

Special Use Permit #2020-00108
7 West Walnut Street

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit, to construct a single-family dwelling on developed, substandard lot.	Planning Commission Hearing:	April 8, 2021
	City Council Hearing:	April 17, 2021
Address: 7 West Walnut Street	Zone:	R-5/Residential Single Family
Applicant: Edgardo Maravi	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Maggie Cooper, margaret.cooper@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 2, 2021: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2020-00108. The motion carried on a vote of 7-0.

PLANNING COMMISSION ACTION, APRIL 8, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission moved to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Chair Macek asked a number of questions of the applicant related to the neighbors' concerns regarding the construction errors that led the structural failure of the previous home during renovation, the front gable roofline which is contrary to the neighbors' preference for a side-gable, the design details, storm water management, the shared driveway, location of a dumpster and the lack of communication with neighbors. He asked the applicant to confirm the ways he had previously stated to accommodate these concerns. The applicant replied that he would:

- Cover the cost of replacing the shared driveway with 5 West Walnut after construction is completed;
- Not damage the existing wall at 9 West Walnut;
- Not remove his existing brick wall;
- Cover any damage that occurs as a result of his construction;

- Locate construction dumpster on his property; and
- Not allow heavy trucks to drive on the shared driveway.

The applicant responded to Mr. Macek's question about the foundation issues, by detailing the incidents that led to the structural failure and staff confirmed that the Code Administration Department was contacted immediately when the structural failure was discovered by the applicant's contractor. In response to Chair Macek's question regarding the proposed gable direction, staff explained that the setbacks had an impact on the direction of the gable, as the side-yard setbacks would make it difficult to have a height that would accommodate a second story and meet the required setbacks without requiring a very narrow house. Regarding his question on stormwater impacts, staff explained that all stormwater issues would be addressed during the grading plan phase, which would be stamped by a professional engineer or a land surveyor. Staff added that dumpsters are often contained on-site instead of being on the street and that this street only has parking on the south side of the street.

Vice Chair McMahon said she felt comfortable approving the proposed project and believed the extensive email correspondence that was shared with the Planning Commission showed that due diligence was done.

As a former member of the infill task force, which developed the substandard lot requirements, Commissioner Brown said it wasn't the intention to require applicants to meet strict design standards for a new dwelling.

Speakers:

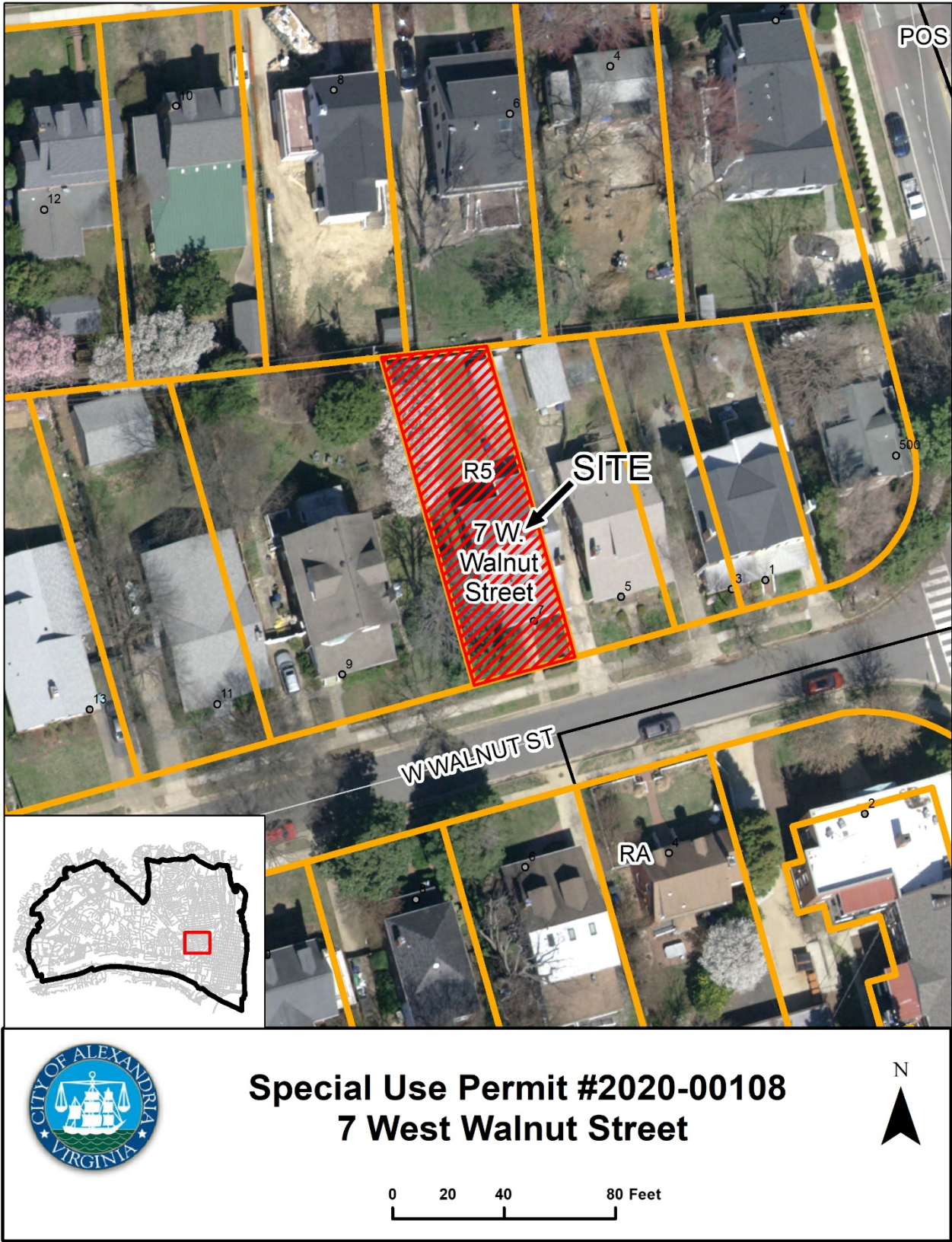
Holly Lennihan, 11 West Walnut Street, spoke in opposition of the request. She said she was unhappy with the lack of oversight that the applicant had with the construction that led to the structural failure of the previous house. She expressed issues with the proposed design.

Michael Wolin, 4 West Walnut Street, spoke in opposition of the request. He did not believe the design is compatible with the existing block as a sloping roof would be more important. He said he did not want the on-street parking spaces in front of his house to be used for a dumpster or construction activity.

Lee Quill, 9 West Walnut Street, stated that he would like the applicant to protect his brick wall and improve the detailing of the proposed dwelling.

Walt Traver, 5 West Walnut Street, expressed concerns about basement water intrusion and damage, water drainage from the front gable, heavy construction trucks on the shared driveway.

Edgar Maravi, applicant, spoke in support of the request and responded to questions from the Commission. He said he had shared with the Planning Commission documentation of his communication with and commitments to his neighbors.



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Edgardo Maravi, requests Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 7 West Walnut Street. The existing lot is substandard as it does not meet the R-5 zone's minimum lot width, lot frontage or lot area requirements.

SITE DESCRIPTION

The subject property is a developed, substandard, lot of record. The address is 7 West Walnut Street. It has 37.50 feet of frontage along West Walnut Street and has a lot size of 4,482 square feet. The subject property is flat. Single-family dwellings immediately surround the subject property. A one-and-one-half story bungalow style dwelling occupies the subject property (Figure 1), however, it is structurally unsound due to foundation failure and a demolition permit has been submitted for the dwelling. It has a footprint of approximately 1,165 square feet and contains approximately 2,555 square feet of gross floor area. A 214 square foot garage will remain once the dwelling is demolished.



Figure 1 – Previous Dwelling at Subject Property

BACKGROUND

City Real Estate Assessment records indicate the house was constructed in 1928. On September 30, 2020, the applicant submitted a building permit to construct a second-story addition and interior renovations to the existing dwelling. A building permit was issued on November 8, 2020. On December 9, 2020, the house suffered a partial collapse and a Department of Code Administration inspector found that the foundation had collapsed due to several cracks, which indicated the house had shifted during renovations. Upon review, Planning and Zoning staff determined that, because the structural damage to most of the building would require a total demolition, the subject property would no longer be eligible for the previously approved addition, allowed by-right, pursuant to Section 12-901(A) of the Zoning Ordinance. Staff communicated to the applicant that the dwelling could be replaced by-right with a building up to 10% larger and no taller than the pre-existing building (12-901(B)) or redeveloped with a new dwelling in accordance with Section 12-901(C) requiring SUP approval. The applicant elected to apply for an SUP.

PROPOSAL

The applicant requests SUP approval to construct a two-story dwelling on a substandard lot. It would have 2,956 square feet of gross floor area and 1,852 square feet of net floor area. It would measure 22.75 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design would include four-over-four window muntin configurations on the front, eave overhangs, a street-facing gable roof, a large front porch, and symmetrical window placement. Figures 2 and 3 below show the proposed elevations.



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



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

The dwelling would measure approximately 52.00 feet by 22.50 feet with a footprint of about 1,173 square feet (including the front open porch). The front wall would be setback 28.08 feet from the front property line, with an open front porch located 20.08 feet from the front property line; east and west side yards of 7.5 feet and a rear yard of 45 feet. Figure 4, below, shows the proposed site plan. The total impervious area of the proposed dwelling including stairs would be 1,303 square feet, which is 63 square feet more than the existing dwelling's impervious area of 1,240 square feet.

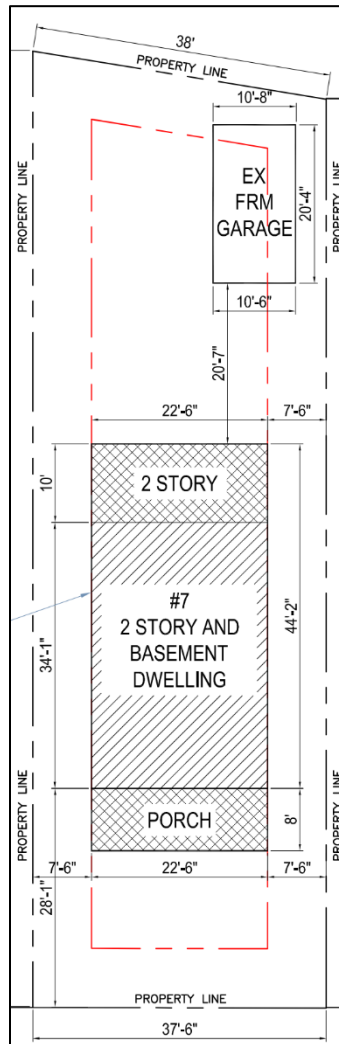


Figure 4 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The property has an existing garage at the rear of the property that will remain and has space for an additional parking space in the driveway between the house and the garage. The property has shared a concrete driveway with the neighboring property at 5 West Walnut Street since the homes were constructed in 1928. A notarized agreement between the property owners at 5 and 7 West Walnut Street has been submitted with the application materials, thus providing an acknowledgement that each property owner can access their required off-street parking spaces until it is formalized through an easement.

ZONING

The subject property is zoned R-5/Residential Single-Family. For single-family dwellings, the

R-5 zone requires a minimum lot width of 50 feet and lot frontage of 40 feet. The subject property provides only 37.5 feet of lot width and lot frontage. The R-5 zone also requires a minimum lot area of 5,000 square feet. The subject property provides only 4,482 square feet of lot area. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-5 zone's minimum lot width, frontage, and area requirements.

Because the subject property is substandard and was recently developed with a dwelling, Zoning Ordinance Section 12-901(C) applies, requiring City Council approval of an SUP. This section states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design," in addition to the SUP analysis criteria established in Section 11-500.

While the lot is substandard in lot width, frontage, and area, the proposed dwelling would meet all R-5 zoning requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Provided /Proposed
Lot Area	5,000 Sq. Ft.	4,482 Sq. Ft.
Lot Width	50 Ft.	37.5 Ft.
Lot Frontage	40 Ft.	37.5 Ft.
Front Yard	20 (minimum)	28.08 Ft. (front building wall)
	40 (maximum)	20.08 Ft. (porch)
Side Yard (East)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Side Yard (West)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Rear Yard	22.75 Ft. (1:1 height to setback ratio, 7 Ft. min.)	45.0 Ft.
Net Floor Area	2,016.9 Sq. Ft.	1,852 Sq. Ft.
	0.45 Floor Area Ratio (FAR)	0.41 FAR
Maximum Height	compatible with neighborhood character	22.75 Ft.
Maximum Threshold Height	3.87Ft. *	3.33Ft.

**Threshold height of 4 West Walnut Street, which is the highest threshold height within the contextual block face (per §3-406(D))*

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan

which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this substandard lot with a new two-story dwelling. As required by Zoning Ordinance section 12-901(C), staff believes the proposed dwelling would be compatible with the existing neighborhood in terms of height, bulk and design.



Figure 5: Houses along the north side of the block that face West Walnut Street



Figure 6: Houses along the south side of the block that face West Walnut Street

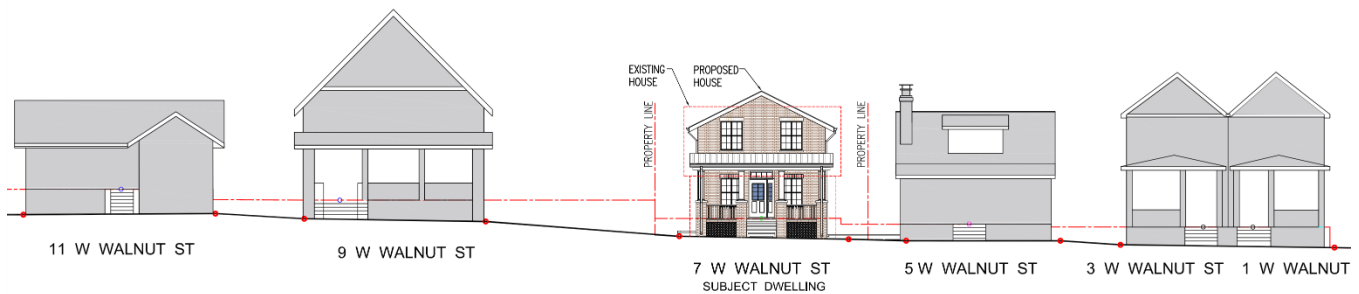


Figure 7: Bulk and height comparison

Height

Staff found the proposed height to be compatible with neighborhood character. The heights for the contextual block face and the properties on the same side of the block are shown below in Table 2.

Table 2 – Dwelling heights for north side of the block and contextual block face

19 W Walnut	14.8 Ft.
13 W Walnut	15.45 Ft.
11 W Walnut	16.1 Ft.
6 W Walnut	16.7 Ft.
5 W Walnut	17 Ft.
4 W Walnut	20.4 Ft.
Block Average (including contextual block face)	21.4 Ft.
15 W Walnut	22.3 Ft.
Proposed Dwelling	22.75 Ft.
17 W Walnut	26.1 Ft.
3 W Walnut	26.5 Ft.
21 W Walnut	25.5 Ft.
1 W Walnut	26.9 Ft.
9 W Walnut	29 Ft.

Staff finds that the height of the proposed dwelling would be compatible with the existing neighborhood, as the proposed height of 22.75 feet is only 6% taller than the average height of all of the dwellings on the northside of the block and the dwellings across from the subject property. Despite being 5.75 feet taller than 5 West Walnut Street adjacent to the east (shown in Figure 5 and Figure 7), it is 6.25 feet lower than 9 West Walnut Street (shown in Figure 5 and Figure 7) adjacent to the west and 4 feet lower than the semi-detached dwellings at 1 and 3 West Walnut Street (shown in Figure 5 and Figure 7) which are located to the east of 5 West Walnut Street. The block surrounding the subject property contains a mix of single and two-story dwellings, with 13 of the 19 homes on this block that face West Walnut Street being two-story. At 22.75 feet, the proposed dwelling would also be 7.25 feet below the maximum height of 30 feet which is permitted by-right for infill development on standard lots in the R-5 zone.

Bulk

The applicant's proposal would be compatible with neighborhood character in terms of bulk. The proposed footprint is smaller than the footprints of 14 of the 19 dwellings on this block of West Walnut Street. This block of West Walnut Street contains many dwellings that are larger than the proposed building, as shown in Figures 5 and 6. With 1,852 square feet of net floor area, the proposed dwelling would be 164.90 square feet below the maximum floor area permitted on this lot by the R-5 zone.

Design

Staff found the proposed design to be compatible with established neighborhood character, as Rosemont contains a wide range of dwelling designs. The block surrounding the subject property contains a variety of one and two-story houses but lacks a dominate architectural style. According to the Rosemont Historic District's National Register of Historic Places nomination form from 1992, there are five colonial revival dwellings, four bungalows, two modern dwellings, three craftsman dwellings, two foursquares, one vernacular/prairie dwelling, one Dutch colonial revival, and one vernacular dwelling. The roof pitch and simplistic design complements the block and the front porch would reinforce the connection between the dwelling to the street; mimicking the design of many other dwellings along the block which also feature front porches (seen in Figures 5 and 6). Seven of the dwellings on this block have front facing gables and nine dwellings have one-story front porches.

Additional Considerations

The original proposal included a request for a modification to the required side yard setbacks. In February, after discussions with staff and the neighboring property owners at 5 West Walnut Street, the applicant revised the size of the home to meet the required side yard setbacks. The case was originally on the March 2, 2021 Planning Commission docket, however, the applicant asked to be deferred to the April hearings to allow for additional time to address design and stormwater concerns from neighbors and Commissioners. The applicant worked closely with staff to redefine architectural detailing to further improve compatibility with the neighborhood. Commissioners asked the applicant to extend his outreach to neighbors and to provide more detailed plans as part of the application. The applicant communicated through emails and phone calls with neighbors and informed them of his proposal and incorporated some of their comments into his final proposal. The applicant submitted revised plans on March 9, 2021 based on additional feedback from neighbors, staff, and the Planning Commission.

Staff notified the Rosemont Citizens' Association (RCA) of the proposal. The RCA submitted a letter on March 2, 2021 stating that some neighbors had contacted the Commission separately and that the RCA generally "appreciates efforts to ensure that new construction is compatible with existing properties, and likewise appreciates proactive outreach about projects to neighbors".

The applicant also submitted preliminary plans showing storm water retention to express his commitment to meeting or exceeding all city requirements related to water runoff. While not a requirement of this special use permit request, the applicant will be required to submit a grading plan and building permit prior to any land disturbance. Transportation and Environmental Services

staff submitted this statement regarding storm water regulations: “All land disturbing activities over 2,500 square feet must comply with the City’s water quantity requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Increases in runoff from development of single-family homes are mitigated to the maximum extent practicable by providing stormwater detention facilities. Changes in the direction of runoff is mitigated to the maximum extent practicable through grading, piping of downspouts, or detention. Single-family homes are exempt from water quality treatment.”

In addition, no significant trees exist on the lot. The twenty-five percent canopy coverage requirement, demonstrated at the grading plan stage and pursuant to the 2019 Landscape Guidelines, would provide adequate future coverage.

Last, although the shared use of the driveway between 5 and 7 West Walnut has existed since the construction of the properties in 1928, staff requires that the applicant formalize this arrangement through an easement in Condition #4, prior to the submission of a grading plan.

CONCLUSION

Staff found that the proposed dwelling’s height, bulk, and design would be compatible with the established neighborhood character. Subject to the conditions contained in Section III of this report, staff recommends approval of the SUP request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The dwelling’s bulk, height and design shall be substantially consistent with the application materials submitted on March 9, 2021 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
3. 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)
4. Obtain and provide a shared easement with the neighbor to ensure that both properties may access the required on-site parking through the shared drive. Provide proof of the shared easement on the grading plan. (T&ES)
5. During construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a no idling for greater than 10 minutes sign in plain view. (T&ES)

STAFF: Maggie Cooper, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

1. SWM, Traffic Engineering and Transportation Planning has no comments.

Conditions:

1. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
2. 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)
3. Obtain and provide a shared easement with the neighbor to ensure that both properties may access the required on-site parking through the shared drive. Provide proof of the shared easement on the grading plan. (T&ES)
4. During construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a no idling for greater than 10 minutes sign in plain view. (T&ES)

Code Requirements:

1. A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
2. New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
3. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
4. The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
5. 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)
6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be

pipled to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). 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)

7. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
8. Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
9. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
10. 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)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction. Previously issued building permit for addition and interior renovations do not apply for new scope of work.

