

WALTER H. TRAVERS, JR.

5 West Walnut Street
Alexandria, VA 22301
wht0555@yahoo.com
(703) 501-1094

February 20, 2021

The City of Alexandria
Office of Planning & Zoning
Zoning, Room 2100
301 King Street
Alexandria, VA 22314

via electronic mail: PlanComm@alexandriava.gov

re: Special Use Permit #202-00108
7 West Walnut Street

Dear Planning & Zoning Department:

We have met Mr. Edgar Maravi, and look forward to being his next-door neighbor. The house at 7 West Walnut Street was almost 100 years old, and we are very happy to know that the property will be improved soon.

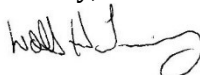
There was a creek behind the home that was filled in by the City, and there are currently natural springs under the ground in the area between 1, 3, 5, and 7 West Walnut Street. The ground water intrusion has been a constant problem throughout the years. With regard to the proposed drawings (which we had not seen prior to the February 19th Planning Commission Staff Report), we are concerned about the roof pitch/configuration because water will run off directly to the shared driveway and into our foundation. My family has owned the house at 5 West Walnut Street since 1953, and the foundation of the house has not been upgraded since 1928. Francis C. Hammond's grandparents originally owned the property and he lived there before my family purchased it. We would like to keep the historical aesthetics of my original home.

Referencing the drawing in SUP #202-00108, the gable roof line does not conform with the bungalows that are currently in the neighborhood (it was originally one of three: 5, 6, and 7 West Walnut), and the proposed slope of the gable roof will allow significantly more water runoff to affect our foundation, basement, and shared driveway. We would prefer to see a dormer roof line, consistent with the style of the bungalows (as shown in the drawing in Attachment 1), both to keep the historical integrity of the bungalow roof styles on our street and to keep the runoff from potentially causing additional water intrusion and damage.

If the roof style continues as proposed in the SUP, at a minimum, we request that a bumper be installed on the sides of the shared driveway to prevent water runoff from going directly into the foundation of our home.

I spent 36 years as a Deputy Sheriff with the City of Alexandria, and I am the third generation to live in the City. It is not my intention to inhibit the construction of Edgar Maravi's home, however, I do not want my home to be damaged by the new construction at 7 West Walnut Street.

Sincerely,



Walter H. Travers, Jr.

Attachment

Ref. Special Use Permit #202-00108

PROPOSED: Dormer style roof line



AS SHOWN IN SUP #202-00108: Gable style roof line



Figure 2 – Front (left) and West (right) Elevations of Proposed Dwelling



Figure 3 – Rear (left) and East (right) Elevations of Proposed Dwelling

Michael Wolin & Elizabeth Jones
4 West Walnut Street
Alexandria, Virginia 22301

February 22, 2001

Via E-mail

The City of Alexandria
Office of Planning & Zoning
301 King Street
Alexandria, Virginia 22314
PlanComm@alexandriava.gov

Re: Special Use Permit #2020-00108 – 7 West Walnut Street

Dear Planning Commission,

We are the residents and owners of 4 West Walnut Street, one of the properties facing the subject property at 7 West Walnut Street. We have met the applicant, Mr. Edgar Maravi. We appreciate his efforts to improve the property at 7 West Walnut Street and would like to see him build a new house on the property that honors the historical character and scale of the existing house. We have several concerns that we hope the Planning Commission will address before approving Mr. Maravi's application.

First, we do not believe that the proposed design is consistent with and protects the historical character of the block. The existing house is a bungalow, which is one of the defining styles of the Rosemont neighborhood. Their prevalence strongly contributes to Rosemont's historic charm and to anchoring Rosemont to the early-20th century time period. We agree with the statement submitted by Mr. Walter Travers that a bungalow-style dormer roofline would be more consistent with the historic character of this portion of the block than the proposed design. While the proposed design is consistent with some houses in the neighborhood, permitting substantial changes to the style and scale of the property ultimately degrades the historical integrity of Rosemont neighborhood.

