my photo — just 4 feet in front of our front door.

And, of course, if the building at 1413 Princess Street is constructed, the view in the photo (and our kitchen windows to the left of the door as seen on p.3 of the PDF attachment) will be replaced by the side of a building.

I'm new to Alexandria (and to the BAR the process), but my understanding is that the BAR serves to strike a balance between preserving community character and quality of life, and the economic opportunity for developers. It seems to me that this developer intends to squeeze three new homes into this small parcel of land, and is therefore pushing the limits of what can be done (and may adversely impact the character of this area).

My question (because I don't know the rules here): Are the interests of the community served by permitting three properties to go into this small space? Although the developer is formally requesting permission to build two at this time (1413 and 1415 Princess St), the plans he submitted clearly show that the citing for 1413 and 1415 was selected in order to leave room for 1417 Princess St — by cramming 1413 right up against the property line with 1403.

I invite you to come visit us in order to get a first-hand view of what BAR 2020-00369 and BAR 2020-00412 may do to this part of Princess Street, and its impact on us.

Thank you for your interest in this matter, and please contact me if you have any questions or do discuss this further

Steve Davidson  
978-844-8746

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**From:** Steve Davidson  
**Sent:** Thursday, October 29, 2020 2:46 PM  
**To:** Lia Niebauer <[lia.niebauer@alexandriava.gov](mailto:lia.niebauer@alexandriava.gov)>  
**Subject:** Re: November 4 BAR Hearing

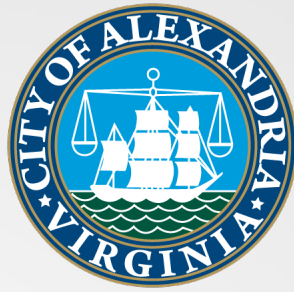
Thank you very much for letting me know.

If you saw my comments when I filled out the form, you'll know that I'm a new resident — so this is going to be a "rookie" question: Is it appropriate for members of the community to talk to the Staff as they prepare their report (in order to be sure they are aware of some things)?

I ask because, regarding the project, at the City Council meeting on the 17th (while the parking space relief for those two buildings were being discussed) Councilwoman Pepper expressed concern about the placement of the house at 1413 Princess relative to the front of 1403 Princess. The application submitted (and posted with this meeting announcement) seemed to do everything it could to obscure the proximity problem that Councilwoman Pepper identified (and concerns me as well).