Recreation, Parks and Cultural Activities/Arborist:

No comments received

Police Department:

No comments received

Fire Department:

No comments or concerns



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address


PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature:  _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.		
2.		
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.		
2.		
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.

Date Printed Name Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

- C. How often will trash be collected?

- D. How will you prevent littering on the property, streets and nearby properties?

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
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- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No
- How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 7 W Walnut Street
Street Address

R-5
Zone

A2. 4,482
Total Lot Area

x 0.45
Floor Area Ratio Allowed by Zone

= 2,016.90
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 890
First Floor 956
Second Floor 500
Third Floor
Attic
Porches 209
Balcony/Deck
Garage 214
Other***

Allowable Exclusions**

Basement** 890
Stairways** 80
Mechanical**
Attic less than 7'***
Porches** 209
Balcony/Deck**
Garage** 214
Other***
Other***

B1. 2,769 Sq. Ft.
Existing Gross Floor Area*

B2. 1,393 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,376 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

2,769

B2. Total Exclusions

1,393

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 767
First Floor 994
Second Floor 994
Third Floor
Attic
Porches 185
Balcony/Deck
Garage 214
Other***

Allowable Exclusions**

Basement** 767
Stairways** 210
Mechanical**
Attic less than 7'***
Porches** 185
Balcony/Deck**
Garage** 214
Other***
Other***

C1. 3,154 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,376 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,778 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

3,154

C2. Total Exclusions

1,376

D. Total Floor Area

D1. 1,778 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,016.90 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 3,169 Sq. Ft.
Existing Open Space

E2. 2,998 Sq. Ft.
Required Open Space

E3. 3,309.75 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

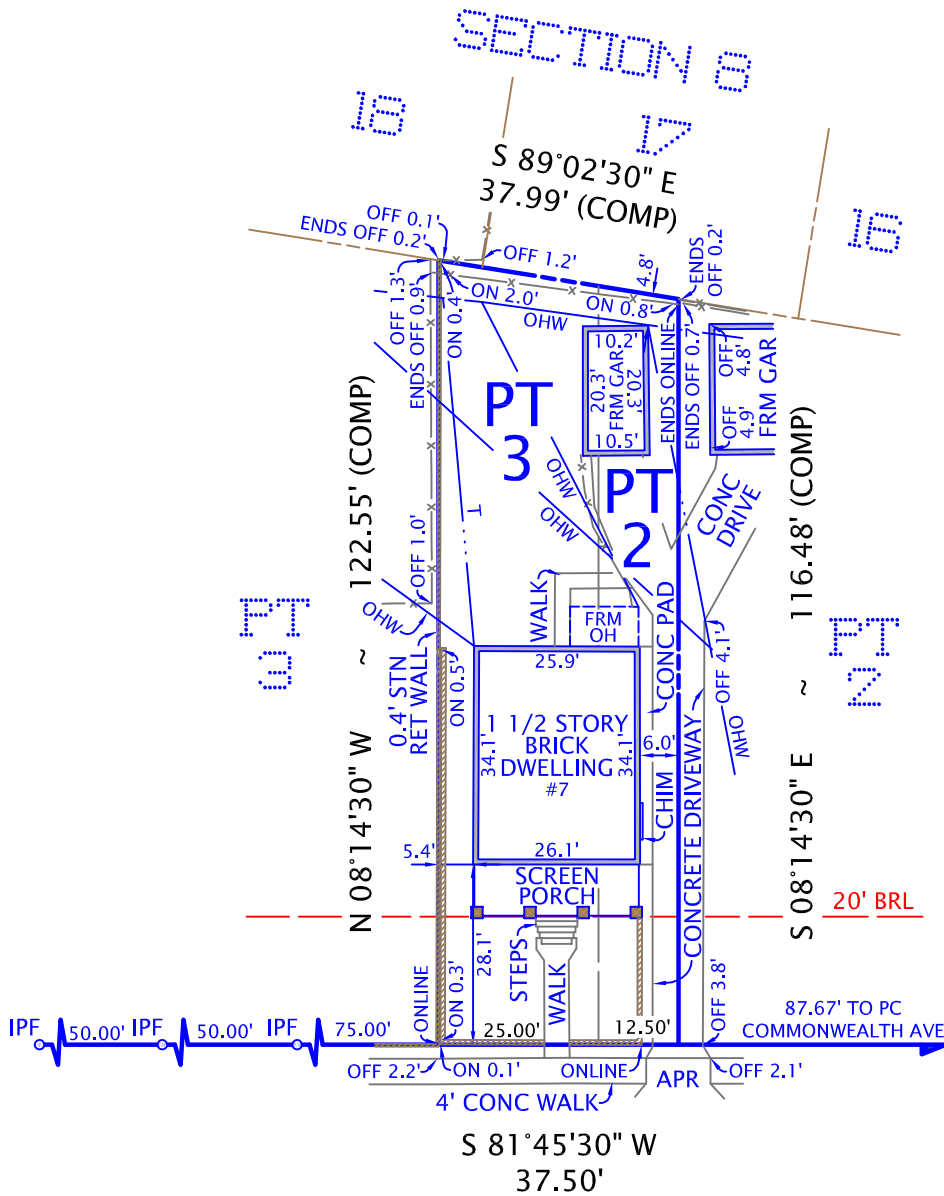
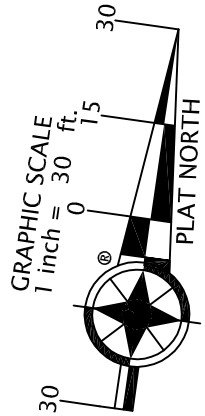
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: _____

12/22/2020

- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. PILLARS ARE 1.8' BRICK.
4. TOTAL AREA = 4,482 SF.



WEST WALNUT STREET
44' WIDE

PLAT
SHOWING HOUSE LOCATION ON
WEST 12½ FEET OF LOT 2 & EAST 25 FEET OF LOT 3, BLOCK 19, SECTION NO. 3

ROSEMONT
(ARLINGTON COUNTY DEED BOOK 134, PAGE 595)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' MAY 28, 2020

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:

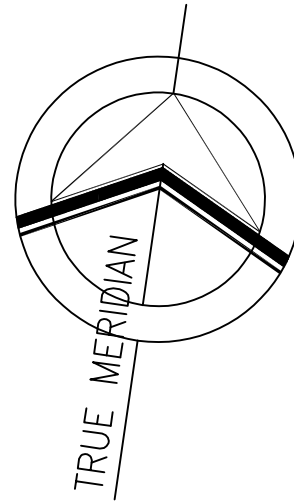
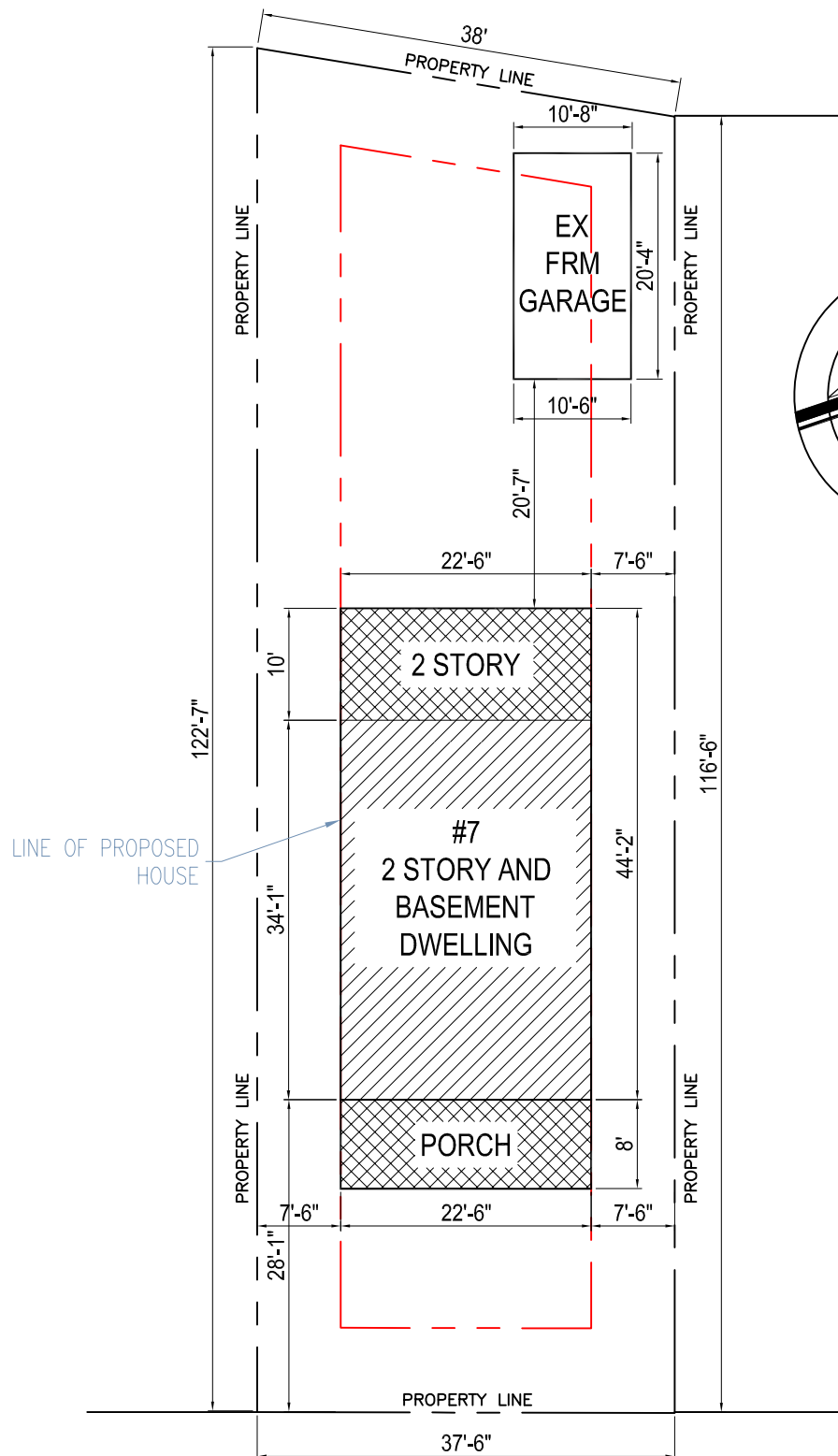
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339



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



W WALNUT STREET
44' WIDE

44' WIDE

PS PROPOSED SITE PLAN
1/16"=1'-0"

$$1/16'' = 1' - 0''$$

Job Number:

SP

1 of 1

EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

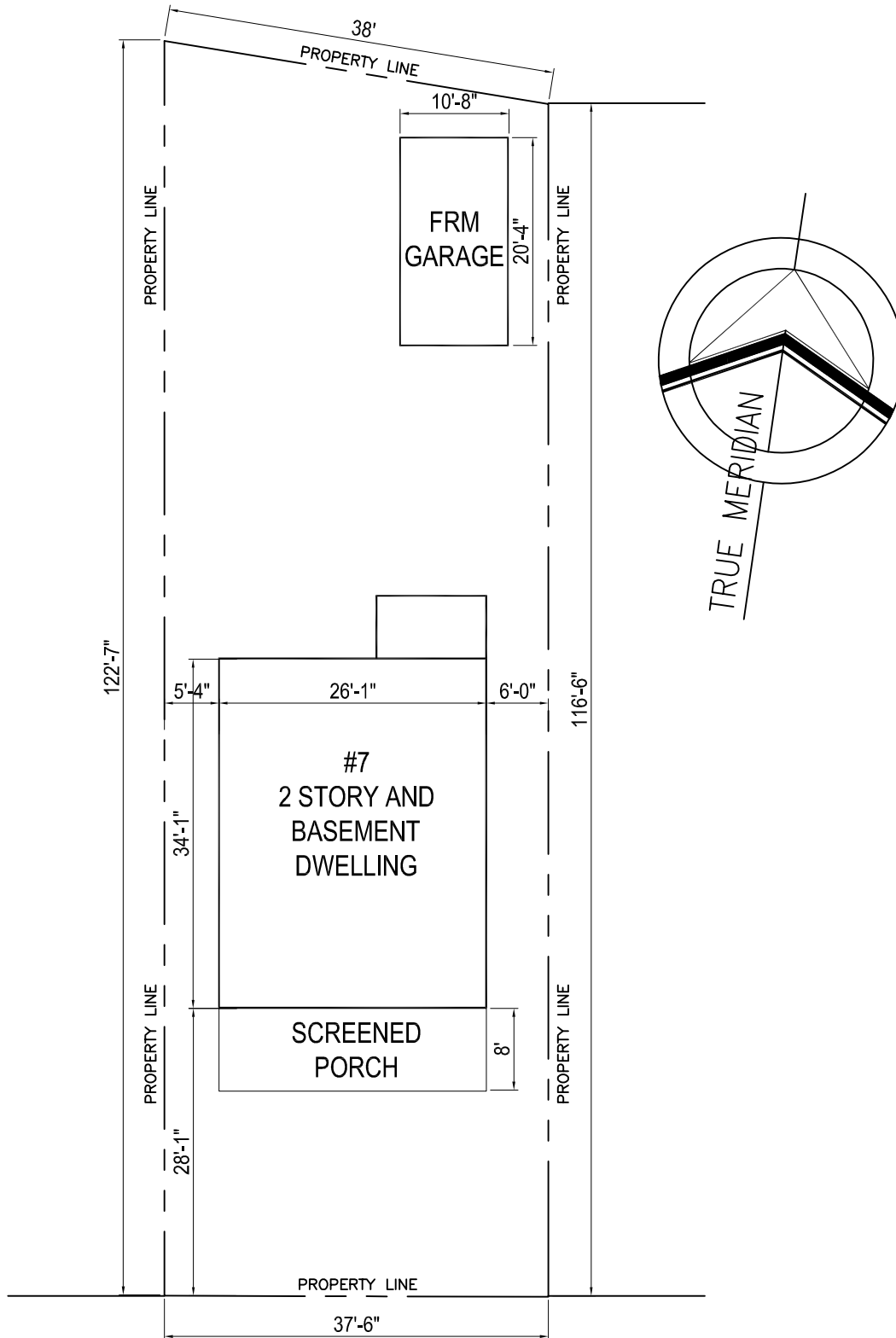
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DATE	DESIGNER: ENRIQUE COLLAO 265 S. PICKETT ST. #301 ALEXANDRIA VA. 22304 Phone: 202-701-6823
MAR-8-2021	
ISSUE:	
SPECIAL USE PERMIT	
DRAWN BY: E. COLLAO	

PROPOSED SITE PLAN

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301



W WALNUT STREET
44' WIDE

ES EXISTING SITE PLAN
1/16"=1'-0"

Job Number:
XS
1 OF 1

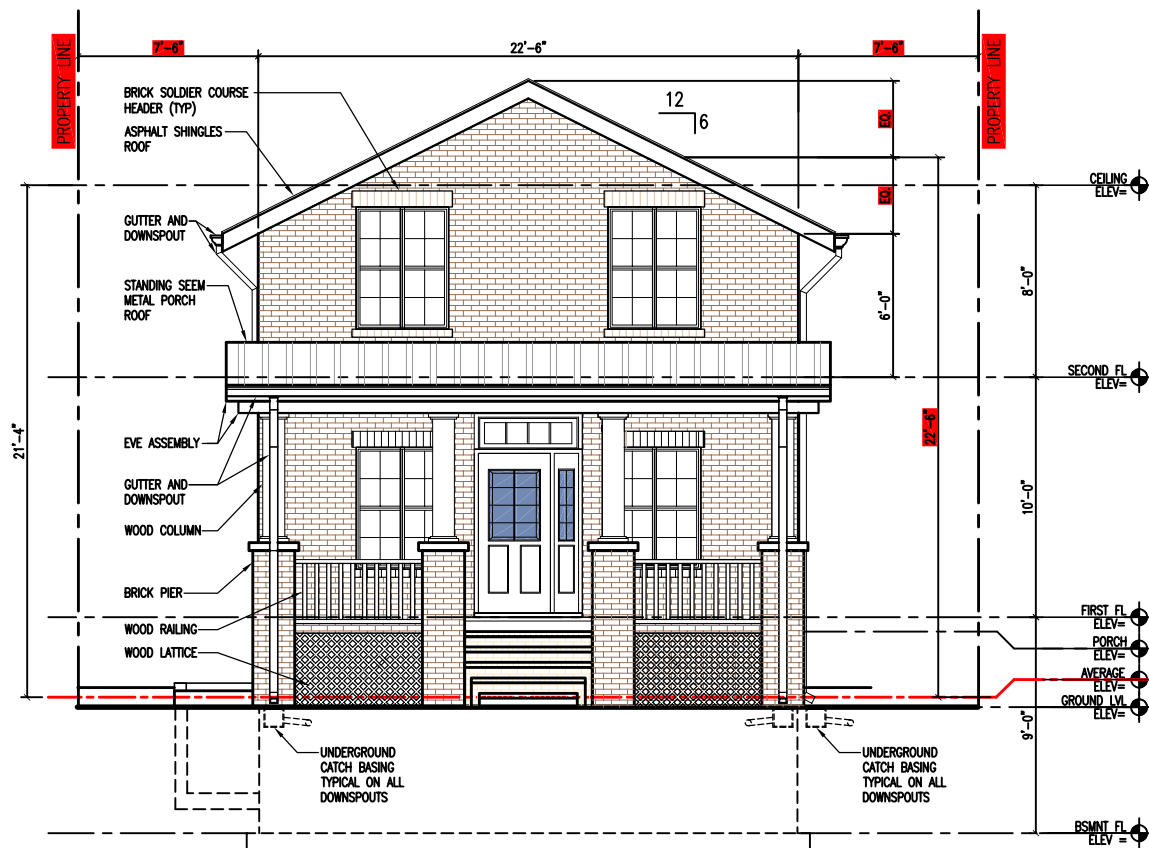
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EXISTING SITE PLAN
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



1 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED FRONT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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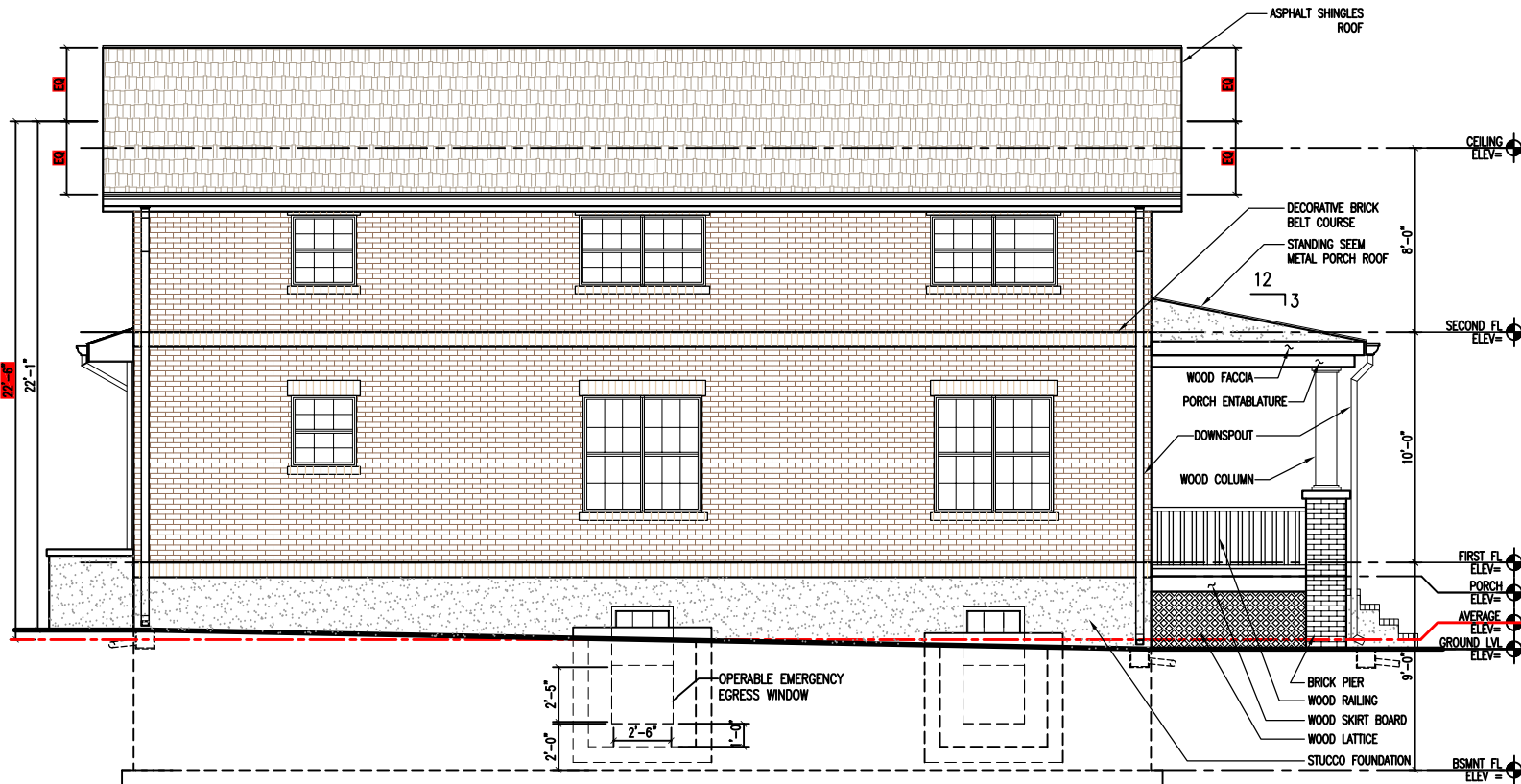
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE1

