

FW: 109 Stewart DRCA Email

Alexa N Powell <alexa.powell@alexandriava.gov>

Mon 2/22/2021 1:16 PM

To: Ann Horowitz <ann.horowitz@alexandriava.gov>; Patrick Silva <Patrick.Silva@alexandriava.gov>

Ann & Patrick,

FYI, I received the following email from Kristine Hesse with the DRCA regarding 109 Stewart Ave. I'm not sure if it needs to be included with the record for this case for PC/CC. Appears DRCA is neutral on the case/project.

Thanks,

Alexa Powell

Urban Planner II

City of Alexandria - Department of Planning & Zoning

301 King Street, Room 2100

703.746.3864

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From: K Hesse <kah4922@gmail.com>

Sent: Friday, February 19, 2021 4:25 PM

To: Alexa N Powell <alexa.powell@alexandriava.gov>; DRCA Land Use Committee <drca-land-use@delraycitizen.net>; Sam Shelby <sam.shelby@alexandriava.gov>

Subject: Re: 109 Stewart updated drawings

Alexa & Sam -

The DRCA Land Use Committee has reviewed the proposed SUP application and are neutral with regards to supporting the project.

We would like to thank you for working with the owners/developers and encouraging them to apply the principles of the Del Ray Pattern Book for the new construction. We hope those efforts continue on other projects that come in for review, as we don't always have an opportunity to review when projects are by right.

Best,

Kristine Hesse

DRCA LUC Co-chair

On Wed, Feb 17, 2021 at 10:18 AM K Hesse <kah4922@gmail.com> wrote:

Alexa - thanks for the update! I meant to email you yesterday to see if they had made any changes.

Best,

Kristine

----- Forwarded message -----

From: **Alexa N Powell** <alexa.powell@alexandriava.gov>

Date: Tue, Feb 16, 2021 at 4:00 PM

Subject: RE: 109 Stewart updated drawings

To: K Hesse <kah4922@gmail.com>

Kristine,

I wanted to follow-up regarding the 109 Stewart Avenue SUP. They submitted revised plans to address a few previously outstanding questions which we discussed. Their proposal now meets FAR, eliminates the rear cantilevered area, lowers roof height, and removes the existing shed (not

garage). Please see attached for details. While working remotely my direct line is 202-697-6623 if you have any further questions about the information provided.

Thank you,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

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From: Alexa N Powell
Sent: Monday, January 25, 2021 2:23 PM
To: K Hesse <kah4922@gmail.com>; DRCA Land Use Committee <drca-land-use@delraycitizen.net>
Subject: RE: [EXTERNAL]Fwd: [EXTERNAL]109 Stewart updated drawings?

Kristine,
I have been in communication with the following individuals on this case. Nate Penati <nate@studio76.com>; kyle smith <kylecsmith2@gmail.com>, inovaengineers@yahoo.com.
Warm regards,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

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From: K Hesse <kah4922@gmail.com>
Sent: Monday, January 25, 2021 2:16 PM
To: DRCA Land Use Committee <drca-land-use@delraycitizen.net>; Alexa N Powell <alexa.powell@alexandriava.gov>
Subject: [EXTERNAL]Fwd: [EXTERNAL]109 Stewart updated drawings?

Thanks, Alexa. I am forwarding to the committee. Do you have a POC name and email for the owner/developer we can reach out to?
Kristine

----- Forwarded message -----

From: **Alexa N Powell** <alexa.powell@alexandriava.gov>
Date: Mon, Jan 25, 2021 at 1:12 PM
Subject: RE: [EXTERNAL]109 Stewart updated drawings?
To: K Hesse <kah4922@gmail.com>

Kristine,

I have attached the latest version I have on file (labeled Revisions and Floorplans v1). This version revised the following features per Staff recommendation:

- Lowered the hip roof to reduce overall sense of height & bulk
- Removed the front gable & replace it with a small traditional dormer
- Add a full front porch
- Changes to the fenestration (*traditional fenestration are illustrated in the Del Ray Pattern Book with 6:1 windows*)
- Removed the sidelight and added a transom window to entry

As I mentioned we have been going back and forth a bit on the Floor Area. My calculations still show they are above the Floor Area allowed by zone taking into account the shed (which they indicated a willingness to remove if it interfered with FAR) and the first floor area under the cantilever. I have notified them of potential ways to adjust and meet the requirements including enclosing the area under the cantilevered space and narrowing the width of the house slightly) as I mentioned to you previously. However, I have not heard back if they intend to pursue this suggestion or another option to meet floor area. I hope this helps.

Please let me know if you have any questions.

Thank you,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

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From: K Hesse <kah4922@gmail.com>
Sent: Monday, January 25, 2021 10:25 AM
To: Alexa N Powell <alexa.powell@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>
Subject: [EXTERNAL]109 Stewart updated drawings?

Hi Alexa - checking in to see if you received the updated drawings last Friday and could forward them?

Thanks,
Kristine

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[EXTERNAL]Planning Commission Meeting Items - March 2nd 2021

Barbra Byington <babyington@gmail.com>

Mon 3/1/2021 4:12 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: alexa.powell@alexandria.gov <alexa.powell@alexandria.gov>; kah4922@gmail.com <kah4922@gmail.com>

Hello

I am the owner and resident of 108 Stewart Ave, Alexandria, VA 22301, which is across the street from 109 Stewart Avenue, where the owner is proposing the demolition of the current home and building a new much larger home on a substandard lot. I am cc'ing the Urban planner and the DRCA contact who had some ongoing correspondence re the property. I do appreciate staff working with the owner to tweak the design and I am thankful that 109 is a substandard lot, since it gave me an opportunity to see the plans and offer my opinion. The much larger four square house that was built next door to me at 106 Stewart Avenue was by right, so although the owners told me what they were going to do, they were not obligated to do so. Since that house was built a few years ago, my backyard has become significantly shadier and muddier as I have less sun in the backyard to the substantially increased height and depth of the bigger house. The previous house was a one story stucco bungalow and now it is a bulky four square.

With regard to 109 Stewart, the proposed house will be more than twice the size of the existing house. Staff is also apparently recommending a height more than 20% of the block average, to which I object. Each new house that is built above the average height increases the average height on the block, leading to ever taller allowed homes - and more light blocked. Yes, the four square is "compatible" with the neighborhood, but this used to be a street with many unique one and 1 1/2 story bungalows. That is rapidly changing and four squares are bulkier. The 109 lot is also quite small and the proposed new build will almost certainly decrease the light for its neighbors on either side.

The staff report shows that the house was built circa 1930, but the City's real estate assessment records show that it was built in 1915 and is therefore more than 100 years old. Should it not be on the list of historical properties?

Additionally, while it is not my personal business, it is my understanding that the owner of 109 bought the house with the intention of tearing it down and building a new house. He has not lived there with his family.

Overall in Del Ray, I support the creation of a historical district similar to what is in place in Old Town and Parker Gray (I used to live in Parker Gray) that would help to protect the historic and significant homes in our neighborhood. I don't understand the point of a National Register Historic District if it doesn't prevent demolition of 100+ year old homes. It is distressing to see so many charming houses torn down by developers with bland new builds taking their place with very little greenspace (e.g., 300 Hume Avenue is a prime

example). I believe this is also impacting the storm runoff problems Del Ray has experienced.

Thank you for your consideration of my input.

Barbra Byington
108 Stewart Avenue, Alexandria, VA

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