Again, thank you.  
Steve Davidson

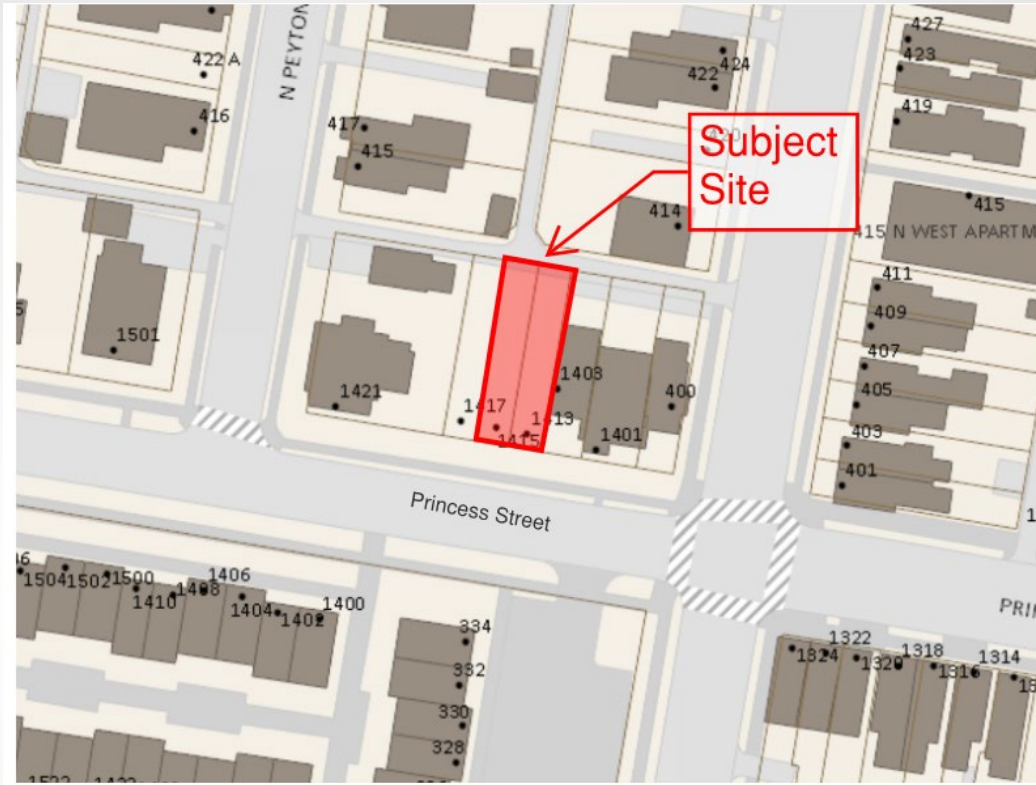




**SUP#2020-00057**  
**1413 and 1415 Princess Street**  
**Parking Reductions**  
**and Open Space Modifications**

City Council  
October 17, 2020

# Site Context



- Princess Street between North Peyton Street and North West Street
- Both subject parcels are undeveloped
- Access is provided from a rear alley
- Zoned RB