1 OF 4



2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED LEFT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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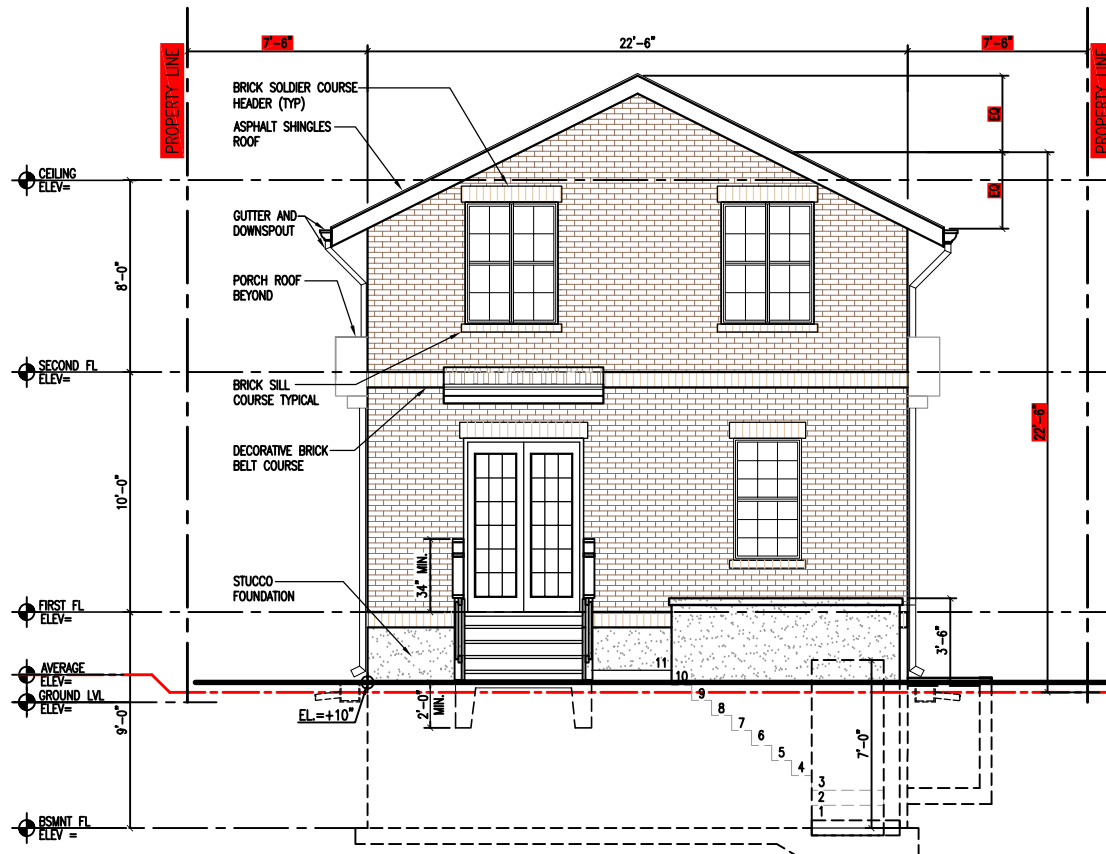
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE2

2 OF 4



3 PROPOSED BACK ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED BACK ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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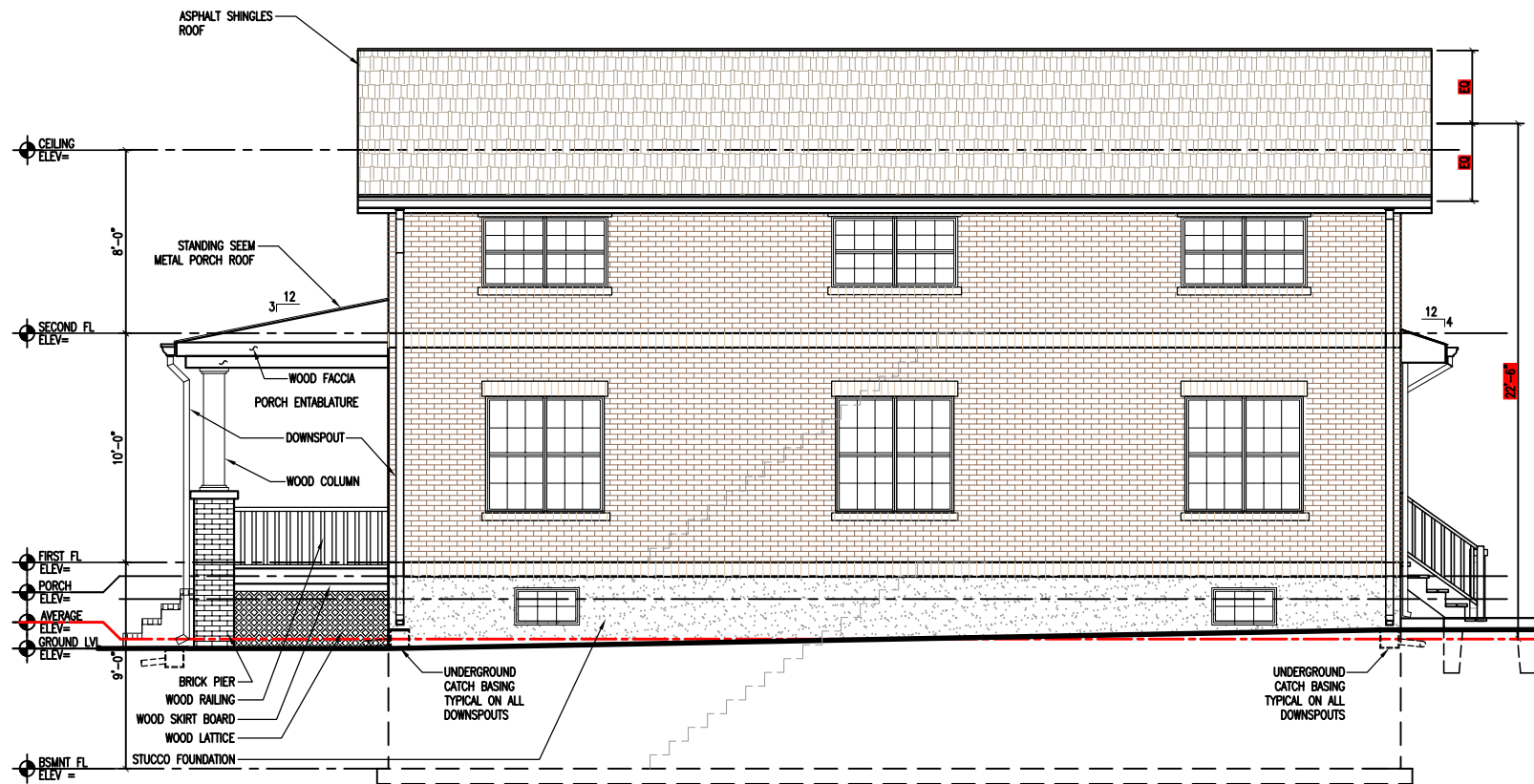
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE3

3 OF 4



4 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED RIGHT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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Phone: 202-701-6823

OWNED BY:

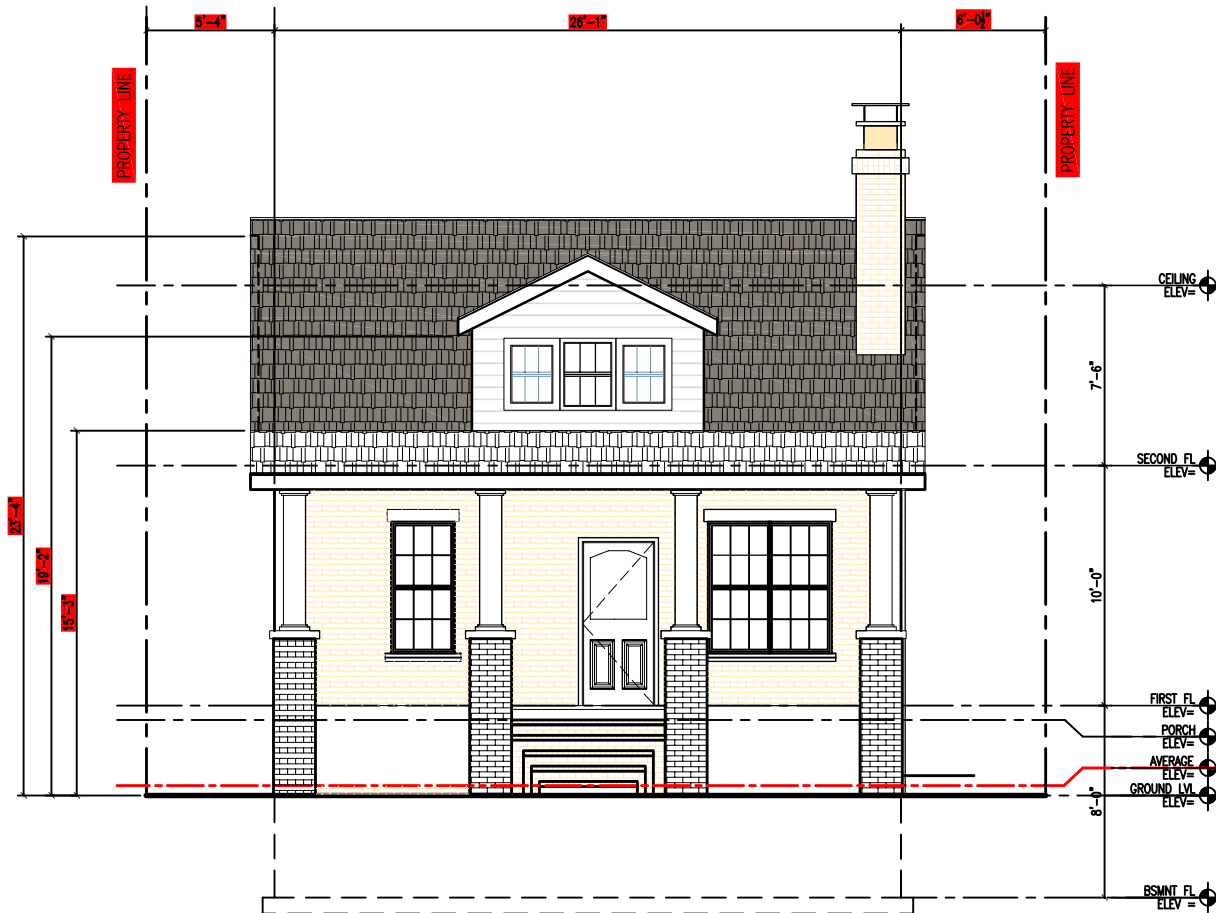
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE4

4 OF 4



1 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"

EXISTING FRONT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE1

1 OF 4



2 EXISTING LEFT ELEVATION
SCALE: 1/8"=1'-0"

EXISTING LEFT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

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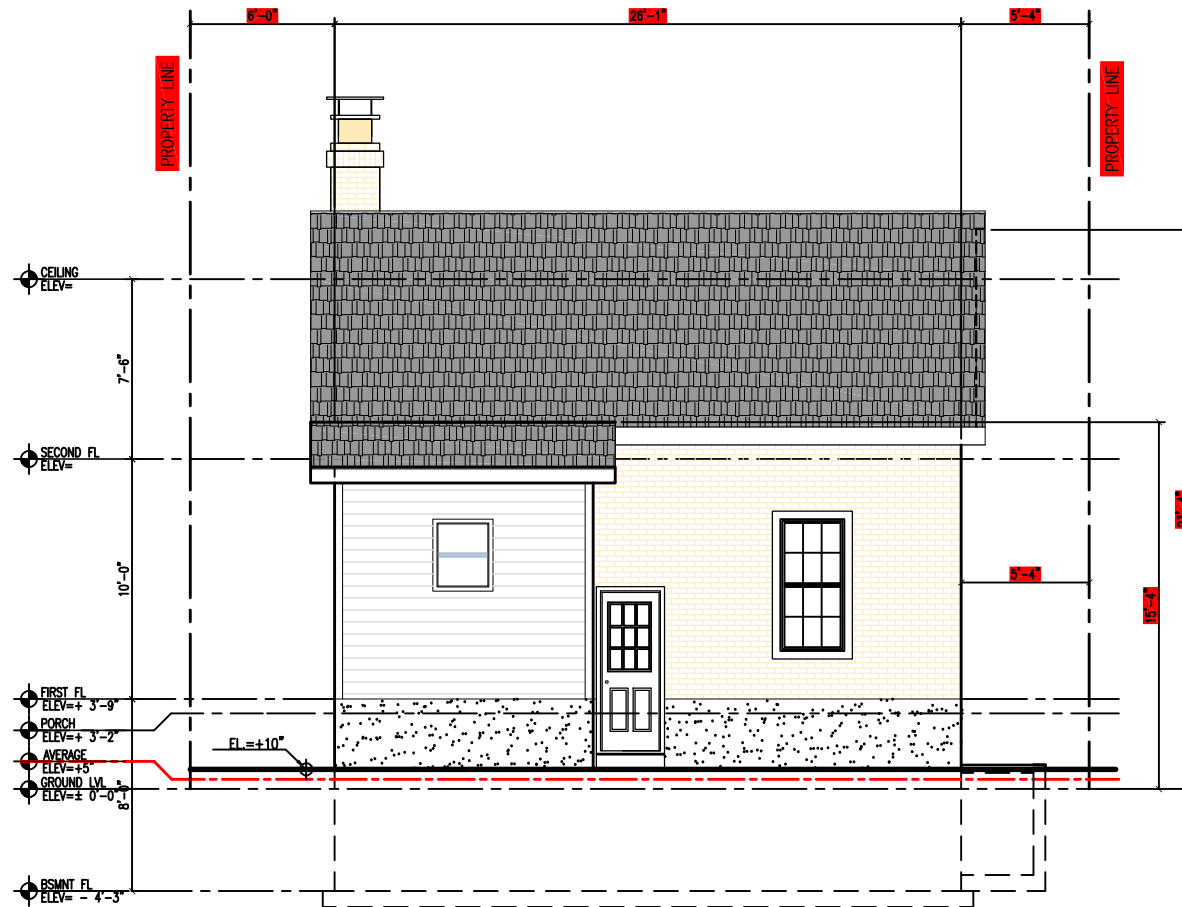
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE2

2 OF 4



3 EXISTING BACK ELEVATION
SCALE: 1/8"=1'-0"

EXISTING BACK ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

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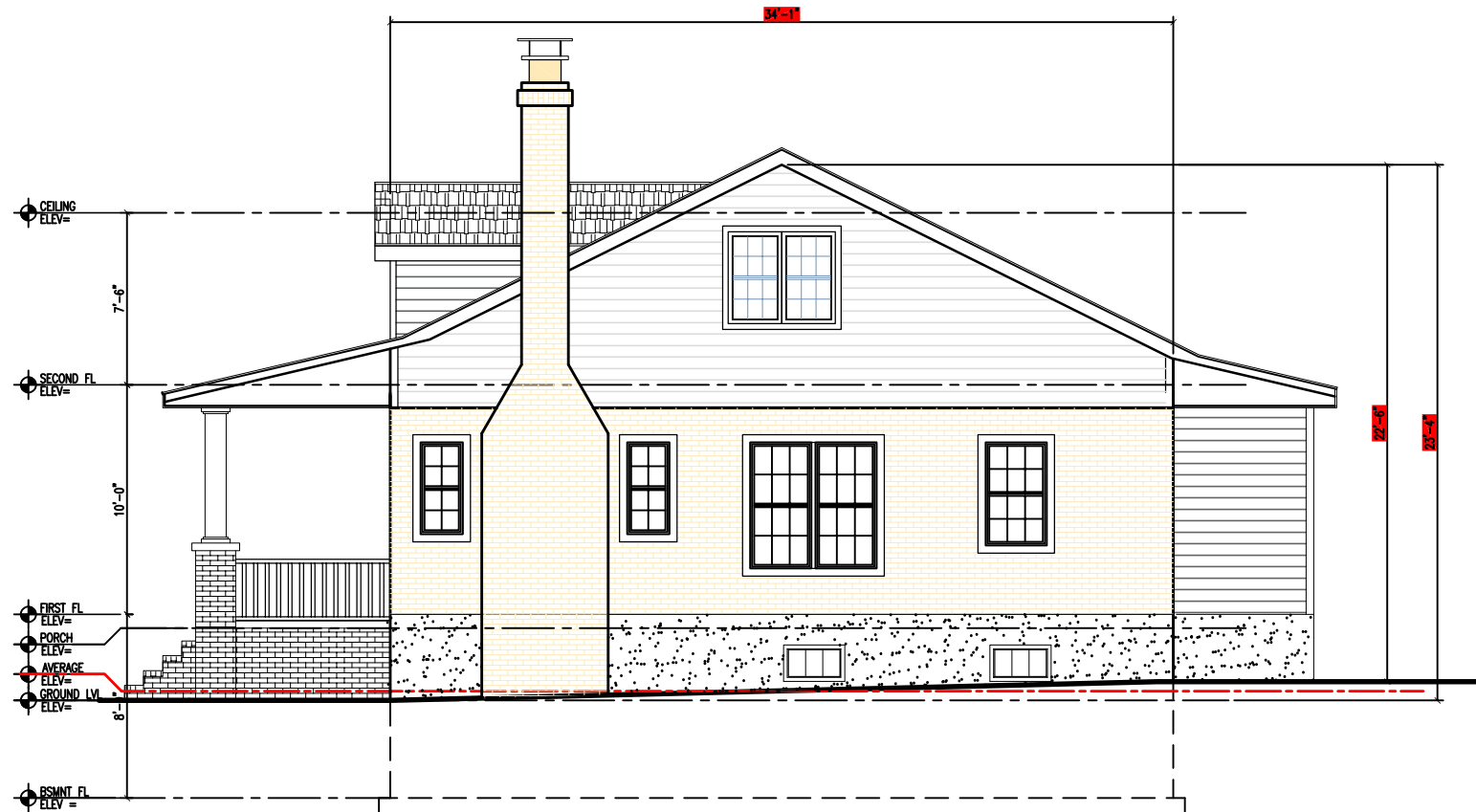
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7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE3

3 OF 4



4 EXISTING RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXISTING RIGHT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