Second, we believe the Planning Commission should carefully consider the size and scale of the proposed house, notwithstanding that it meets the minimum zoning requirements. The proposed design contemplates a five-bedroom house¹ while lots of similar size on the street (including 1, 3, and 5 West Walnut Street) all contain fewer bedrooms. In addition, the potential number of occupants in a five-bedroom home will exacerbate the existing parking scarcity on

¹ The application shows five bedroom spaces: two bedrooms on the second floor, a bedroom and "guest bedroom" in the basement, and a first floor enclosed "family room" with attached closet and adjacent full bath. In addition, the second floor "studio" space could be easily enclosed into a sixth bedroom, including by a future owner of the property.

the block (driven by the condominiums at 2 West Walnut Street and 402 Commonwealth Avenue which have no off-street parking for the vast majority of their units). We believe parking is a particular concern because the driveway of 7 West Walnut Street is shared with the neighbor and the existing historic garage is too small for most modern cars. Of all the immediately adjacent houses, ours is the only one without off-street parking, because of which we are uniquely cognizant of and reliant on the condition of street parking on the block.

Again, we support Mr. Maravi's plans to rehabilitate the property at 7 West Walnut Street and look forward to having him as our neighbor. But we ask that the Planning Commission consider these issues and require any appropriate changes before approving the application.

Regards,

/s/ Michael Wolin

Michael Wolin
michael.e.wolin@gmail.com
(757) 254-8954

/s/ Elizabeth Jones

Elizabeth Jones
elizabeth.a.jones@me.com
(757) 814-9619

Lee & Lori Quill
9 West Walnut Street
Alexandria, Virginia 22301

February 23, 2021

City of Alexandria
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314

Submitted via electronic mail:
PlanComm@alexandriava.gov

Re: Special Use Permit #2020-00108
7 West Walnut Street

Dear Chairman Macek and Members of the Planning Commission,

We are writing to express a number of important concerns about the proposed new house project at 7 West Walnut Street and we would like to ask your assistance in consideration of the concerns.

Background: We live at 9 West Walnut Street in a 1913 American Four Square, the adjacent house to the west. We welcomed Edgar Maravi to the neighborhood after his purchase of the existing bungalow this past summer. While we have had communication with Edgar Maravi related to construction issues, and received his official notifications by registered mail, to date he has not sent or shared with us any drawings or information of his proposed new house. We reached out to the City on January 26th to inquire on the status of the application and we were told the City was working with Mr. Maravi on the design and that they had highly encouraged him to meet with the neighbors to discuss the project's design. We shared our concerns and comments and hoped to hear back. We did not write a letter at that time believing we would have an opportunity to work with Edgar and the City on the design and concerns. On Saturday, February 13th we received the official notice and last Friday, February 19th the posted Staff Report. We reached out to Mr. Maravi, sent him an email memo with a number of our concerns requesting to meet at the house or have a call but he has been unable to meet or do a call because he has been out of the country in Mexico. We still hope to have a call later this week upon his return.

Issues and Concerns:

While we are not opposed to Mr. Maravi constructing a new house because of the unfortunate construction mishap due to the lack of performing underpinning during basement excavation on his original renovation project, and we understand the new house as illustrated in the Staff Report meets the FAR, height and bulk requirements of Section 12-400 on Substandard Residential Lots, we do feel the current design should be more compatible in response to the existing neighborhood character requirement. This site is located in the Rosemont Historic District, on the National Register of Historic Places and on the Virginia Landmarks Register, and while there is no design review board that oversees this district, the historic significance of this area has been officially documented. We believe that this designation should bring a higher level of sensitivity to the review and evaluation of the design of this new house related to its compatibility with the existing neighborhood character under Section 12-402-C.

The existing structure to be demolished is one of a pair of bungalows constructed in 1928-1929 with a shared driveway - two of the oldest houses on the block and in the historic district. As architects, we believe the newly constructed house should be more sympathetic to its context and neighborhood character and return as a bungalow style with noted possible expanded floor areas in the basement, first floor and second floor not unlike his original renovation proposal that proposed expanded shed dormers on the front and rear typical of that period house. If we had had the opportunity to receive the design drawings from Edgar prior to the official notice, we would have discussed this with him and the City during the City review period. If possible, we would ask that the

applicant request a deferral from the March to the April Planning Commission Hearing to allow him to meet with those interested residents on the block and in the neighborhood he has not reached out to. Our goal would be to have discussions that would allow the neighborhood to move forward with support of a new house proposal.