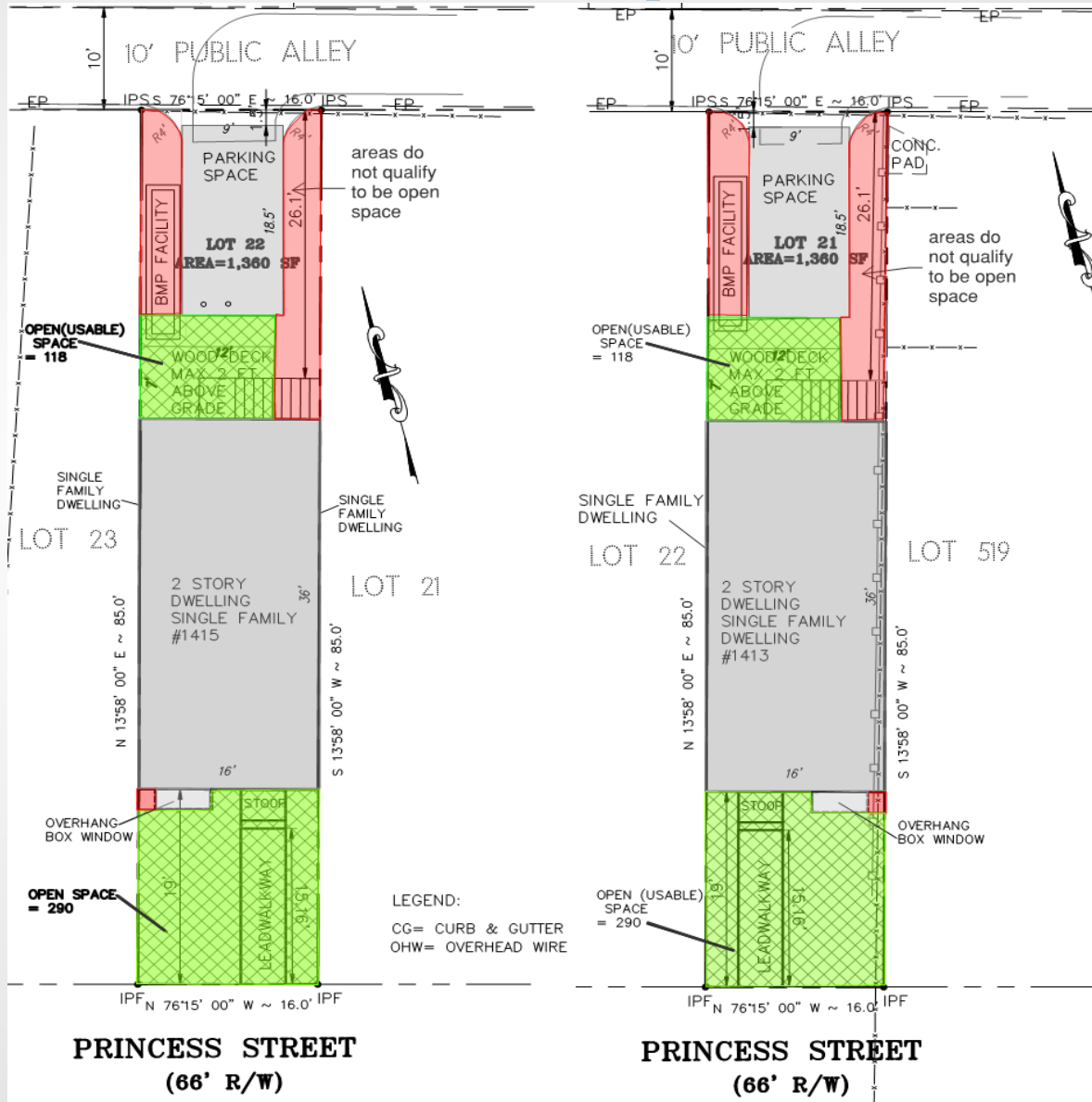
# SUP Request



A parking reduction of one space for each lot

An open space modification from 800 sq. ft. to 408 sq. ft. for each lot

# SUP Request



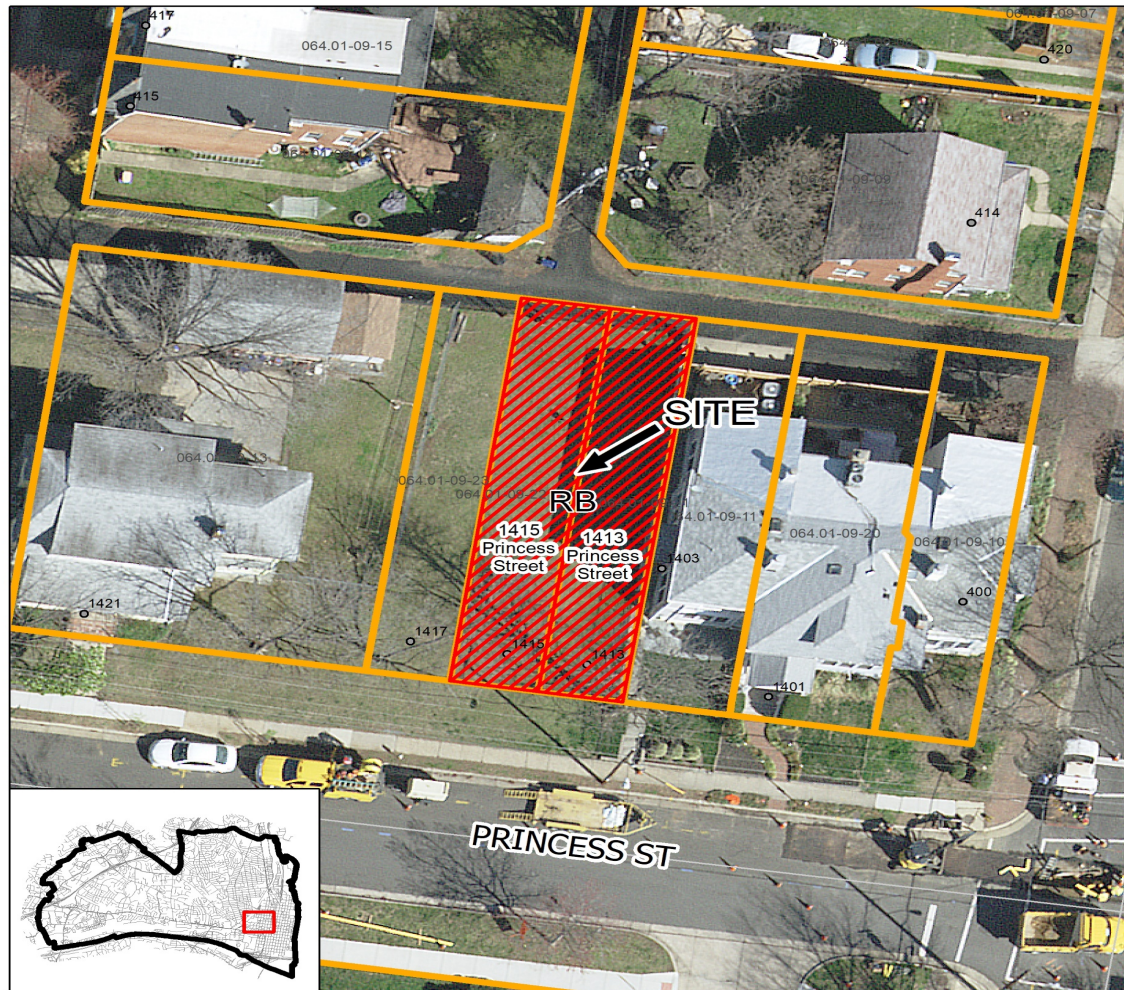


**Planning Commision  
recommends APPROVAL**

# **Additional information**



# Site Location



**Special Use Permit #2020-00057**  
**1413 & 1415 Princess Street**



0 12.5 25 50 Feet