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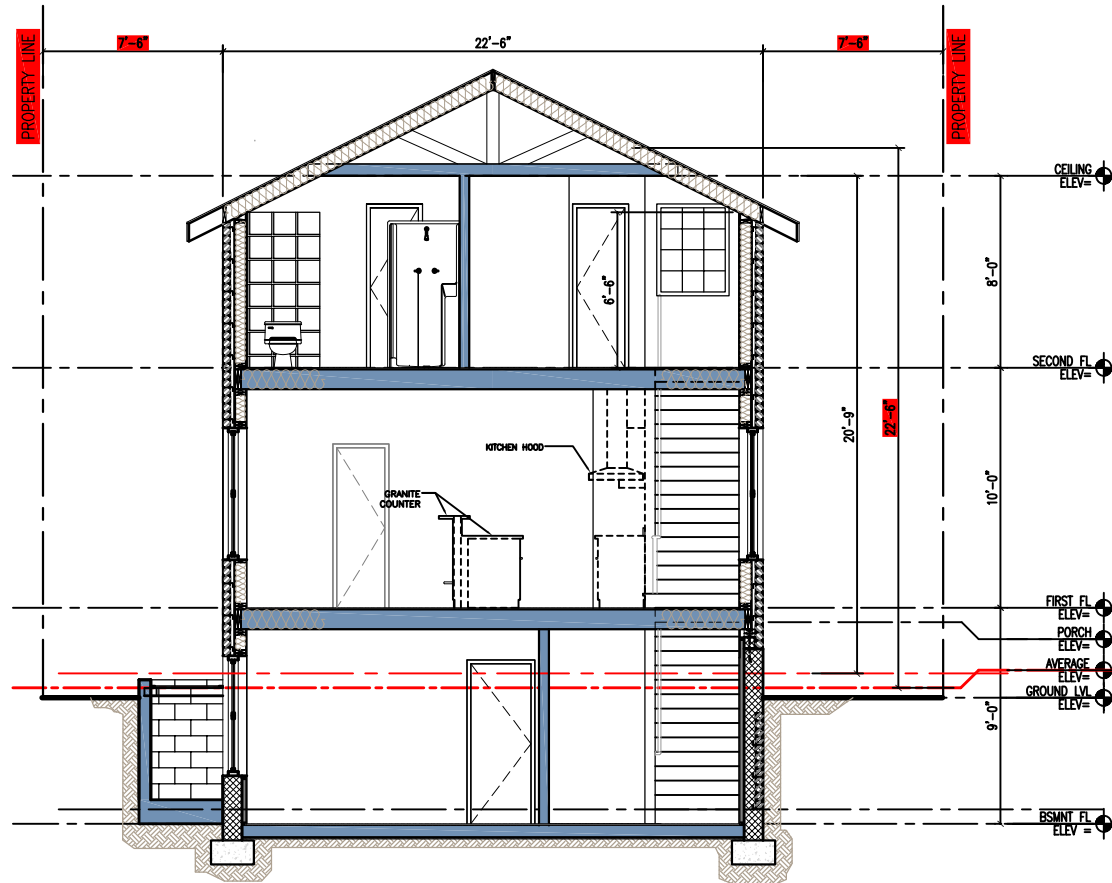
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ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE4

4 OF 4



1 SECTION A-A
SCALE: 1/8"=1'-0"

PROPOSED SECTION A-A

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

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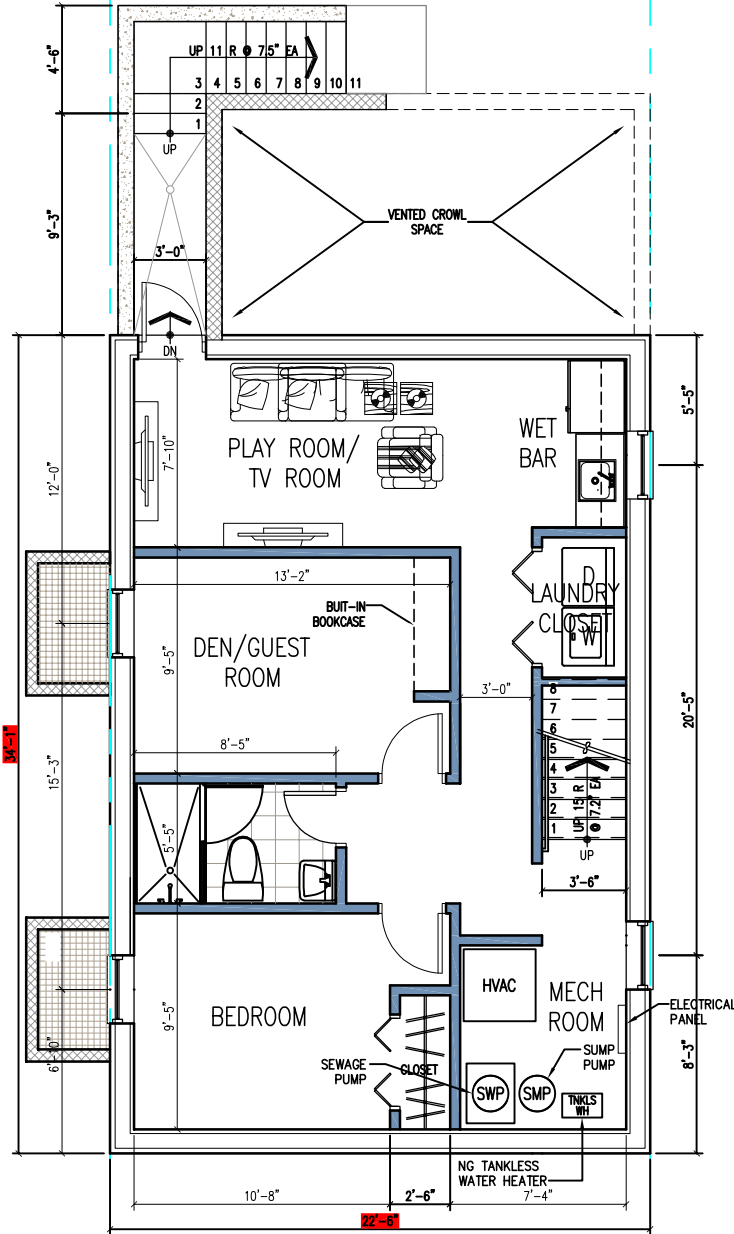
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

PSA

1 OF 1

PROPERTY LINE



1 PROPOSED BASEMENT FLOOR
SCALE: 1/8"=1'-0"

PROPERTY LINE

Job Number:
N1
1 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

OWNED BY:

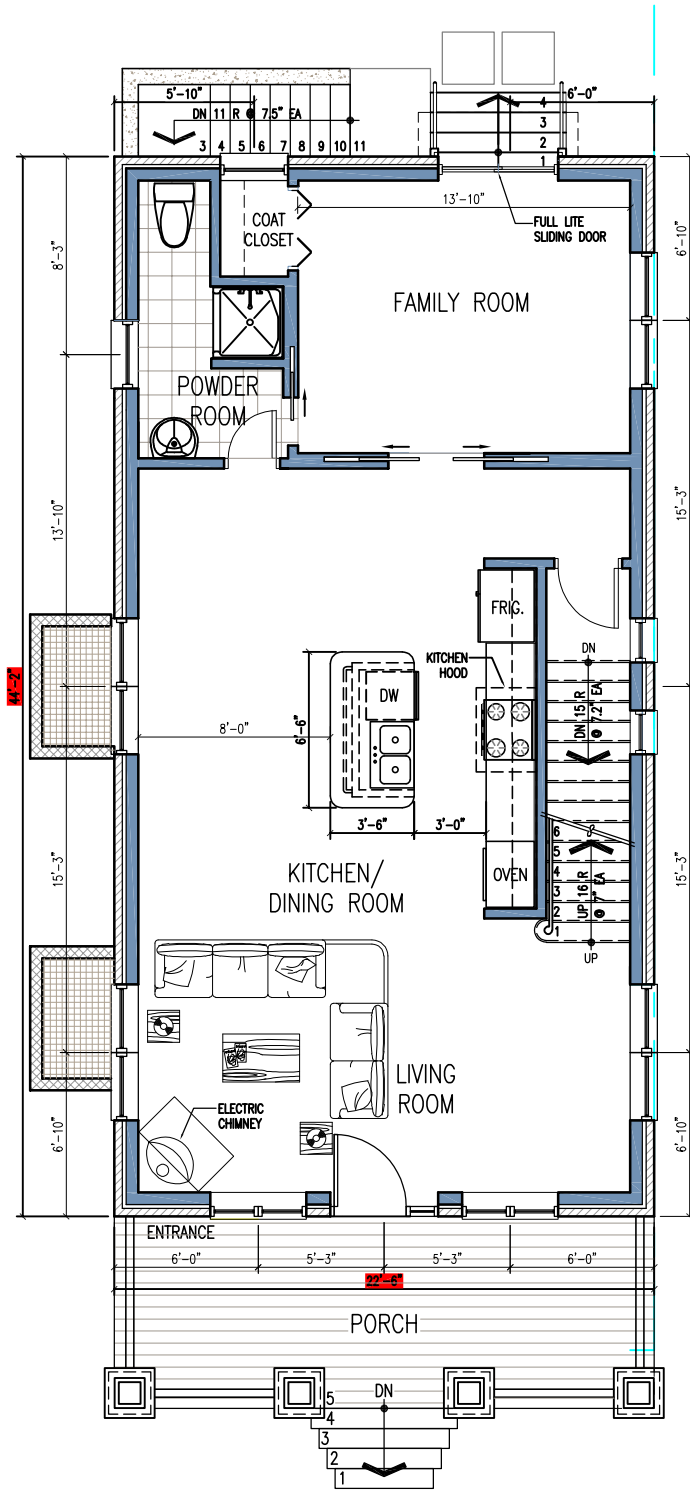
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PROPOSED BASEMENT FLOOR

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301



2 FIRST FLOOR
SCALE: 1/8"=1'-0"

Job Number:
N2
2 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

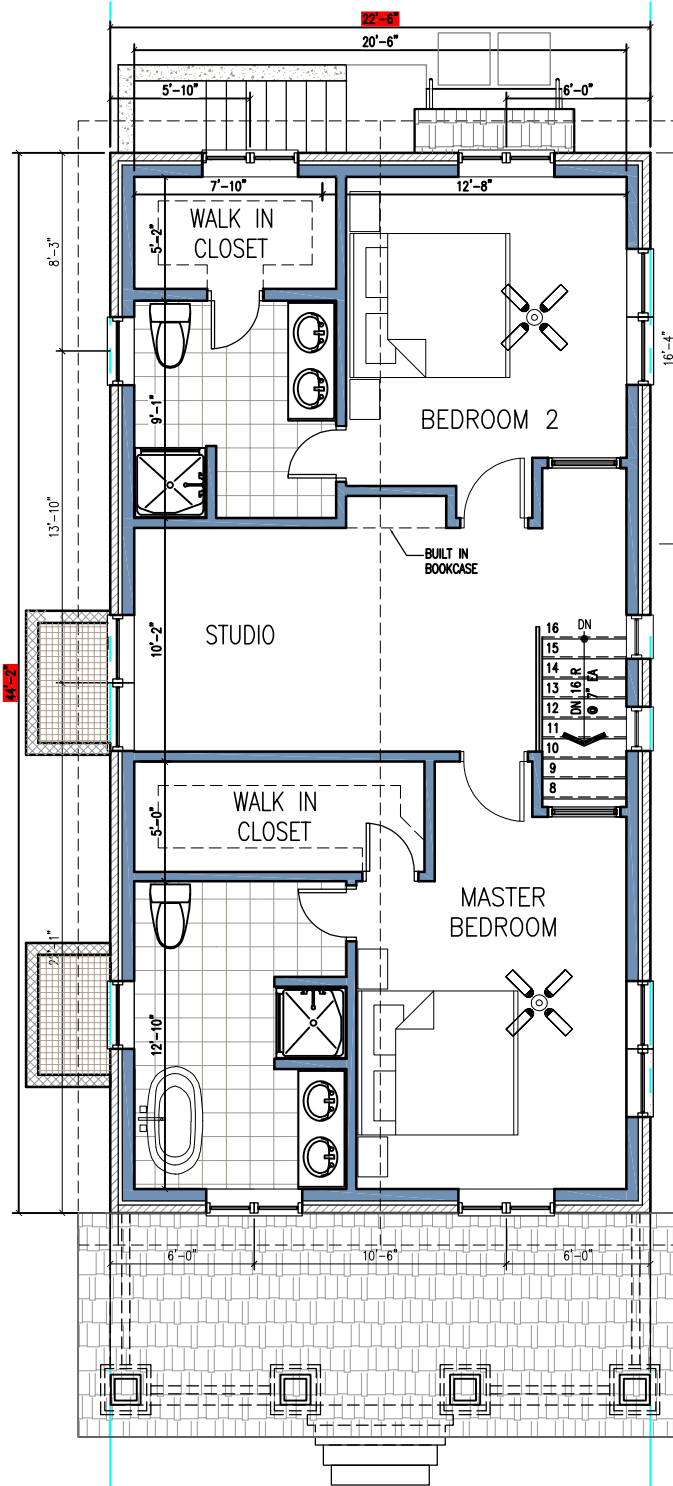
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PROPOSED FIRST FLOOR
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301

PROPERTY LINE



3 PROPOSED SECOND FLOOR
SCALE: 1/8"=1'-0"

PROPERTY LINE

Job Number:
N3
3 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

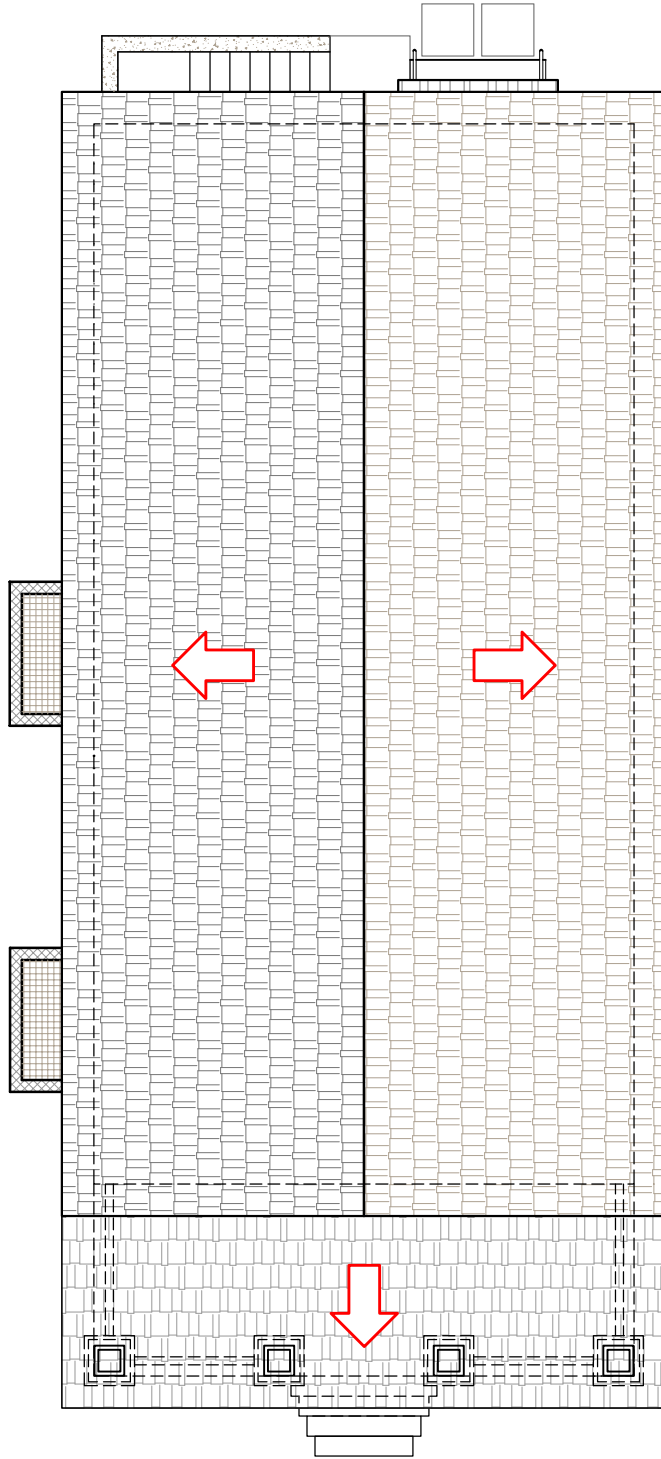
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PROPOSED SECOND FLOOR
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301

PROPERTY LINE



4

PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

PROPERTY LINE

PROPOSED ROOF PLAN

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301

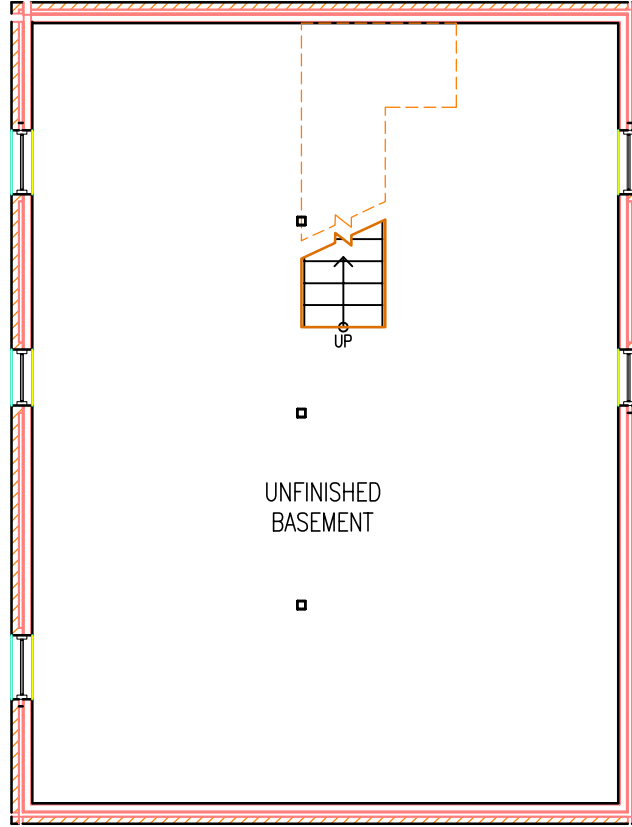
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MAR-8-2021	ENRIQUE COLLAO
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7 W. WALNUT ST.
ALEXANDRIA VA 22301
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Job Number:

N4

4 OF 4



1 EXISTING BASEMENT FLOOR
SCALE: 1/8"=1'-0"

EXISTING BASEMENT FLOOR

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301

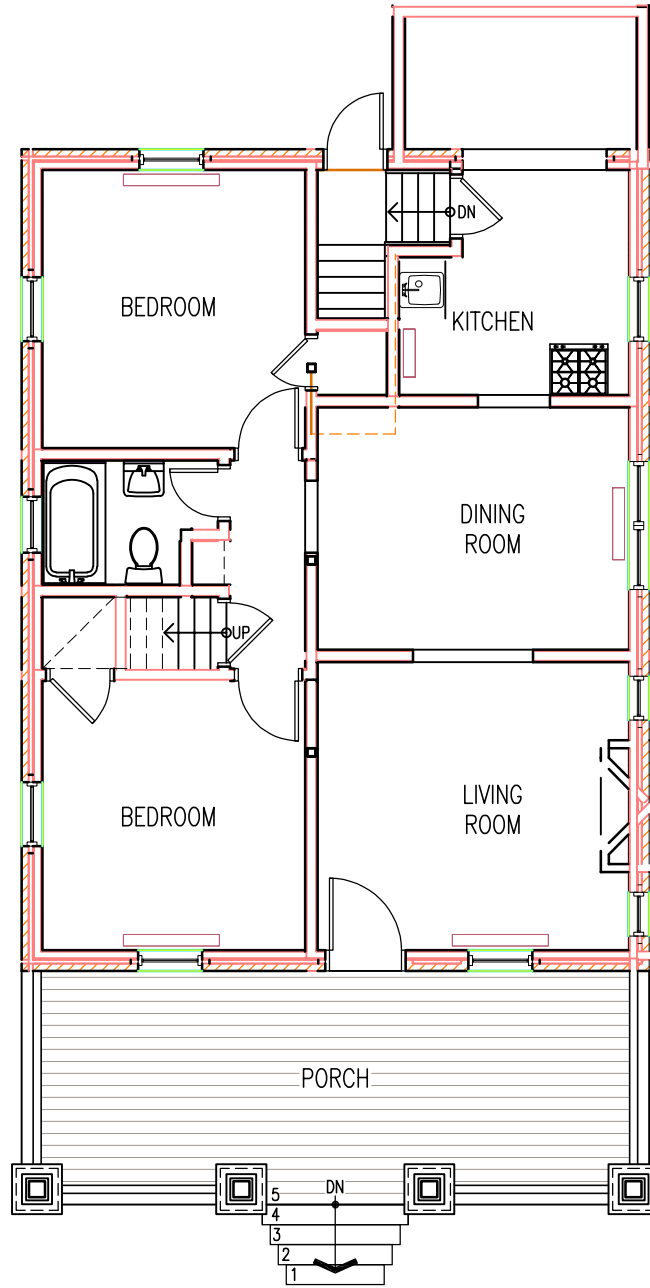
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MAR-8-2021	ENRIQUE COLLAO
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7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