House Design Proposal in the February 19th Staff Report:

While we understand the proposed front gable, two-story building meets the FAR, height and bulk requirements of the ordinance, as we stated above, we do feel the current design is significantly lacking in its correct form (noted above) and in its architectural details that would allow it to be compatible with the existing neighborhood character. (*Note: Fig-images referenced below are attached to this letter to help illustrate discussions in the text*) The proposed new house, as currently designed, shows the majority of the windows on the upper front, sides and rear with wide wood trim board surrounds, a detail typically found on houses with wood siding or wood shingle - not brick (*See Figures A & B*). This gives the house a disjointed architectural language not found in the neighborhood. From a survey of the brick houses of the neighborhood, they all have traditional brick surrounds on the sides of the windows, a soldier course header or jack arch at the top of the windows, and brick sills at the bottom of the windows, including the existing and adjacent bungalows (*See Figures E, G, I & J*). Additionally, every single-family brick house on West Walnut, including the existing bungalow to be demolished, has a brick pattern known as a Common Bond with 6th Course Headers at every sixth courses of brick (*See Figures E, F, G, H, I & J*). We would also like to know what color brick is proposed to ensure the color is compatible with the character of the neighborhood.

There are a number of comments about the porch treatment. The existing bungalow porch details and columns are quite charming. The porch as illustrated in the report lacks clarity and details in a number of areas. There are no railings shown on the front elevation but railings are shown on the side elevations and alluded to on the plan. (*See Figures C&D*). There should be wood railings and wood stair railings at the steps. The porch fascia below the end of the roof should have a fascia board, typically slightly recessed, and the end of the front gable should have a significant fascia board trim piece where the roof meets the vertical fascia (*See Figures K, L, M & N*). The architectural details noted above for the brick windows, brick pattern, end gable and porch area would be applicable to any proposed new infill brick house on this site independent of its form.

Site Concerns: There are a number of site issues of importance we would like the Planning Commission to be aware of in their review.

1. Water Issues: Our block slopes east from a high point at Russell Road to a low point at Commonwealth Avenue with natural water flow through the various yards. We understand that years ago there was an open stream that ran down a portion of the middle of the block. Along our east and south property line we have a 2.5'-3' stone wall that is 107 years old. Currently our yard and the stone wall retain and hold back existing above grade water flow from a number of properties to our west so we would like to ensure the stone wall on our property, that is exposed to 7 W Walnut, is thoroughly protected from construction, penetrations and future construction related activity from 7 West Walnut.
2. Existing Brick Site Wall: There is an existing brick wall along the west side of the 7 W Walnut property immediately adjacent to our existing 107 year old east side stone wall (a separation of only 1-2 inches). We would like to see this brick wall remain as it protects the stone wall and helps in retaining water on our property, preventing drainage on to 7, 5, 3 and 1 West Walnut and 500 Commonwealth Avenue.
3. Water Management: We do have questions related to how the applicant is planning to address water management on his site so that it has no adverse impact on our property or 5 West Walnut (ie, site water, existing ground water, basement sump pump, downspout discharge, etc.) This is not clear from the report since water in this area is a big issue and the storm sewer is located on Commonwealth Avenue not West Walnut.

Thank you for allowing us to share our concerns and comments and considering our requests.

Sincerely,

Lee Quill, FAIA and Lori Arrasmith Quill



Figure A: Front Elevation Illustrating Brick Detailing at 1st Floor Only & Wood Siding Type Details at Brick / Window Conditions on 2nd Floor



Figure B: West Elevation Illustrating Lack of Brick Detailing at 1st and 2nd Floors. Windows are treated as if in a wood siding or shingled façade.