X1

1 OF 4



2 EXISTING FIRST FLOOR
SCALE: 1/8"=1'-0"

Job Number:
X2
2 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

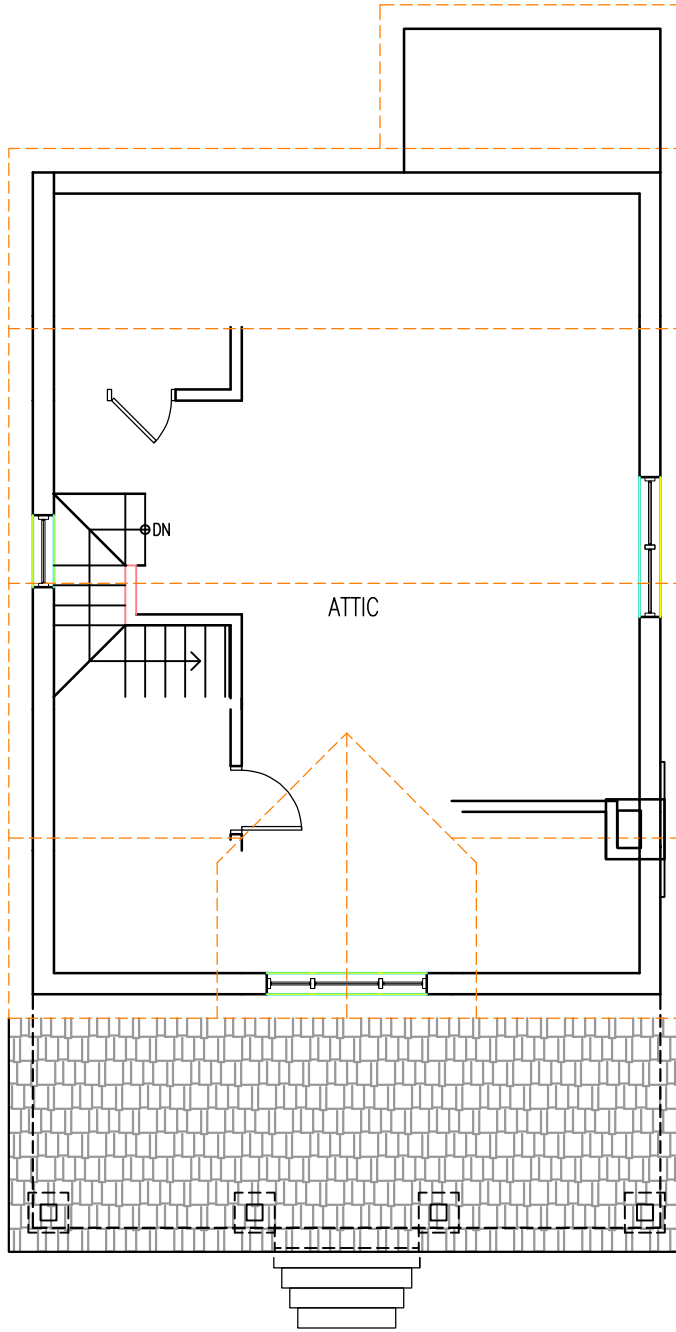
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EXISTING FIRST FLOOR

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301



3 EXISTING ATTIC FLOOR
SCALE: 1/8"=1'-0"

Job Number:
X3
3 OF 4

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7 W. WALNUT ST.
ALEXANDRIA VA 22301
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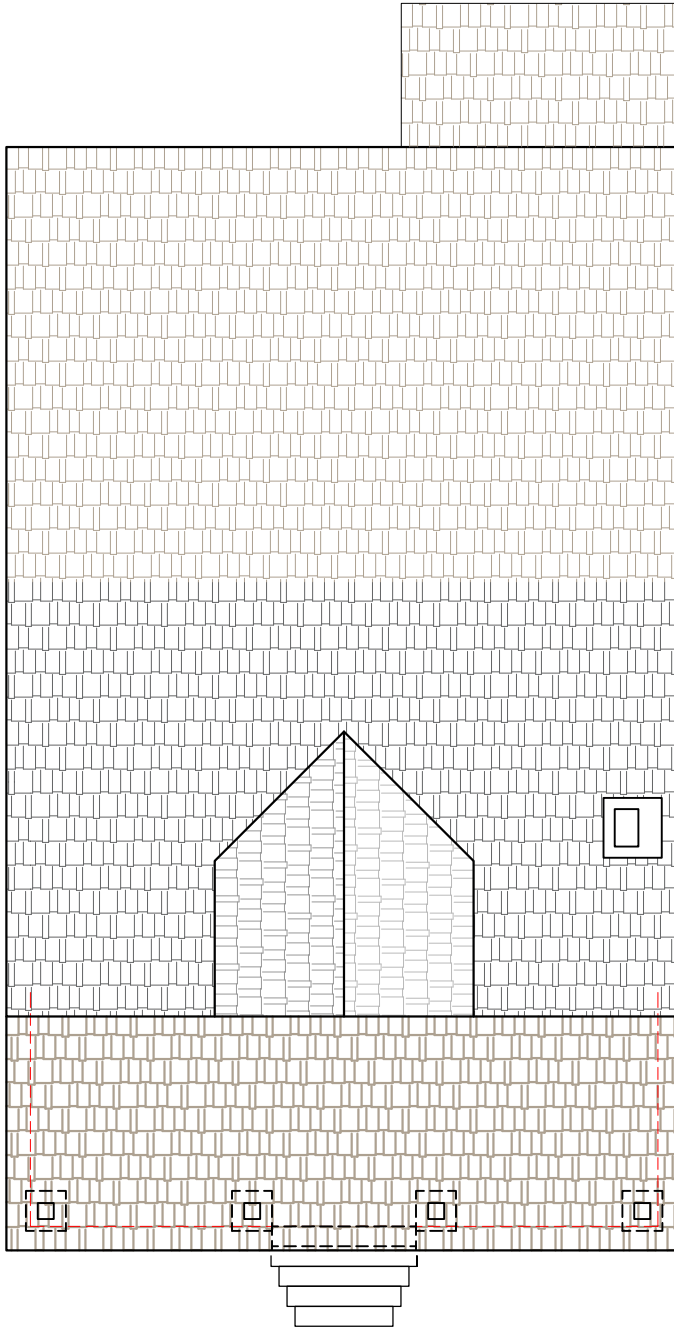
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EXISTING SECOND FLOOR

MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



4 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"

Job Number:
X4
4 OF 4

EDGARDO MARAVI
OWNED BY:
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

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EXISTING ROOF PLAN
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301

SUP # 2020-00108
HEIGHT & DESIGN DIVERSITY OF HOUSES LOCATED IN THE
IMMEDIATE AREA OF 7 W. WALNUT STREET-SUBJECT PROPERTY
(North side of the block)



Picture (1): Properties 11, 9 & 7 (right) W Walnut Street show the consistently eclectic nature of the block and significant dwelling height differences 16.7 Ft., 29 Ft & 19.2 Ft. (7W.Walnut Street) respectively. (Source: Block Face Study. Merestone Land Surveying PLLC)



Picture (2): Subject Property-7 W. Walnut Street & neighboring 5 W. Walnut Street. While similar in design their facades are significantly different.



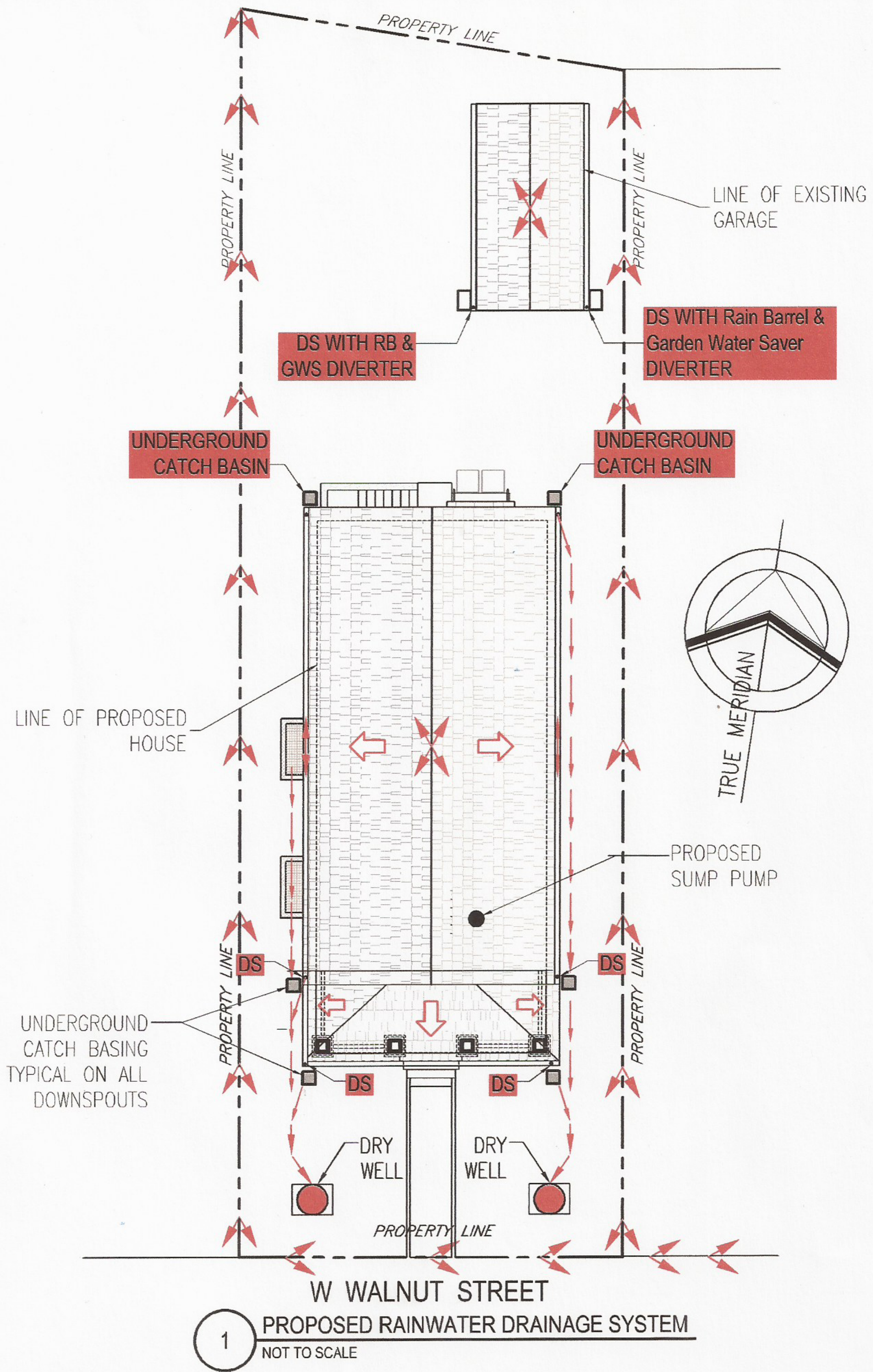
Picture (3): 9 W. Walnut Street, at 29 Ft., is the tallest house on the block. It is next door to the Subject Property (Source: Block Face Study. Merestone Land Surveying PLLC)



Picture (4): Dwellings 5 W. Walnut Street and 3 & 1 W. Walnut Street reveal significant differences in height and design and still contribute to the eclectic charm of the block.

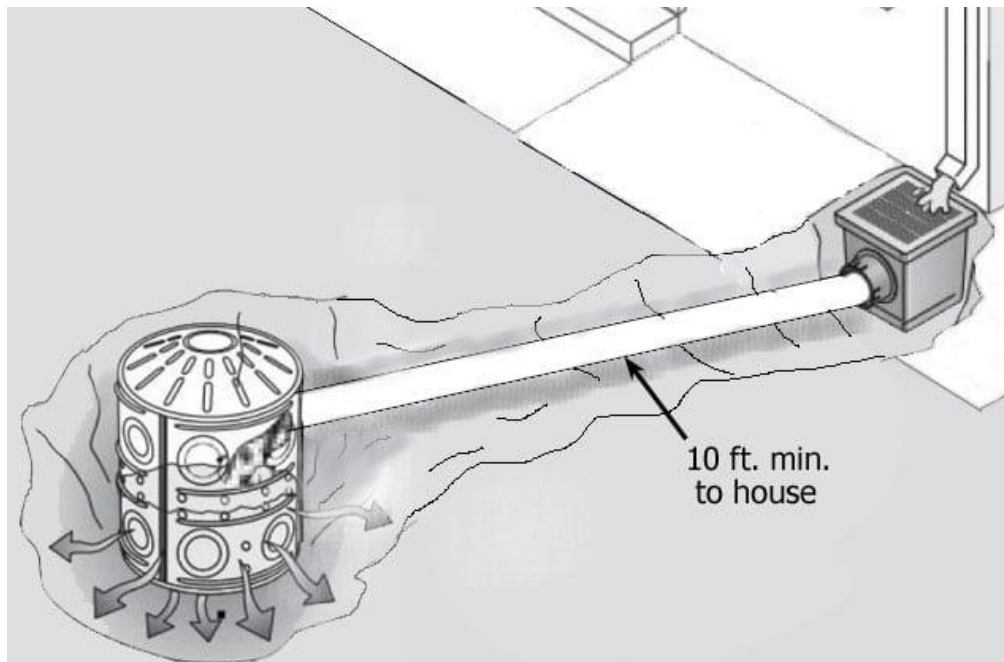


Picture (5): Dwelling 3 & 1 W. Walnut St. with heights of 26.5 Ft & 26.9 Ft respectively, are significantly taller than the proposed height of 22.5 Ft of Subject Property. Its overall exterior design is expected to be comparable to these 2 dwellings but in a detached version.



(*) This Preliminary Proposed Plan is subject to change as a result of a prospective Grading Plan.

SUP 2020-00108
APPENDIX PRELIMINARY DRAINAGE PLAN
STORMWATER DRAINAGE & CATCHMENT DEVICES



GARDEN RAIN SAVER (Cool Grey Savannah)



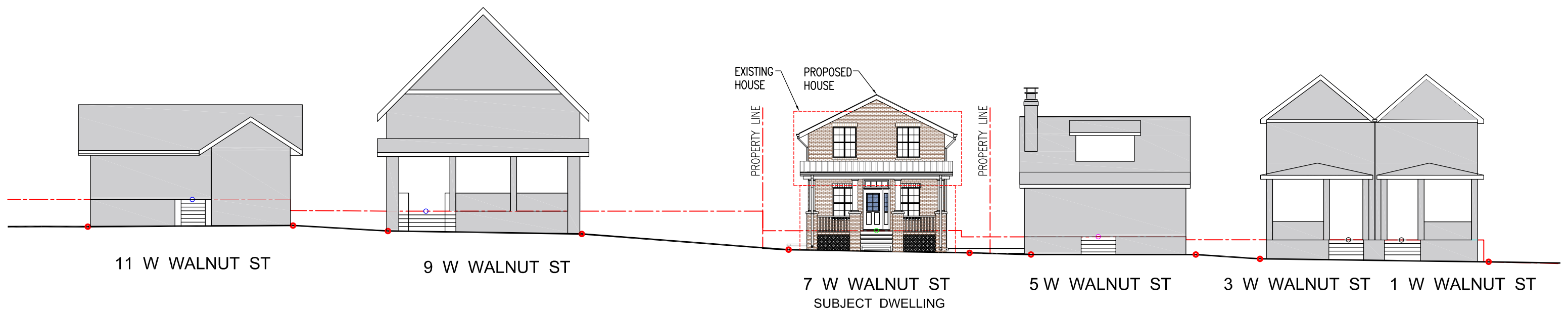




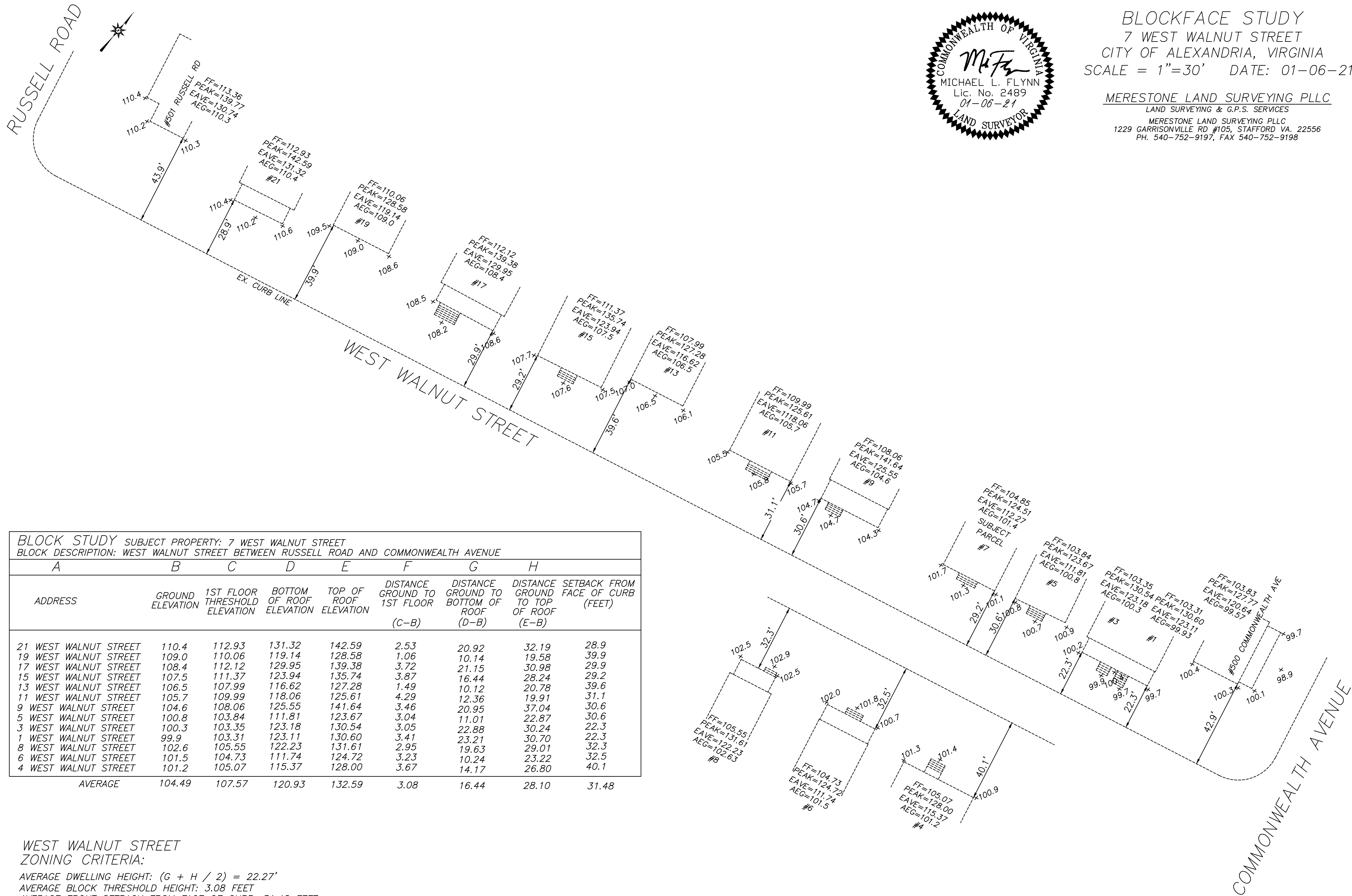
RAIN BARREL WITH DIVERTER



DIVERTER



1 BLOCKFASE STUDY
SCALE: 1/16"=1'-0"



BLOCKFACE STUDY
7 WEST WALNUT STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE = 1"=30' DATE: 01-06-21

MERESTONE LAND SURVEYING PLLC
LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING PLLC
1229 GARRISONVILLE RD #105, STAFFORD VA. 22556
PH. 540-752-9197, FAX 540-752-9198

BLOCK STUDY SUBJECT PROPERTY: 7 WEST WALNUT STREET								
BLOCK DESCRIPTION: WEST WALNUT STREET BETWEEN RUSSELL ROAD AND COMMONWEALTH AVENUE								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
21 WEST WALNUT STREET	110.4	112.93	131.32	142.59	2.53	20.92	32.19	28.9
19 WEST WALNUT STREET	109.0	110.06	119.14	128.58	1.06	10.14	19.58	39.9
17 WEST WALNUT STREET	108.4	112.12	129.95	139.38	3.72	21.15	30.98	29.9
15 WEST WALNUT STREET	107.5	111.37	123.94	135.74	3.87	16.44	28.24	29.2
13 WEST WALNUT STREET	106.5	107.99	116.62	127.28	1.49	10.12	20.78	39.6
11 WEST WALNUT STREET	105.7	109.99	118.06	125.61	4.29	12.36	19.91	31.1
9 WEST WALNUT STREET	104.6	108.06	125.55	141.64	3.46	20.95	37.04	30.6
5 WEST WALNUT STREET	100.8	103.84	111.81	123.67	3.04	11.01	22.87	30.6
3 WEST WALNUT STREET	100.3	103.35	123.18	130.54	3.05	22.88	30.24	22.3
1 WEST WALNUT STREET	99.9	103.31	123.11	130.60	3.41	23.21	30.70	22.3
8 WEST WALNUT STREET	102.6	105.55	122.23	131.61	2.95	19.63	29.01	32.3
6 WEST WALNUT STREET	101.5	104.73	111.74	124.72	3.23	10.24	23.22	32.5
4 WEST WALNUT STREET	101.2	105.07	115.37	128.00	3.67	14.17	26.80	40.1
AVERAGE	104.49	107.57	120.93	132.59	3.08	16.44	28.10	31.48

WEST WALNUT STREET
ZONING CRITERIA:
AVERAGE DWELLING HEIGHT: (G + H / 2) = 22.27'
AVERAGE BLOCK THRESHOLD HEIGHT: 3.08 FEET
AVERAGE FRONT SETBACK FROM FACE OF CURB: 31.48 FEET
THRESHOLD HEIGHT ALLOWED: 3.08 + 20% = 3.70 FEET
DWELLING HEIGHT ALLOWED: 22.27' + 20% = 26.72'







17 February 2021

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

Submitted via electronic mail: PlanComm@alexandriava.gov

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

To Whom It May Concern:

We strongly support Mr. Edgar Maravi's application for Special Use Permit #202-00108 to remove and replace the physical building situated at 7 West Walnut Street.

Our family lives directly across the street from the property in question. Our front windows look directly at the subject property and we see the property every time we walk out the front door and while sitting on our porch. Arguably, we are the most impacted neighbor in terms of the subject property aesthetics.

We have reviewed Mr. Maravi's plans and have discussed the project with him at great length. We firmly believe that the plan for the site will significantly improve the property as the home has been in a state of dilapidation since we moved to the neighborhood in 2014.

We are quite pleased that Mr. Maravi's vision takes into consideration the historic nature of the neighborhood and is respectful of the local home styles. The proposed building design fits well with the other houses on the street, will lend to the character of the neighborhood, and will be visually pleasing.

We enthusiastically endorse the proposal and encourage you to act quickly to approve any and all necessary City permits, applications, and the like so that this property can be redeveloped as soon as possible.

Should you have any questions or would like to discuss this issue in further detail, please feel free to reach out us on: 202-494-8761.

Sincerely,



Terrence Heubert



Katherine Heubert

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.

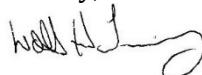
There was a creek behind the home that was filled in by the City, and there are currently natural springs under the ground in the area between 1, 3, 5, and 7 West Walnut Street. The ground water intrusion has been a constant problem throughout the years. With regard to the proposed drawings (which we 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

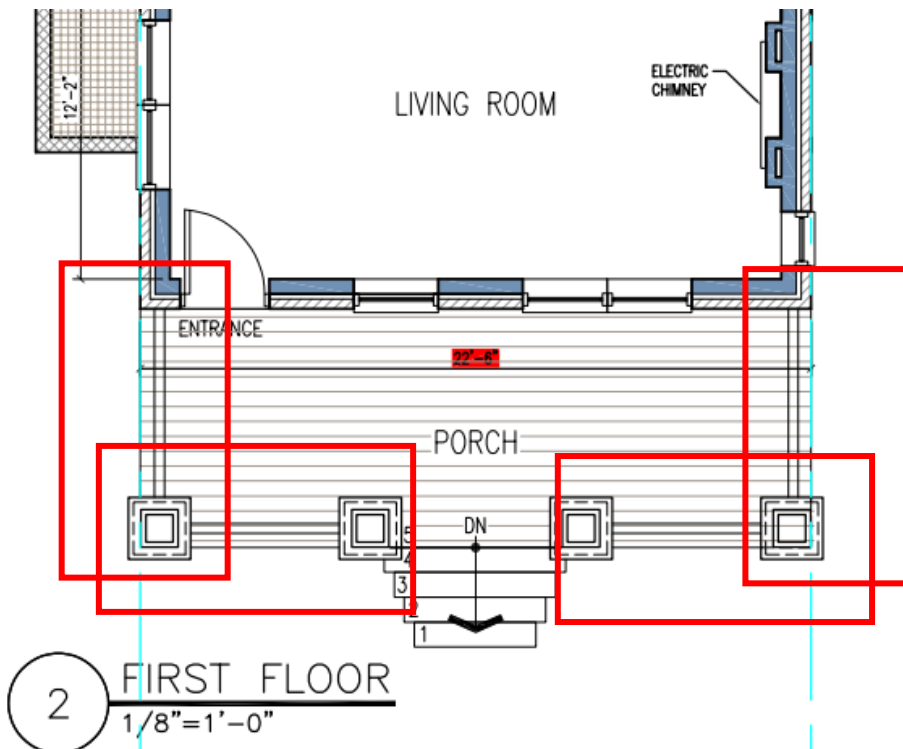


Figure D: First Floor Plan Indicating Porch Railing at Front and Sides of Porch



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)

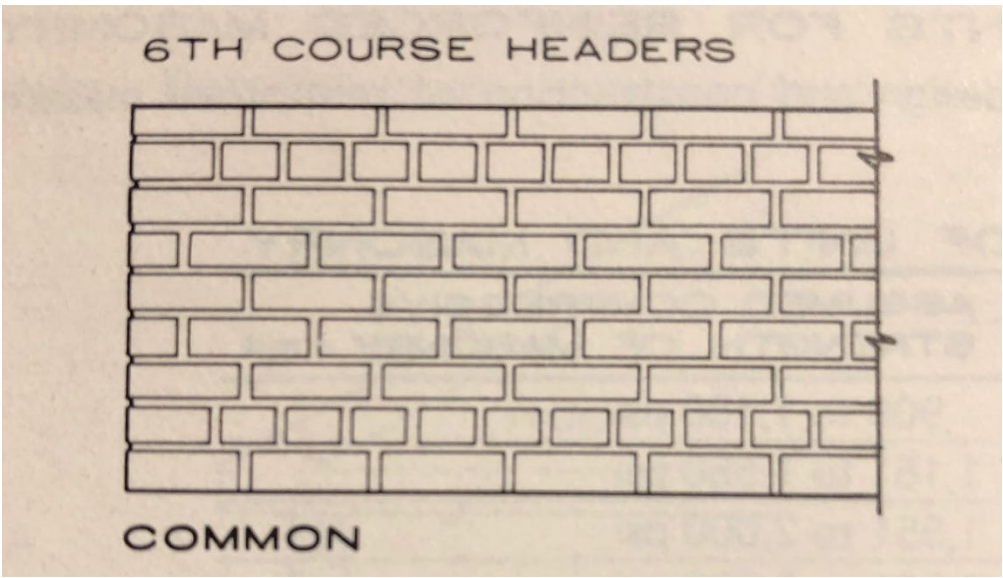


Figure F: Diagram of Common Bond with 6th Course Headers Brick Pattern



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.

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.

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,



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.

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.

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

Re: SUP# 2020-00108 - damages to the cement apron against our foundation

W. T. <wht0555@yahoo.com>

Mon 3/8/2021 1:11 PM

To: Edgar Maravi <edgarmaravi2000@gmail.com>

Hi Edgar,

Our greatest fear has already come to fruition: Due to severe cracks in the driveway and cement apron next to our foundation, we have had water leaking into our basement with every rainfall. Two cracks are 6" to 8" long, resulting in a hole approximately one-quarter inch, which is allowing water to enter directly into the foundation and basement of our house.

We tried to fill the cracks with 2 cans of Flex-seal spray yesterday, and these 2 cans didn't even fill the holes. We placed plastic on top of the area on the apron and put bricks on top of it. Please do not move them.

We believe these cracks are from two sources: (1) the original trucks and heavy construction equipment that drove on the apron of our foundation during the excavation of your basement; and (2) the severe pressure being exerted on the driveway by the particle board scaffolding. The scaffolding has literally raised the driveway up about 2 inches on our side, separating it from the cement apron.

There are several new cracks in the driveway and it is very fragile. Water is seeping into those cracks and making its way to our foundation. We have pictures of these cracks.

It is imperative that heavy trucks and construction equipment **not use** our shared driveway for egress. It is already causing a problem with our foundation, and the demo hasn't even started. For this reason, we cannot in good conscience enter into a legal easement agreement because of the damages already occurring.

In good faith, you have agreed to repair anything that is broken on our side, however, we cannot allow our foundation to be compromised.

Sincerely,

Walt

On Saturday, March 6, 2021, 08:35:18 AM EST, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Walter,

Yes as I mentioned to you in my March 1st email, that included a copy of my letter responding to your concerns, I requested a deferral of my SUP application until April. While it represents a significant time issue as well as financial and personal stress for me, it will allow me to further discuss with interested neighbors their relevant concerns and issues. I hope my letter responded to your rainwater runoff concerns, at least on a preliminary basis, as this among others will be addressed in detail by the grading plan. This plan will need to be presented and approved by the City of Alexandria further on in the process.

Please let me know the most convenient time and day to discuss any additional concerns you may have. I think that a pending issue would be the shared driveway. Even if we had the agreement, it seems to me that during the construction project we (you and I) need to formalize the agreement with an easement process. Let me check on this and give you a heads up.

Again, please let's keep in touch and let me know of your interest in further appropriate informational exchange. As I recall, we were in contact fairly often, just before I took off on a business trip. You might remember, as a result of our dialogue, we completed the notarized shared driveway agreement in no time; however, for some reason, there was a perception in the City of Alexandria that we weren't in communication. While I don't want to overwhelm you, it is important for me to know about any additional appropriate information you may need regarding my plans for 7 W. Walnut Street.

Best regards

E. Maravi

On Fri, Mar 5, 2021 at 12:31 PM Walt <wht0555@yahoo.com> wrote:

Thank you Edgar.

I meant to acknowledge your email and completely forgot. I did find out that this was postponed for a month and we look forward to talking to you again.

-Walt

Sent from my iPhone

On Mar 1, 2021, at 8:08 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Walter,

I was out of the country for the last two weeks and returned last Tuesday. This is just to let you know that I have requested to the P&Z Department a deferral of my application before the Planning Commission. This will allow us opportunities to exchange information on my plans for 7 W Walnut St. and for addressing any additional question or concern you might have. As the P&Z Department forwarded me your letter, I am now attaching a copy of my response submitted last Thursday. I hope it addresses your valid concerns. Please let me know if you would like to have a conference call to discuss it further. I will be more than happy to talk to you. Just let me know the day and time most convenient for you.

Regards

E. Maravi

<SUP 2020 00108 Reponse to W Travers Letter.pdf>

FW: [EXTERNAL]Communications Travers 5W Walnut**Margaret O. Cooper** <Margaret.Cooper@alexandriava.gov>

Wed 3/31/2021 11:39 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov> 3 attachments (3 MB)

Emails 5W Walnut TraversCavellier Maravi.pdf; Let Travers-CityPlanComm_Ltr2-20-2021.pdf; Letter response E Maravi to W Travers Lett 5 W Walnut.pdf;

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

From: Edgar Maravi <edgarmaravi2000@gmail.com>
Sent: Tuesday, March 30, 2021 12:22 PM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Subject: [EXTERNAL]Communications Travers 5W Walnut

Dear Maggie,

Good afternoon. As offered, I am attaching all emails (pasted) and letters with the Travers-Cavalieri from 5W Walnut St related to the 7W Walnut St SUP. It is important to say that I had numerous in-site meetings and phone calls with them. I am also sending 2 more emails with similar communications with 5 other interested neighbors.

Best regards

E. Maravi

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.



February 25, 2021

Planning Commission Members and Staff of the Office of Planning and Zoning
City of Alexandria
Alexandria, VA 22314

Special Use Permit #2020-00108

Dear Members of the Planning Commission & P&Z Staff:

I would like to thank Mr. Walter Travers for welcoming me to the W. Walnut neighborhood and for the opportunity to express my most genuine reciprocal best wishes.

I would like to address Mr. Travers concerns resulting from the proposed Special Use Permit # 2020-00108 project related to the prospective impact of storm water on his property (5 W. Walnut Street). Indeed his concerns are valid and deserve full attention.

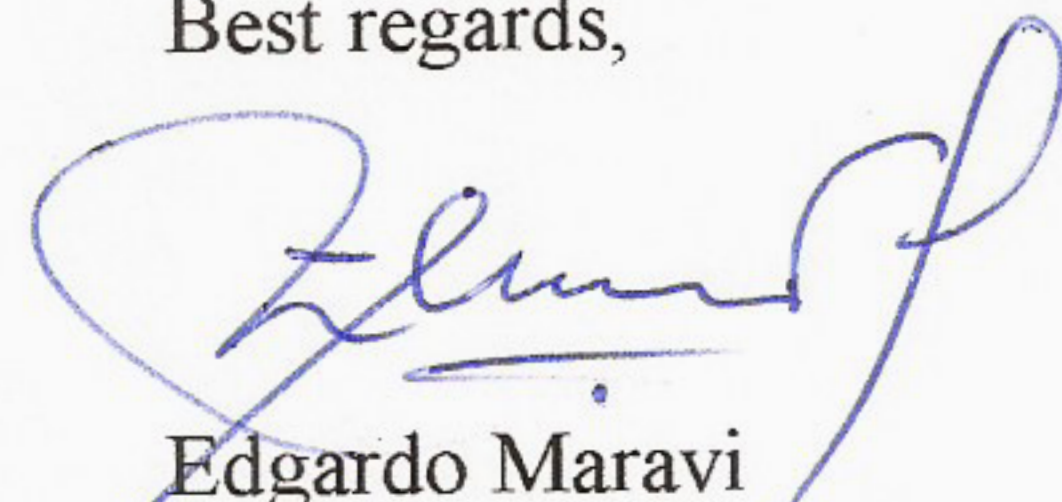
While at this point of the SUP process it is early to formulate a detailed technical proposal regarding storm water management, it is however possible to describe in general terms our plans that will be comprehensively developed in the formulation and approval of the grading plan following the City of Alexandria Code and TES Memorandum of June 18, 2004.

Our aim is to collect storm water from roof drains by connecting them to underground pipes that would allow us to harvest most of the rainwater using catch basins and to drain the water onto the dryer areas particularly of the front yard and into planters. This will mitigate the impact on the subject property and on other adjacent properties. Under this system, Mr. Travers' proposed bumper on the side of the shared driveway would not be necessary.

It is important also to clarify that the existing original dormer roof line of 7 W. Walnut Street actually causes greater runoff impact by discharging the storm water to the most sensitive areas (back yard and side yards). Compared this to the benefits offered by the proposed gable roof drains connected to underground pipes and a network of rainwater collectors to feed the front yard garden and planters.

I hope this brief description of the proposed plan, which in turn will be depicted in detail in the prospective grading plan, responds to Mr. Travers concerns.

Best regards,



Edgardo Maravi
7 W. Walnut Street
Property Owner

Thank you so much Edgar. I know you are aware of our concerns.

Best,

Cindy

On Mar 26, 2021, at 10:08 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Cindy,

Thanks for your note. There is no need for Lee to forward the drawings, they are attached below.

As I mentioned verbally and in several emails and letters to Walter and the Planning Commission, I am very much taking your roof rainwater concerns into consideration. As you will see, the revised drawings respond to your concerns and will allow you to draw informed opinions. The revised roof slopes and pitch have been lowered following suggestions from City of Alexandria staff.

The *Preliminary rainwater drainage plan (in the materials below)* responds directly to your concerns. It is important to stress that this is a preliminary plan, and the runoff water issues will be thoroughly analyzed and addressed by technical specialists throughout the design and implementation of the Grading Plan, which will be a key requirement during the construction stage.

All of these will ensure that no water from my property will runoff into your property as we are planning to use gutters and downspouts that will collect 40% more volume compared to the existing gutters. All gutters will also have leaf guards. As you will see in the drawings, gutters will be connected directly to underground pipes that lead to catch basins, water harvesters and to drywells in the front yard. It is important to point out that since I bought the property, despite previous poor maintenance, gutters have been relatively clean on the driveway side as there are **no trees near them**.

Additionally, the design and replacement of the driveway will also give us a chance to prevent rainwater runoff to 5W Walnut or to my property. It is also important to indicate that as a result of the proposed design of the new construction my roof (see attached elevations), gutters and exterior wall will be an additional 1'- 6" further than the current distance from our property lines.

In closing, I would like to reiterate my offer that as we replace the driveway we could help and advise you with your apron and if you wish with your rainwater and downspouts that currently discharge water on the shared driveway.

Best

Edgar

On Wed, Mar 24, 2021 at 10:29 PM Cindy Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,

Lee mentioned that he had received your drawings and we asked if he would forward them to us. We believe that the slope of the roof you propose will result in water running onto the driveway (gutters are easily clogged), it will erode your new driveway and the water will find its way downhill to our basement. This has been our concern from the beginning. As we have discussed, we will have to rebuild the apron around the foundation of our house (at the driveway) and we will need to make sure water is not getting in through any cracks, and that it is graded properly.

I will hope you will consider these issues as you move forward.

Thank you,

Cindy and Walt
Sent from my iPhone

<SUP2020 00108 Proposed & Existing Site Plan 3 9 2021.pdf>

<SUP2020 00108 Proposed&ExistingFloorPlans 3 9 2021.pdf>

<SUP2020 00108 Proposed&ExistingElevations&SectionAA 3 9 2021.pdf>

<SUP 2020 00108 Preliminary rainwater drainage plan 3 9 2021.pdf>

Re: Follow-up

Edgar

March 13, 4:53 PM

Maravi <edgarmaravi2000@gmail.com>

to Cindy

Hi Cindy

Sound fine. Please let me know if you need my help in doing this.

Regards

Edgar

On Sat, Mar 13, 2021 at 11:29 AM Cindy Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,

It was nice of you to stop by to chat last week. Walt and I decided we will cover the apron with heavy plastic (seal it against base of foundation) the next time we're there in a week or two. Once your work is completed on driveway, we'll repave the apron.

Thank you for checking!

-Cindy

Follow-up

Edgar

March 13, 10:04 AM

Maravi <edgarmaravi2000@gmail.com>

Hi Walter and Cynthia,

It was nice to see you last Monday, I am glad you were in town to check firsthand and to discuss the issue related to your apron and the shared driveway. Just to let you know that I am still alert for your follow-up news regarding the relevance of a temporary fix of your apron, if it is necessary; or to wait until we replace the driveway, hopefully by early fall. Please let me know.

Best regards

Edgar

Re: SUP# 2020-00108 - damages to the cement apron against our foundation

Edgar

Mon, Mar 8, 3:23 PM (5 days ago)

Maravi <edgarmaravi2000@gmail.com>

to T.

Hi Walter,

I'm very sorry to hear about the problem you are describing. As you know, heavy trucks are no longer circulating through the driveway since late December. We will work a plan out to prevent any of the damages you described, even if that means not using the driveway. Now that you have requested it, I have less reason to move anything of your property, so you do not need to worry about it.

It would have been helpful to know this yesterday so you wouldn't need to spend money and effort using Flex seal spray, that doesn't work well for these cases. As you recall, in December after consulting with you, I applied another product to seal your wall and apron as a preventative measure that works well in these cases.