Figure C: Front Elevation Does Not Indicate Porch Railings as Part of the Design

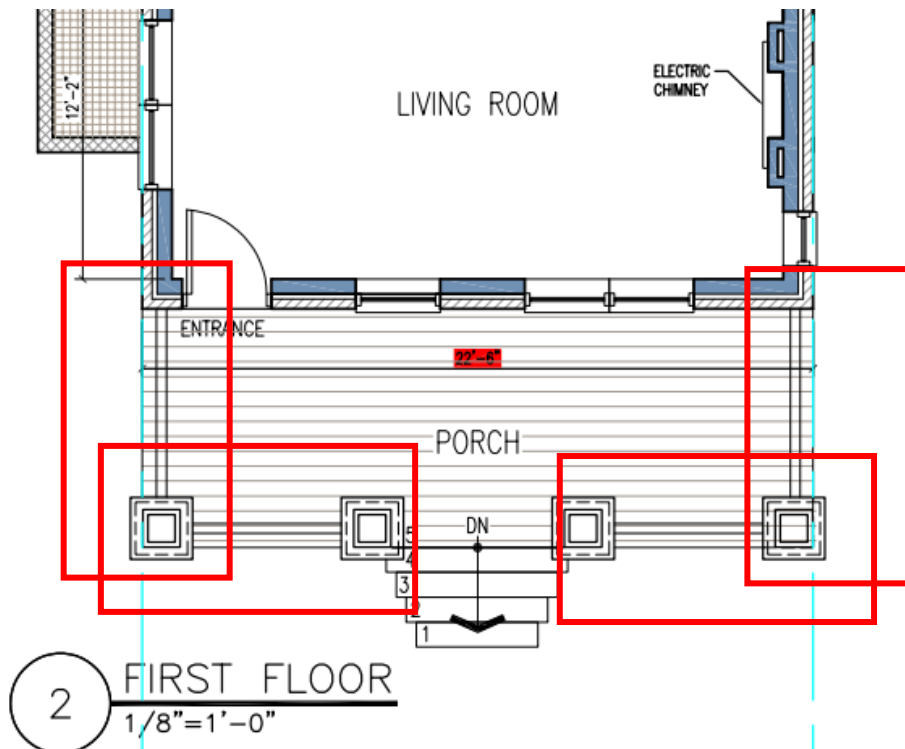


Figure D: First Floor Plan Indicating Porch Railing at Front and Sides of Porch



Figure E: Existing bungalow brick details shows - soldier header course or jack arch above window, brick sills and common bond brick pattern with 6th course headers (every 6th course) at 7 West Walnut (Existing Bungalow)