Are you in town today? Is there any chance to set an appointment with you and bring my new general contractor along to assess the problem and together make a decision to resolve the problem temporarily until I deliver on my offer (made in writing on January 13) not to repair but to replace the entire driveway, including your cement apron?

Please let me know your best time to meet today or as soon as it is possible for you, so we can resolve the described problem.

Regards
E. Maravi

On Mon, Mar 8, 2021 at 1:11 PM W. T. <wht0555@yahoo.com> wrote:
Hi Edgar,

Our greatest fear has already come to fruition: Due to severe cracks in the driveway and cement apron next to our foundation, we have had water leaking into our basement with every rainfall. Two cracks are 6" to 8" long, resulting in a hole approximately one-quarter inch, which is allowing water to enter directly into the foundation and basement of our house.

We tried to fill the cracks with 2 cans of Flex-seal spray yesterday, and these 2 cans didn't even fill the holes. We placed plastic on top of the area on the apron and put bricks on top of it. Please do not move them.

We believe these cracks are from two sources: (1) the original trucks and heavy construction equipment that drove on the apron of our foundation during the excavation of your basement; and (2) the severe pressure being exerted on the driveway by the particle board scaffolding. The scaffolding has literally raised the driveway up about 2 inches on our side, separating it from the cement apron.

There are several new cracks in the driveway and it is very fragile. Water is seeping into those cracks and making its way to our foundation. We have pictures of these cracks.

It is imperative that heavy trucks and construction equipment **not use** our shared driveway for egress. It is already causing a problem with our foundation, and the demo hasn't even started. For this reason, we cannot in good conscience enter into a legal easement agreement because of the damages already occurring.

In good faith, you have agreed to repair anything that is broken on our side, however, we cannot allow our foundation to be compromised.

Sincerely,
Walt

Re: SUP# 2020-00108

Edgar Maravi <edgarmaravi2000@gmail.com>

Sat, Mar 6, 8:35 AM (11
days ago)

to Walt

Hi Walter,

Yes as I mentioned to you in my March 1st email, that included a copy of my letter responding to your concerns, I requested a deferral of my SUP application until April. While it represents a significant time issue as well as financial and personal stress for me, it will allow me to further discuss with interested neighbors their relevant concerns and issues. I hope my letter responded to your rainwater runoff concerns, at

least on a preliminary basis, as this among others will be addressed in detail by the grading plan. This plan will need to be presented and approved by the City of Alexandria further on in the process.

Please let me know the most convenient time and day to discuss any additional concerns you may have. I think that a pending issue would be the shared driveway. Even if we had the agreement, it seems to me that during the construction project we (you and I) need to formalize the agreement with an easement process. Let me check on this and give you a heads up.

Again, please let's keep in touch and let me know of your interest in further appropriate informational exchange. As I recall, we were in contact fairly often, just before I took off on a business trip. You might remember, as a result of our dialogue, we completed the notarized shared driveway agreement in no time; however, for some reason, there was a perception in the City of Alexandria that we weren't in communication. While I don't want to overwhelm you, it is important for me to know about any additional appropriate information you may need regarding my plans for 7 W. Walnut Street.
Best regards

E. Maravi

Re: Drafted - Driveway Easement and Shared Parking Agreement

Inbox

Cindy Cavalieri

Tue, Feb 9, 2:03 PM

to me, T.

Thank you, Edgar.
Walt will print the first page and he can get his signature notarized tomorrow.
C.
Sent from my iPhone

On Feb 9, 2021, at 12:39 PM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Cindy & Walt
Please find the attached signed document. p2 with my signature notarized. Yes you can send back yours in PDF format. Cheers E

On Mon, Feb 8, 2021 at 7:21 PM Cindy Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,
Great news! Yes, please get your signature notarized and then can you scan it to us? The mail is awfully slow these days. Walt will get his signature notarized and we'll scan back to you.
Thank you,
C.

On Sun, Feb 7, 2021 at 9:03 PM Cynthia Cavalieri <cindycavalieri@gmail.com> wrote:
Hi Edgar,

Ok--how about the attached. :)

I think this is a basic understanding but without specifics. Walt and I prefer a basic/generic agreement. The City doesn't need to know how we would share in the cost of repairs/maintenance--just that we agree to do it. I think we are collectively capable of coming to a fair, 'gentlemen's agreement' when maintenance needs arise. We are fair people and I know you are as well.

I've taken out all reference to grantees/successors--so this is just 'Owners'.

Right now the house is a second residence but there is a possibility that we will move back there permanently one day. Right now it's unknown.

Let's see if the City will accept the attached? (I've included a PDF here along with the Word doc only because it's easier to read without the track changes--but we are still open to any edits you would like to make.)

Attachment 1 would be your plat.

Thanks!
C.

On Sun, Feb 7, 2021 at 7:46 PM Edgar Maravi <edgarmaravi2000@gmail.com> wrote:
Hi Cynthia and Walt,

Yes, I think we are close to arriving at an acceptable agreement.

I am attaching a new version that is basically the same as the one you sent yesterday. I just cleaned up some track changes. All comments stay. My new suggested input for your consideration are in the comments made today.

It appears to me that there are two issues before we arrive at consensus. Since I don't see this agreement as a long term legal commitment, until the City of Alexandria provides final opinion, I am suggesting not to use the terms "easement" or "perpetual easement" and "successor, grantors, and etc." and limiting the text, for the moment, to "shared driveway" and "Owner" until we learn more about the City of Alexandria requirements.

It also seems to me that while you want the document to be simple (which I agree), you are proposing the above mentioned legal terms that require, in my opinion, more specificity than for instance "equitably" instead of 50% rate. Again the City of Alexandria would provide us clarity on this.

I am willing to accept leaving a general text using "mutually agreed" and "equitably" and in exchange using "shared driveway area" and "Owner" where relevant. While I understand that I am the one that would use the driveway more than you, because 5 W Walnut is a second home; but I also don't want (unless required by regulations) to leave a long term commitment to my daughter. Perhaps, once we agree on the final version and before we sign it, we can check with the City of Alexandria.

I wish we wouldn't need to use this formality and take our time with all of this and instead could use good faith practices, which was my original intention. I still wonder, who was the neighbor who contacted P&Z on our behalf?

Look forward to your input.

Best

Edgar

On Sat, Feb 6, 2021 at 10:08 AM Cynthia Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,

Thank you for these comments.

The ultimate reason we are preparing this contract is for your home construction and City requirements. We would prefer to keep the language simple and not go into maintenance/repair details--although I do understand why it was mentioned.

Walt and I can get there to assist with removing snow--we both have 4-wheel drive vehicles--and we were the only ones who ever did it in the past. Even though we are not there very much, we do want to maintain the driveway and properties as if we are there. (You'll see us more in the spring because I love to garden!)

Some terminology (e.g., 'successors') I would prefer to keep because it was in the legal template. 'Grantees and assigns' doesn't cover someone who purchases the house, does it?

My one concern is that we do not have a plat. Will it be required that ours be attached, even though the full driveway and property line shows on your plat? We'd have to order a copy of our plat, and this could take a while to obtain.

Let's keep communicating--I think we'll get to an acceptable agreement soon. My/our comments are proposed and we are open to your suggestions.

Thank you so much,

C.

On Fri, Feb 5, 2021 at 10:58 AM Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Cynthia & Walt

Again thanks for moving forward our prospective agreement. I am sending attached in your doc. my track changes and comments. Please take them only as a draft and suggested ideas subject for conversation and final agreements.

Best

Edgar

On Thu, Feb 4, 2021 at 8:51 AM Cynthia Cavaliere <cindycavaliere@gmail.com> wrote:

Hi Edgar,

I did some research last night in a legal website, and used a template specifically for a shared driveway. Of course, some of the language is customized to our situation, but the basic template addresses what the City is probably looking for.

Please let us know if you'd like to make changes to the attached. If it seems acceptable, both of you can sign the second page separately with a notary present and both executed copies of page two would be included in the document.

Kind regards,

Cindy

<Shared Driveway Agreement p2.pdf>

<Shared Driveway Agreement p1.pdf>

RE: 7 W Walnut SUP Application

Margaret O. Cooper

Fri, Jan 29, 11:37 AM
(5 days ago)

Hi Edgar,

Thanks for the quick follow up! I spoke with our Transportation and Environmental Services department this morning about the shared drive way. They said they will add a condition to the SUP approval that a legal easement outlining the agreement must be included when you apply for a grading plan, but a written agreement with you and the neighbor will suffice for the SUP hearings so you both have the time to proceed with the easement.

Thanks,
Maggie

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

Re: Thank you for the Certified letter (this is from Walt's wife - 5 W. Walnut St.)

Hi Cynthia, Thanks a lot for your note and for sending me your contact information. Regards to Walt Cheers
Edgar

On Tue, Sep 29, 2020 at 2:51 PM Cynthia Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,

I'm sorry I couldn't run out to meet you yesterday (I was working remotely).

Thank you for sending the Certified letter to Walter regarding the building plans. That was very nice of you.

I wanted you to have our contact information if you ever need to get in touch with us. Please feel free to call or email anytime.

Walt Travers
5 West Walnut St. or 301 Eastman Road
Alex VA 22301 N. Chesterfield, VA 23236
wht0555@yahoo.com
cell 703-501-1094
(my cell: 703-314-5622)

Good luck with the upgrades!
Best regards,
Cindy Cavalieri (Travers)

Shared driveway

Edgar
Maravi <edgarmaravi2000@gmail.com>
to Walt, Margaret

Fri, Jan 29, 10:02 AM

Dear Walt,

It was nice to speak with you this afternoon and hopefully it provided additional information about the driveway. It was an agreement regarding the shared driveway. If it is OK with you, I suggest you draft a working document that spells out the details. I am sure it will give both of us peace of mind.

I would also like to formalize my previous offer of replacing the driveway after I finish the construction project. If you agree (considering the conditions of the driveway when I bought the property) that would be more than welcome. Otherwise, thank myself, in appreciation for your kind patience during the construction phase.

Regards

Edgar

Re: Thank you for the Certified letter (this is from Walt's wife - 5 W. Walnut St.)

Edgar

Thu, Oct 1, 2020, 7:57 AM

Maravi <edgarmaravi2000@gmail.com>

to Cynthia

Hi Cynthia, Thanks a lot for your note and for sending me your contact information. Regards to Walt Cheers Edgar

On Tue, Sep 29, 2020 at 2:51 PM Cynthia Cavalieri <cindycavalieri@gmail.com> wrote:

Hi Edgar,

I'm sorry I couldn't run out to meet you yesterday (I was working remotely).

Thank you for sending the Certified letter to Walter regarding the building plans. That was very nice of you.

I wanted you to have our contact information if you ever need to get in touch with us. Please feel free to call or email anytime.

Walt Travers

5 West Walnut St.

or 301 Eastman Road

Alex VA 22301

N. Chesterfield, VA 23236

wht0555@yahoo.com

cell 703-501-1094

(my cell: 703-314-5622)

Good luck with the upgrades!

Best regards,

Cindy Cavalieri (Travers)

FW: [EXTERNAL]Communication Quills 9W Walnut

Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>

Wed 3/31/2021 11:40 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

📎 2 attachments (3 MB)

Emails 9W Walnut Quill Maravi.pdf; 7 W Walnut Street - Planning Commission - Lennihan 24 Feb 2021.pdf;

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

From: Edgar Maravi <edgarmaravi2000@gmail.com>
Sent: Tuesday, March 30, 2021 12:28 PM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Subject: [EXTERNAL]Communication Quills 9W Walnut

Dear Maggie,

Here are those with the Quills from 9W Walnut St. with whom in addition, as I recall, I had at least 4.5 hours of extensive phone conferences.

Best

Edgar

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Follow up 7 W Walnut SUP

Edgar Maravi <edgarmaravi2000@gmail.com>

Tue, Mar 23, 8:25 PM (7 days ago)

to Lee, Lori

Hi Lee and Lori,

Please find the revised drawings for the upcoming PC Hearings attached. While you will have access to them later next week through the City of Alexandria's website, I am now sharing them with you ahead of time in response to your request and most importantly as another expression of good faith, transparency and honesty in my 7 W Walnut undertaking. I expect the same in return.

While the SUP process does not mandate that I share and consult the design of my home with my neighbors, I would welcome any constructive input. Please let me know via email or call me at any time if you have any additional relevant concerns regarding my SUP application.

Regards

Edgar

4 Attachments

Re: Follow up on Updated Proposal

Edgar Maravi <edgarmaravi2000@gmail.com>

Mar 18, 2021, 3:16 PM (12 days ago)

Hi Lee, Thanks for your quick response. Yes, I am in contact with P&Z staff and hope tomorrow I will complete the last piece of work they need. I just wanted to know which are the issues, at this point, that are of your concerns. Please give me a call whenever is most convenient for you; so that, in a brief chat we can set an agenda for the longer conversation you propose.

Cheers

Edgar

On Thu, Mar 18, 2021, 1:00 PM Lee Quill <lquill@cunninghamquill.com> wrote:

Hi Edgar,

We were going to reach out to you today so it is interesting timing on your letter. We hope you are well. Following the deferral, we knew you were going to be working with the City on the issues raised by the neighbors and referenced in comments by the Planning Commission. We know you were meeting with the City Architect Mr. Conkey and Planner Ms. Cooper on the design of the house and related items. We wanted you to have time to work with them and have time to respond to their comments and discussions in what revisions and detailing you may be incorporating in the design of the house before we reached back out to you – hoping to avoid confusion. If we did not hear from you on your work with the City and receive any drawings to review and discuss, we would then reach out again to you. We know the Planning Commission Hearing will be coming up at the beginning of April.

Could you please send us a PDF of the updated drawings showing the latest new proposed house design and details so we can see them and have a conversation with you on the new proposal. We would like to have this conversation with you in the next few days so that the conversation is not delayed until close to the Planning Commission Public Hearing date. By sharing your drawings with us and the neighbors now, we can try to avoid a last minute rush on any concerns and neighbors writing letters again. Let's try to tie things down (*and document things*) so going into the hearing they can be noted they have been addressed.

We look forward to receiving the drawings and having a call with you on the updated proposal.

All the best,

Lee

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

Re: SUP 2020-00108

Edgar
Maravi <edgarmaravi2000@gmail.com>

Wed, Mar 3, 11:17 AM (9 days ago)

Hi Lee,

I would be glad to use this interim time to talk further with you and each of the other interested neighbors about plans to build my home. I am heading down to Fredericksburg for my second vaccine dose, as last week appointment was canceled at the last minute. I plan to rest this afternoon and get back to work by tomorrow.

Cheers
Edgar

On Tue, Mar 2, 2021 at 9:56 PM Lee Quill <lquill@cunninghamquill.com> wrote:

Hi Edgar,

Thank you for letting us know. We look forward to our further discussions with you.

All the best,

Lee

Lee Quill FAIA, CNU
Founding Principal
CUNNINGHAM | QUILL ARCHITECTS PLLC
1054 Thirty-First Street NW
Suite 315
Washington, DC 20007
202-337-0090
www.cunninghamquill.com
Sent from my iPhone

On Mar 1, 2021, at 8:08 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Lee & Lori

Good morning. Thanks for your extensive input on my plans for 7 W Walnut St during our phone call conversation last Wednesday. This is to let you know that I have requested a deferral of my application for SUP.

Cheers

E. Maravi

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

From: **Lee Quill** <lquill@cunninghamquill.com>

Date: Sun, Feb 21, 2021 at 10:38 PM

Subject: RE: 7 West Walnut

To: edgarmaravi2000@gmail.com <edgarmaravi2000@gmail.com>
Cc: Lori Quill <arrasmithquill@gmail.com>

Hi Edgar,

Good evening. Attached is a memo outlining the questions, concerns and areas of clarification we would like to discuss and review with you on your proposed new house. The attached memo should help clarify our items. We have not heard back from you yet today from our earlier email so we can hopefully talk tomorrow. There are not a lot of items but they are important.

Now that the Planning Commission Staff Report is out, it is critically important to have this conversation and call with you as soon as possible to review our questions and concerns on the project. We should target a call tomorrow (Monday) so please let us know about your schedule and we will work to get a time set. Hopefully as we go through the items noted and they get reviewed, clarified and resolved, there will few or no issues to address with Planning Commission & City Council as your application moves forward through the public process. This would be our desire. We hope the memo will be helpful and we very much look forward to speaking with you.

All the best,

Lee & Lori Quill

From: Lee Quill <lquill@cunninghamquill.com>

Sent: Sunday, February 21, 2021 1:02 PM

To: edgarmaravi2000@gmail.com

Cc: Lori Quill <arrasmithquill@gmail.com>

Subject: 7 West Walnut

Hi Edgar,

Thank you for getting back to us. Since you are currently in Mexico and scheduled to be back in town Wednesday and the CDC has designated Mexico a COVID-19 Level 4, where they recommend self-quarantine for 7 days after travel, we would like to have a call with you later today or tomorrow morning. From our previous conversations it was implied and we understood you would be sharing drawings with us and you would be having a discussion with us about the new house design. As we have not received any drawings from you, and we now have the city staff report, we would like to have this conversation and call with you as soon as possible to review our questions and concerns on the project so we may hopefully get them clarified and resolved so there are few or no issues as your application moves forward through the public process.

Since our conversation will need to be over the telephone, we are now putting together a separate email to send to you later today clearly outlining our questions, concerns and areas of needed clarification, and will include some images and visuals, to assist us both in the discussions. We look forward to talking with you. Stay safe.

Best,

Lee & Lori

PDF attached

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

From: **Edgar Maravi** <edgarmaravi2000@gmail.com>

Date: Tue, Feb 23, 2021 at 10:58 PM

Subject: Re: 7 West Walnut

To: Lee Quill <lquill@cunninghamquill.com>

Hi Lee & Lori

Thanks for your email. Agreed about health safety. I hope all is well with you. Confirmed lets have phone call at 2pm tomorrow

Cheers

Edgar

On Tue, Feb 23, 2021 at 10:25 PM Lee Quill <lquill@cunninghamquill.com> wrote:

Hi Edgar,

Glad to see you made it back safely. Since you have just returned from Mexico which the CDC has designated a COVID Level 4 country, we unfortunately can't risk exposure so we are going to have to do our meeting over the phone instead of in person. That should work fine however since we sent you the memo and email on Sunday evening and we can use that as a guide for our discussions. Let's target a call at **2:00pm tomorrow (Wednesday)**. We look forward to speaking with you.

All the best,

Lee & Lori Quill

From: Edgar Maravi <edgarmaravi2000@gmail.com>

Sent: Tuesday, February 23, 2021 11:41 AM

To: Lee Quill <lquill@cunninghamquill.com>

Subject: Re: 7 West Walnut

Hi Lee and Lori

I am in town. As offered do you want to meet tomorrow? Please let me know your most convenient time

Regards Edgar

Re: 7 West Walnut

Edgar

Tue, Feb 23, 11:41 AM

Maravi <edgarmaravi2000@gmail.com>

to Lee

Hi Lee and Lori

I am in town. As offered do you want to meet tomorrow? Please let me know your most convenient time
Regards Edgar

Re: 7 West Walnut

Edgar

Mon, Feb 22, 8:09 AM

Maravi <edgarmaravi2000@gmail.com>

to Lee

Dear Lee & Lori

Thanks for sharing your questions and observations related to 7W Walnut and I am very glad to discuss them with you/ As I already told you I am currently out of the country. My phone doesn't work here, with very limited access to the internet and as I will soon return home, I am extremely busy. Let's talk next Wednesday February 24th. Please let me know the best time to call you on Wed.

Cheers

Edgar

Re: 7 West Walnut

Edgar

Sat, Feb 20, 9:19 PM

Maravi <edgarmaravi2000@gmail.com>

to Lee, Lori

Hi Lee and Lori

Thanks for your interest in my project. I will be glad to meet you, unfortunately, I am now in Cancun (for completely different reasons from those of Ted Cruz) and I will be back in town on Wednesday. Is there any

chance to meet on Wed? I am not sure if I will be able to meet the rest of the week as on February 25th I will have my vaccination and since it is 2nd dose I may not feel well enough to meet you. Please let me know.