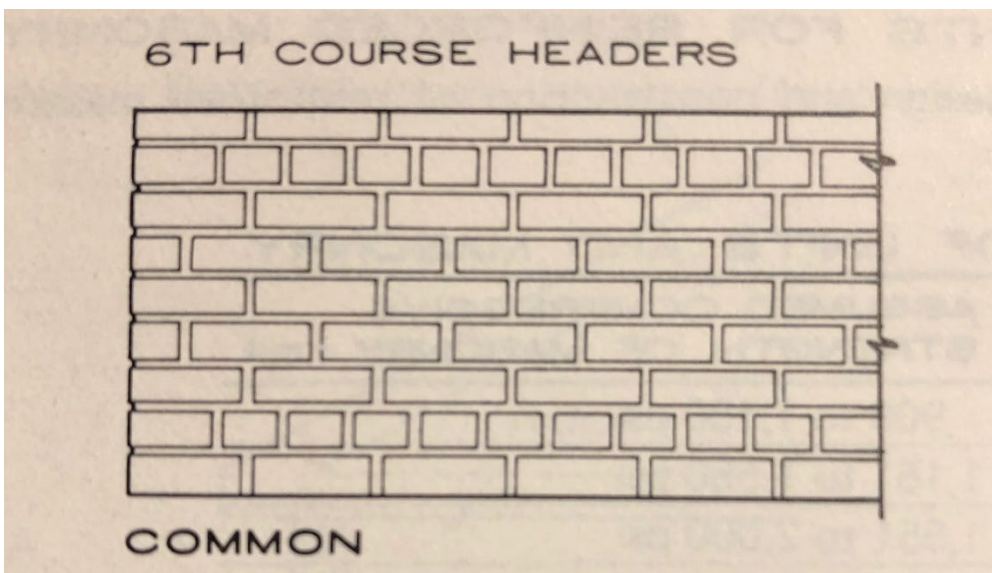


Figure F: Diagram of Common Bond with 6th Course Headers Brick Pattern



Figure G: 8 West Walnut Street



Figure H: 5 West Walnut Street



Figure I: 10 West Walnut



Figure J: 4 West Walnut

*This Page: Brick Detailing and Patterns Typical of Single-Family Brick Houses on West Walnut Street
Images Illustrate Soldier Course or Jack Arch Above Windows, Brick Sills, Common Bond w/ 6th Course Headers*



Figure K: Successful Gable Facia and Porch Facia Board Treatment



Figure L: Successful Porch Facia Board Treatment - 20 W Walnut



Figure M: Porch Facia Board at 7 W Walnut (Existing)



Figure N: Porch Facia Board Treatment - 3 W Walnut

[EXTERNAL]Alexandria Planning Commission - March 2, 2021 Hearing - Special Use Permit #2020-00108

Jol Silversmith <jol@thirdamendment.com>

Wed 2/24/2021 12:07 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>

 1 attachments (39 KB)

PastedGraphic-1.tiff;

P.O. Box 2873
Alexandria, VA 22301-2873
rca@dominionstrategies.com

February 24, 2021

Dear Chairman Macek and Members of the Commission:

I write on behalf of the Rosemont Citizens Association (RCA), in regard to item 10 on the commission's agenda for its March 2, 2021 meeting (i.e., a request for an SUP to construct a house on a substandard lot at 7 West Walnut Street).

When the RCA last communicated with City staff, we had not received any expressions of concern about the SUP. Since then, we have been informed that some nearby property owners do have concerns, including in regard to the details of the proposed design, the possible consequences of the design for neighboring properties, and communication with the applicant. We understand that the neighbors have separately contacted the Commission.

Generally, as the Commission is aware, Rosemont includes a nationally-registered voluntary historic district, and accordingly the RCA appreciates efforts to ensure that new construction is compatible with existing properties, and likewise appreciates proactive outreach about projects to neighbors.

Best regards.

Jol Silversmith
President, RCA

CC:
Margaret Cooper, margaret.cooper@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

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11 West Walnut Street
Alexandria, Virginia 22301

February 24, 2021

City of Alexandria
301 King Street, Room 2100
Department of Planning & Zoning
Alexandria, Virginia 22314
PlanComm@alexandriava.gov

Re: Special Use Permit #2020-00108
7 West Walnut Street

Dear Chairman Macek and Members of the Planning Commission,

This letter is submitted to request that the Special Use Permit listed above NOT be approved at this time.

My husband and I have lived at 11 West Walnut Street—just two houses away from this proposed new home—for over twenty years.

We are both practicing architects. Respecting historic structures is very important to us, as is maintaining the character and scale of the Rosemont neighborhood.

It is very concerning to us that Mr. Maravi chose to hire contractors who clearly did not understand how to undertake the basement work that he had permitted. This indicates either a carelessness on the part of Mr. Maravi or the intent to deliberately damage the house in order to have it demolished. This outcome is frustrating as the 7 W Walnut St. bungalow is one of a pair constructed almost a hundred years ago. That pair is one of the oldest on the block.

If we take the recent destruction of 7 W Walnut St. as an indicator of how Mr. Maravi will undertake his project going forward, we think that he should be willing to wait at least a month before he gets Planning Commission approval. This is meant to ensure that the design and construction will be done in a manner respectful of his neighbors and the architectural character of West Walnut Street.

For example, this house sits close to 5 W Walnut St and 9 W Walnut St., both in terms of sharing a driveway on one side and having adjacent retaining walls on the other. We believe that additional discussions should be undertaken with those neighbors. Mr. Maravi was welcomed to this street as a new resident. He was not nearly as open and forthright about his plans for his home as we were when we welcomed him.

We also note that the current design was created with a basic computer program. The result is that it does not display any awareness of how to properly detail basic elements such as window openings, porch railings, soffits, or roof overhangs. If the design is left as is, the resulting structure will stand out as an architecturally inferior addition to this street.

We request that the Planning Commission delay approval of the Special Use Permit #2020-00108 for 7 West Walnut Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly Lennihan', with a long horizontal flourish extending to the right.

Holly Lennihan, R.A. LEED AP

Robert J. Carragher
17 West Walnut Street
Alexandria, VA 22301
Email: bcarragher51@gmail.com

Submitted via electric mail at:
PlanComm@alexandria.gov

City of Alexandria
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

RE: Special Use Permit #2020-00108
7 West Walnut Street

Dear Chairman Macek and Members of the Planning Commission:

My name is Bob Carragher and along with my wife Beth, we have owned 17 West Walnut Street since November of 1995. When we moved to West Walnut with our two young children from our home on East Nelson Avenue, we were considered the ‘kids’ on the block. However, today we are one of the longest residing neighbors on the unit block given the fact that just about every home on this block has changed ownership since our arrival 25 years ago.

In that time, we have seen and lived through the many improvement/updating/renovation projects that our neighbors have undertaken to their homes. Interestingly, only a few have somewhat changed the outside appearance of their homes by either adding a covered front porch or by making the upper level of their homes more livable. But for the most part, the facades of the homes on our block have remained mostly unchanged since the time they were built. Another unique aspect of this block is it appears that the construction of homes on the unit block of West Walnut (and particularly those located on the north side of the block) were built as pairs probably by the same contractors. Such appear to be the case with Nos. 5 and 7, which are Cape Cod one-and-a-half story homes, as well as Nos. 11 and 19, Nos. 15 and 17, and No. 9 and 18, its ‘twin’ located across and just up the street.

As a homeowner that has undertaken improvements on our 100-year-old home, I felt for Mr. Maravi when I noticed his recently purchased home had been condemned by the City when its foundation collapsed during excavation work on the basement. However, when I reviewed his special use permit (SUP) application to build a proposed new, larger, brick two-story home which, due to its size and the size of the existing lot would require the City to approve the SUP application before you, I wanted to share my thoughts regarding this issue.

I totally support the right that every homeowner should have the opportunity to improve and enlarge a pre-existing home which they have purchased – however, with one major caveat. Any improvement to or replacement of the original structure should be consistent with the design of the existing structure and/or the design of the homes of their surrounding neighbors. This was something that guided us when we did an addition and renovation of our current home over 20 years ago.

In the case of the above-reference SUP application, I would respectfully suggest that Mr. Maravi be required to make every effort to either rebuild his new home in the Cape Cod style consistent with his existing structure or, at the very least, make every effort to design and construct his new home in a manner that mirrors and is consistent with the design, height and construction techniques used in other homes on our block.

Thank you for allowing me the opportunity to share my views regarding this application. I wish Mr. Maravi total success in his upcoming project. Since this will be a major undertaking (and the first total demolition and total rebuild ever undertaken on our narrow street), I also encourage him to make every effort to work with his surrounding neighbors in alleviating any undue hardship this project may cause in the months ahead.

Best regards,

Bob Carragher

Cc: Jol Silversmith, President

Rosemont Citizens Association via email at jol@thirdamendment.com

[EXTERNAL]CONCERNS: Special Use Permit #2020-00108 7 West Walnut Street

Ashley Davis <davisashley32@gmail.com>

Fri 2/26/2021 2:16 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Thomas Zichelli <tzichelli@gmail.com>

Ashley & Tommy Zichelli
115 W. Maple St.
Alexandria, VA 22301

Department of Planning & Zoning
301 King Street,
Room 2100 Alexandria, Virginia 22314
PlanComm@alexandriava.gov

February 26, 2021: Department of Planning & Zoning PlanComm@alexandriava.gov

Re: Special Use Permit #2020-00108 7 West Walnut Street

Dear Chairman Macek and Members of the Planning Commission, We are writing to express a number of important concerns about the proposed new house project at 7 West Walnut Street and we would like to ask your assistance in consideration of the concerns.

Background: We own and have renters at 3 West Walnut Street and currently live at 115 W Maple Street, approximately 3 blocks from 3 W Walnut.

Issues and Concerns: While we are not opposed to Mr. Maravi constructing a new house because of the unfortunate construction situation, and **we do feel the current design should be more compatible in response to the existing neighborhood character requirement.** This site is located in the Rosemont Historic District, on the National Register of Historic Places and on the Virginia Landmarks Register, and while there is no design review board that oversees this district, the historic significance of this area has been officially documented. We believe that this designation should bring a higher level of sensitivity to the review and evaluation of the design of this new house related to its compatibility with the existing neighborhood character under Section 12-402-C. The existing structure to be demolished is one of a pair of bungalows constructed in 1928-1929 with a shared driveway - two of the oldest houses on the block and in the historic district. As owners of two properties in the neighborhood, we walk down Walnut every other day, and we value the historic character greatly. We feel strongly the newly constructed house should be more sympathetic to its context and neighborhood character and return as a bungalow style with possible expanded floor areas in the basement, first floor and second floor not unlike his original renovation proposal that proposed expanded shed dormers on the front and rear typical of that period house.

Water Issues: We have made SIGNIFICANT investment to ensure no water gets in our basement. **With the construction of a new house, it will most likely disturb the natural drainage and will create more water flow into our basement.** We understand that years ago there was an open stream that ran down a portion of the middle of the block. We do have questions related to how the applicant is planning to address water management on his site (ie, site water, existing groundwater, basement sump pump, downspout discharge, etc.) so that it has no adverse impact on our property or 3 West Walnut. Water in this area is a big issue and the storm sewer is located on Commonwealth Avenue not West Walnut.

Thank you for allowing us to share our concerns and comments and considering our requests.

Thank you,

Ashley & Tommy Zichelli (443) 223-3362 davisashley32@gmail.com

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source.

[EXTERNAL]7 W Walnut Street - SUP 2020-00108

Lori Arrasmith Quill <arrasmithquill@gmail.com>

Sun 2/28/2021 3:40 PM

To: PlanComm <PlanComm@alexandriava.gov>; Jol Silversmith <jol@thirdamendment.com>

Cc: Donna Davis <barebonesbargain@aol.com>

 1 attachments (654 KB)

Scan 24.pdf;

Please find the attached scan of a letter from Donna and Jim Davis at 13 W Walnut Street. I have copied Donna Davis on this email.

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Jim and Donna Davis

13 West Walnut Street

Alexandria, Va 22301

barebonesbargain@aol.com

February 28, 2021

Re: Special Use Permit #2020-00108

7 West Walnut Street

City of Alexandria

Department of Planning & Zoning

301 King Street, Room 2100

Alexandria, VA 22314

To: Planning and Zoning Department

My family has lived at 13 West Walnut Street since 2000. We purchased this property in part due to the historical nature of the Rosemont area and the ambiance of the tree-lined streets and the unique and original character of the differing house facades. Our neighbors are connected and supportive of each other in many ways. My husband is in his eighties and has many health issues. It is comforting to know that there is always someone to help whether it is to bring a heavy package into the house or shovel our sidewalk before we have even gotten out of bed. There is frequently a text or email asking if we need anything and that means a lot.

When we learned that Mr. Edgar Maravi was retiring and had purchased the property at 7 West Walnut Street, we sent him an email welcoming him to the neighborhood and referenced we were the "geriatric anchor" on the street. My husband and I were looking forward to meeting and spending time with him just as we had with the previous owner Ashby, who was in his nineties.

Even though our property is higher than 7 West Walnut and the other properties going down to Commonwealth Avenue, we have water issues in our basement and frequently have standing water in our gravel driveway after a heavy rain. Our brick stairwell leading to the basement stays wet for days after a rain. My husband has been very diligent about addressing the water issues with a new sump pump, additional soil banked at the base of the house, new gutters, new roof and other measures.

While I don't understand the complexities of taking down a house and replacing it with something new, I am sensitive to any changes that might effect any properties on this street. We have read the February 20, 2021 letter to the Planning and Zoning Department written by our neighbor Walter Travers and understand his concerns and support his efforts to protect his property.

Thank you for your time and consideration adding this letter in support of our neighbors at 5 West Walnut Street.

Sincerely,

Donna Davis
Jim Davis

Jim and Donna Davis

re: Special Use Permit #202-00108 301 7 West Walnut Street

Jessica Girard <jessica.girard@gmail.com>

Sun 2/28/2021 8:16 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: jol@thirdamendment.com <jol@thirdamendment.com>

Dear Chairman Macek and Members of the Planning Commission:

My name is Jessica Girard and my family and I are currently renting the home at 3 West Walnut Street.

I would like to voice my support for the neighbors who are concerned about Mr. Edgar Maravi's treatment of the previous home at 7 West Walnut Street as well as his future plans for construction.

First, it is extremely unfortunate that the historic bungalow at 7 West Walnut Street was rendered uninhabitable in the first place. The bungalow was historic, and a sister structure with the home owned by Walt and Cindy Travers at 5 West Walnut Street. I agree with the other neighbors that a new home in the spirit of the original home, instead of a very large structure, would be a more welcome addition to the street. There are plenty of examples of such homes up and down East and West Walnut Street to draw from.

Water drainage on the lower half of West Walnut Street has been dubious at best as it is. There are many concerns among neighbors that Mr. Maravi's new home will cause more water management issues. I know that Mr. and Mrs. Travers at 5 West Walnut are requesting that Mr. Maravi change his roofline so that water does not drain directly onto their driveway and foundation. I hope that Mr. Moravi agrees to take some time and at the very least, change his plans to respect the requests of the Travers' family.

It would be both beneficial and neighborly if Mr. Maravi entertained constructive input from his neighbors before demolition of the current house and construction of his new home begins. At the very least, this may improve relations with his neighbors, and will hopefully prevent issues to his neighbor's homes as well.

As others have stated, we welcome Mr. Maravi into the neighborhood. We also earnestly hope that a solution that works for all involved can be agreed upon.

Sincerely,

Jessica Girard

Renter, 3 West Walnut Street

Alexandria, VA 22301

[EXTERNAL]Special Use Permit # 202-00108-7 West Walnut Street

Donna McCaffrey <donna.mccaffrey@icloud.com>

Sun 2/28/2021 10:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (214 KB)

Classic Letter.pages;

Dear Office of Planning and Zoning Members,

Please consider the attached letter in considering SUP referenced above. It is our understanding that there will be a hearing concerning this SUP on Tuesday, March 2, 2021. Thank you.

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Sent from my iPad

Donna S. McCaffrey
Elizabeth A. Jex
8 West Walnut Street
Alexandria, VA 22301

February 27, 2021

City of Alexandria
Office of Planning and Zoning
Room 2100
301 King Street
Alexandria, VA 22301

Via email: PlanComm@alexandriava.gov

Re: Special Use Permit # 202-00108 - 7 West Walnut Street

Dear Planning and Zoning Office Members:

We have owned and lived at 8 West Walnut Street, which is across the street from Mr. Maravi's property at 7 West Walnut Street, for over 20 years. We have not met or spoken with Mr. Maravi yet, but we are looking forward to having him as a neighbor.

Although we are pleased that Mr. Maravi plans to improve the property at 7 West Walnut, we share many of the concerns expressed in the letters our neighbors have submitted regarding Mr. Maravi's SUP, particularly those regarding: (1) the compatibility of the proposed design with the architectural character of the block and neighborhood; (2) the size and scale of the proposed house given the lot size and limited parking on West Walnut Street; and (3) the consequences of the design and construction on the adjoining properties. These concerns are articulated in detail in the letter from our neighbors at 4, 5, 9, and 17 West Walnut Street.

Given these serious concerns, we ask that the Office Of Planning and Zoning require appropriate changes before approving Mr. Maravi's SUP.

Very truly yours,

/s/ Donna S. McCaffrey

/s/ Elizabeth A. Jex