Best regards

Edgar

On Sat, Feb 20, 2021 at 2:22 PM Lee Quill <lquill@cunninghamquill.com> wrote:

From: Lee Quill <lquill@cunninghamquill.com>

Sent: Saturday, February 20, 2021 2:16 PM

To: edgarmaravi2000@gmail.com

Cc: Lori Quill <arrasmithquill@gmail.com>

Subject: 7 West Walnut

HiEdgar,

Good afternoon. We have reviewed the City Staff Report, your application and the enclosed drawings that were posted last night by the City for your proposed new house and we have a few questions we would like to ask you and we have a few items we would like to discuss with you that are not clear from the application. We would like to meet with you at your house (7 West Walnut) so we can walk the site and ask our questions with you as we both look at the site conditions together. Would you be able to get together later this afternoon, tomorrow afternoon (Sunday) or Monday afternoon? Let us know what times would work for you and we will tie down a time. We look forward to hearing from you.

All the best,

Lee & Lori Quill

9 West Walnut Street
Alexandria, Virginia 22301

Hello and Update - 7 West Walnut

Inbox

Lee
Quill lquill@cunninghamquill.com via cunninghamquill.onmicro
soft.com

Mon, Jan 11, 3:14
PM

to me, Lori

Hi Edgar,

Happy New Year. We wanted to check in with you and ask if you could give us an update on activities with your house. The last time we spoke was December 28th. At that time you said you were just waiting to hear back from the city and things would be quiet for a while.

Could you let us know what activities (at the house and with the city) will be occurring and also, could you please give us a rough estimate of the time periods of upcoming activities of what you plan on the so we (and the neighbors) can know a little ahead of time. Thanks Edgar. We look forward to hearing from you.

All the best,

Lee

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

Re: 7 W Walnut - Update Call ?

Inbox

Lori

Thu, Dec 10, 2020, 4:09 PM

ArrasmithQuill <arrasmithquill@gmail.com>

to Lee, me

Hi Edgar

After we spoke, I took a call from the contractor on my current project. Ricardo Navarro does a lot of work in Old Town, and has to dig out basements. He said the contractor that does the basement excavations and underpinning in Old Town is Bluestone Builders and the owner is Tim Moran. It may be worthwhile to talk with him about the repair. He does the really complicated excavations along attached historic townhouses. I've copied his card below.

Best

Lori

On Dec 10, 2020, at 1:39 PM, Lee Quill <lquill@cunninghamquill.com> wrote:

Hi Edgar,

Could we have a call at **3:30pm today** to get more information on what is happening with construction at your house? This will help us be more informed on what the interface with us and our property may be. We look forward to having a discussion with you. Let us know if 3:30pm will work and we should call your phone number. Thanks.

All the best,

Lee & Lori Quill

From: Lori ArrasmithQuill <arrasmithquill@gmail.com>

Sent: Thursday, December 10, 2020 11:57 AM

To: Lee Quill <lquill@cunninghamquill.com>

Subject: Fwd: 7 W Walnut

From: Edgar Maravi <edgarmaravi2000@gmail.com>

Date: December 10, 2020 at 11:01:21 AM EST

To: Lori ArrasmithQuill <arrasmithquill@gmail.com>

Subject: 7 W Walnut

Dear Lori,

Very sorry about my workers step into your fence. Last week we had a serious problem in the works of my basement. We stop working and temporarily reinforced the walls. Code enforcement is aware about this. Last night my structural Engineer requested to reinforce the Wall facing your property too. I didnt expect that the crue to build the temporary support would start early to day and also the code enforcement visit, so I couldnt talk to you to let you know that they may step into your property if it would be Ok with you. They would work on my brick fence and eventual stepping in to side yard. Is there any chance to talk about this? Very sorry for this situation. I dont have your phone number. My # 202 431 4618. Regards Edgar

Re: 7 W Walnut - Update Call?

Edgar

Thu, Dec 10, 2020, 2:13 PM

Maravi <edgarmaravi2000@gmail.com>

to Lee

Lori & Lee Thanks for your email. Of course 3:30 Please call me 202 431 4618

FW: [EXTERNAL]Email & lett with other neighbors

Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>

Wed 3/31/2021 11:40 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

📎 6 attachments (722 KB)

Emails 6W Walnut Heuberts Maravi.pdf; 7 W Walnut Support letter T Heubert.pdf; Email 17 W Walnut Carragher Maravi.pdf; Emails 4W Walnut JonesWolin Maravi.pdf; E Maravi Response to Wolin Jones letter.pdf; Jones Wolin Letter to PC.pdf;

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

From: Edgar Maravi <edgarmaravi2000@gmail.com>
Sent: Tuesday, March 30, 2021 12:36 PM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Subject: [EXTERNAL]Email & lett with other neighbors

Dear Maggie

These are emails and letters with other 4 interested neighbors from (4W, 6W, 11W 17W) Walnut St.

Cheers

Edgar

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DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



On Mar 25, 2021, at 3:38 PM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Terry

As I share these with 2 interested neighbors I think it is fair to shared with you; so you are in the loop. The attached revised drawings will be discussed in the upcoming PC Hearings.

Best regards

Edgar

<SUP2020 00108 Proposed & Existing Site Plan 3 9 2021.pdf>

<SUP2020 00108 Proposed&ExistingFloorPlans 3 9 2021.pdf>

<SUP2020 00108 Proposed&ExistingElevations&SectionAA 3 9 2021.pdf>

<SUP 2020 00108 Preliminary rainwater drainage plan 3 9 2021.pdf>

Re: Follow up

Inbox

Heubert, Terrence E.

Mar 18, 2021, 10:14 AM
(12 days ago)

to me

Got it, thanks! Good luck! We want to see you get started ASAP!!

Terrence Heubert

Principal

Buchanan Ingersoll & Rooney PC

1700 K Street, NW

Suite 300

Washington, DC 20006

202/452-6041 direct

202/494-8761 cell

Terrence.Heubert@bipc.com

On Mar 18, 2021, at 10:12 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

[This Email Originated From edgarmaravi2000@gmail.com Which Is External To The Firm]

Dear Terry & Katherine

This is to let you know that soon you will receive a Notice of Public Hearings for the upcoming PC Meeting. As you will be able to see in the pasted emails below, the Staff Report and all other relevant documents will be uploaded by the P&Z staff on March 26.

As soon as I obtain the web link I will share it with you; so you could download them. In the interim, I am available through email and phone if you wish to share any additional concern and issues you may have regarding 7 W Walnut Street.

Best regards

E. Maravi

7 W Walnut St.

Owner

202-431-4618

Edgarmaravi2000@gmail.com<mailto:Edgarmaravi2000@gmail.com>

Re: 7 W Walnut

Inbox

Heubert, Terrence E.

Mon, Mar 15, 9:22 AM
(3 days ago)

to me

Thanks! While water is a genuine concern that Tommy has been battling for years; most of the other concerns expressed by neighbors seem rather frivolous. Hope that the approval process moves along quickly!

Terrence Heubert

Principal

Buchanan Ingersoll & Rooney PC

1700 K Street, NW

Suite 300

Washington, DC 20006

202/452-6041 direct

202/494-8761 cell

7 W Walnut

Inbox

Heubert, Terrence E.

Wed, Feb 17,
12:27 PM

to PlanComm@alexandriava.gov, Patrick.Silva@alexandriava.gov, me

Please see attached support letter for special use permit application for 7 West Walnut Street.

Re: 7 W. Walnut St SUP#2020-00108

**Edgar
Maravi** <edgarmaravi2000@gmail.com>
to Bob

Wed, Mar 3, 2:26 PM (10 days ago)

Dear Mr. Carragher,
Thank you for your generous and caring words.
Best regards
Edgar

On Wed, Mar 3, 2021 at 1:50 PM Bob Carragher <bcarragher51@gmail.com> wrote:

Hi Edgar -

Thanks for your emailed response to my earlier letter regarding your SUP application, as well as the plans for replacing the now-structurally damaged cape cod you purchased at 7 West Walnut Street. As I mentioned in my letter to the Planning Commission, I was sad to hear of the foundation collapse and the need now to demolish the existing structure. The previous owners were a nice, elderly couple who had a long history in that house, so I was sad to hear about the collapse and also felt extremely bad for you about the renovation mishap.

I'm glad to hear that you've reached out to your immediate neighbors about your plans for moving forward and are willing to consider any concerns they may express. After all, that's the neighborly thing to do and I'm sure you'll find that once this whole process is behind us that you made the right decision in relocating to West Walnut Street. Good luck and if I can be of assistance to you in the months ahead, don't hesitate to reach out to me.

Best regards,

Bob Carragher
17 West Walnut Street

On Mon, Mar 1, 2021 at 8:03 PM Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Dear Mr Carragher,
Please see attached letter.

Regards
Edgardo Maravi
7 W. Walnut St.
Owner
March 1, 2021

Mr. Robert Carragher 17 W Walnut St. Alexandria, VA 22301

RE: Deferral SUP # 2020-00108

Dear Mr. Carragher,

Thank you for your especially thoughtful and generous letter and for your valuable concerns and advice regarding my quest to rebuild my home. I am very sorry I never reached out to you and other neighbors on the block. While I was welcomed through the email network during the summer of last year, I didn't make enough effort to meet you in person with the exception of three or four immediate neighbors. In retrospect I guess I was shy and felt limited by the conditions generated by the pandemic and the overwhelming challenges presented by my project. I'm afraid I fell short of being more neighborly. It is interesting that despite living in Rosemont for 32 years (Sunset Drive and East Linden Street) I was surprised to learn that such a thing as an email network existed on W. Walnut Street.

I would like to let you know that I have requested a deferral of my SUP application #2020-00108 to the Planning Commission to allow me to engage with interested neighbors from W. Walnut Street to discuss my plans and hear neighbors' concerns related to my work.

Having read your letter, I could not agree with you more. My first undertaking at 7 W. Walnut Street was to remodel it for my needs in my retirement. Unfortunately, a fatal mistake by one of my subcontractors together with the heavy rain led to the collapse of and significant damage to the foundation walls. That is how I ended up in the SUP process for new construction. In this new situation that demands a significantly larger investment, I am now proposing an interior and exterior design that not only meets my needs but eventually, when the time comes for me to move to a flat or retirement home, the house would meet the needs of my only daughter. She grew up in Rosemont and is now recently married living in a small place in DC. When I am ready to move, she would then live with her family at 7 W. Walnut Street.

Basically, the new house footprint is almost the same as the original structure (1,165 sq. ft. original and 1,173 sq. ft. proposed). The proposed brick home is very similar to hundreds of houses in Rosemont, and at least to two or three of the adjacent houses. The proposed house complies in excess with all elements required/permitted by the City of Alexandria zoning regulations as described in detail in the Planning & Zoning Staff Report which actually recommends approval of the proposal. For instance, using only as practical example the proposed house is 22.75 ft. in height and your house is 22.3 ft (according to the recent Face Block Study). The height of 7 W. Walnut Street is significantly lower than the 29 ft. height of the highest house on the same side of the block and that happens to be next door to my home. The proposed new house is 170 sq. ft. below the maximum floor area permitted by R-5 zoning. As described above, design wise, the proposed house will be compatible with numerous houses in our very eclectic block.

Thanks for advising me about working closely together with those neighbors that would be most impacted by the proposed construction process. For instance we have already signed a shared driveway agreement with Mr. Travers of 5 W. Walnut Street and the proposed grading plan is expected to describe a system that prevents storm water runoff to his house by collecting rain water through a network of pipes and catch basins that is expected to harvest most of the rainwater for planters and other landscaping. Across the street I have pledged to my 4 W. Walnut Street neighbors not to use the on-street parking spot in front of their house for contractors and not to place dumpsters in the street in front of their house. I have also made a verbal pledge to be

formalized in writing to my neighbors of 9 W. Walnut Street not to demolish my brick fence that is built parallel to their stone fence and to take care to not damage it during construction as it extends along my property line.

I hope this responds in part to your concerns and captures your valuable advice. Please let me know if you would like to have a phone call to discuss further any concerns you may have and to share with me additional and most appreciated guidance.

Best Regards

Edgardo Maravi

7 W Walnut St

Owner

Cc: Mr. Jol Silversmith, President Rosemont Citizens Association

Re: Walnut Street

Edgar
Maravi <edgarmaravi2000@gmail.com>
to Elizabeth

Mon, Mar 8, 11:03 AM (5 days ago)

Hi Elizabeth and Michael,

Thanks for reiterating your initial concerns that I responded to in my letter to the PC dated February 25, 2021. Also thanks for bringing back previous input and concerns from other neighbors. We are already incorporating in our revised plans most of the input provided by other interested neighbors. Regarding your water and drainage concerns, yes, we are working on designing a preliminary harvesting and drainage plan to mitigate the rainwater problems in our micro-stream as a result of upstream drainage impacting on my property as well as 5, 3 and 1 W Walnut St. As you suggested, water issues will be technically and carefully internalized in the construction planning by a detailed Grading Plan that must be approved by the City of Alexandria.

Regarding sharing the plans, as you might imagine the SUP process is extremely important to me. From the outset I have strictly followed standing SUP regulations and administrative protocols. As previously mentioned, the protocols provide the opportunity for sharing feedback. In following the advice of the Planning & Zoning (P&Z) staff, I've reached out to interested neighbors to provide any additional feedback and concerns. You could, of course, submit your additional feedback directly to P&Z and perhaps that would be better. P&Z staff are very good at forwarding feedback, almost in real time. In the same fashion, all communications you have sent me are already or will be shared directly with them.

In closing, I'd like to be upfront; sincerely, while I am appreciative of your and others generous feedback, and willing to incorporate provided input as relevant, I do not want to be forced to design my home with third parties. It is not mandated by any law, standing ordinances, code, regulation, or by the SUP administrative protocols.

Best regards,

E. Maravi

On Sun, Mar 7, 2021 at 8:57 PM Elizabeth Jones <elizabeth.a.jones@me.com> wrote:
Hi Edgar,

We continue to remain concerned about the issues contained in our letter submitted to the Planning Commission, including the style of the house, whether it is compatible with the Rosemont neighborhood, and parking issues. In particular, while the house at 7 W. Walnut is not a formally-recognized historic property, Rosemont as a whole is recognized by the federal and state governments as a historic landmark. The existing house at 7 W. Walnut contributes to the Rosemont's historic designation. We think — and it appears that many of the neighbors agree — that rebuilding a house in the Arts & Crafts or Craftsman-style bungalow style would be most appropriate. We are not opposed to you expanding the size of the house, and we think there are multiple examples in Alexandria of larger house that maintain the bungalow facade and style.

In addition, the letter that Lee and Lori submitted laid out several architectural features that are commonly found on our street. For example, the brick window sills and headers, 6th course bond brick patterns, and porch fascia board. We believe that adopting those suggestions would also help the design.

Finally, we share the concerns expressed by some of the neighbors about ensuring that water and drainage issues are considered in planning the construction. We have had our own issues with water on this side of the street. We had to undertake an unplanned full basement renovation after the flooding in July 2019, and the condo building next door to us has had multiple floods. We think it's in everyone's interests, including yours, to fully analyze the drainage issues.

If you'd prefer not to share the revised plans until they are submitted to the city, then we will review them after they are submitted. However, that means we cannot share any additional feedback with you informally. Once the revised plans are submitted, we see no other option but submitting our opinions into the public record.

Sincerely,

Elizabeth Jones and Michael Wolin

On Mar 7, 2021, at 7:40 PM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Dear Elizabeth & Michael,

Thanks for your brief note. Yes, we are working on the plans and I will resubmit them. As you may know through the formal application process you will be able to access all materials as they will be in the public domain. So as soon as I submit them, I will share with you and other interested neighbors the web link so that you may download them directly.

I would like to use this opportunity to remind you of my previous requests for your sharing with me your relevant concerns related to the construction of my home at 7 W. Walnut Street.

Also, I want to give you a heads up, that because of the P&Z formal process, in about 10 days (more or less) you will receive another similar certified letter related to the April meetings.

Best regards,

E. Maravi

On Sat, Mar 6, 2021 at 7:54 PM Elizabeth Jones <elizabeth.a.jones@me.com> wrote:
Hi Edgar,

Do you intend to revise the house plans and resubmit them? We would appreciate seeing the revised plans when they are completed.

Thanks,

Elizabeth & Michael

On Mar 1, 2021, at 8:08 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Hi Elizabeth & Michael,

My pleasure. This is to let you know that I just requested to the P&Z Department a deferral of my application before the Planning Commission; thus, it provides more opportunities to discuss any questions and concerns you may have. As of my plans for the dumpsters are to place them in my backyard. In the unlikely event to use the public right-of-way, they will NOT be placed on the street in front of your house. Let me know day and time for a phone call in case you wish to discuss this or any other issues, I will be more than happy to continue our dialogue.

Regards

E. Maravi

On Sun, Feb 28, 2021 at 6:50 PM Elizabeth Jones <elizabeth.a.jones@me.com> wrote:
Hi Edgar,

We appreciate you forwarding the letter to us. With the Planning Commission meeting approaching, let's postpone the call and plan to talk after the Planning Commission has weighed in. In the meantime though, we do have one question to which we'd appreciate an answer: what is your plan for the location of the dumpster for the demolition and construction? Will it be located on the street, in particular, in front of our house?

Regards,
Elizabeth Jones & Michael Wolin

On Feb 28, 2021, at 6:02 PM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:
Hi Elizabeth and Michael,

In preparation for our phone meeting tomorrow and to keep honest and transparent our dialogue I am enclosing copy of my response to your letter.

Cheers

Edgar

On Thu, Feb 25, 2021 at 9:11 PM Elizabeth Jones <elizabeth.a.jones@me.com> wrote:
Great! Michael and are free Monday 3/1 to talk. Are you available in the evening - 7pm?

Thanks and have a nice evening.

Elizabeth
757-814-9619

>

> On Feb 24, 2021, at 8:00 PM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

>

<SUP 2020 00108 Response to Wolin Jones letter.pdf>

February 25, 2021

Planning Commission Members and Staff of the Office of Planning and Zoning
City of Alexandria
Alexandria, VA 22314

Re: Special Use Permit #2020-00108

Dear Members of the Planning Commission & P&Z Staff

I would like to thank Mr. Wolin & Ms. Jones for providing input regarding Special Use Permit #2020-00108. It is important to highlight the thoughtful concerns of the above-mentioned neighbors related to the limited street parking on the unit block of West Walnut Street. Taking this into consideration and knowing that this does not affect me at all, I would be glad to explore in the final project design, the possibility of including an additional parking spot in the rear part of the property, only if it is allowed by the appropriate Alexandria City Codes and Building regulations.

This of course would be in addition to the existing garage which will be refurbished. At this point it should be clarified that there is no structure called or cataloged as a “historic garage” on the 7 W. Walnut Street property, as mentioned in the neighbor’s letter. It is also important to indicate that the subject garage is not “too small” as inaccurately was described in the letter since it has been housing my old Ford pick-up truck for several months. This truck was specifically bought for the construction project and will be sold as the project concludes. My intention is to keep my personal car in the garage in the future.

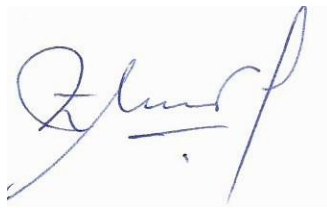
Further clarifications are necessary concerning the speculative statements made in the Wolin-Jones letter about the existing five bedrooms in the design. The fact is that neither in the City of Alexandria nor in the State of Virginia do the construction regulations limit the number of bedrooms in residential houses. Actually the proposal contemplates three bedrooms. However, it is also fair to indicate that the proposed family room on the first floor potentially could become my quarters whenever it will be difficult for me to manage stairs. In my view this consultation process is sufficiently invasive that I am forced to share such personal plans as when one day I might need to move to a small apartment or even to a retirement home. Should this be the case, I expect that my only daughter, who just got married and currently lives in a small place in Washington DC would move into 7 W. Walnut Street; thus, I also envision their needs for individual office spaces as currently both are teleworking which most likely will become the norm.

Regarding the numerous statements made in the Wolin-Jones letter using such terms as “historic character” “historic charm” “historic integrity” “bungalow-style”, if such terms exists in the Code of Ordinances, and zoning regulatory norms of the City of Alexandria, they are not applicable to the 7 W. Walnut Street property. Even though the subject property is in the Rosemont Historic District of Alexandria, it is not considered a historic landmark or an Alexandria historic site, or historic building and structure. The 7W. Walnut Street property is not included in the National Register of Historic Places and Sites; thus, legally it is not on the official

list of historic properties worthy of preservation. My proposal intends to build a typical craftsman house like many in the Rosemont area. Also, in my point of view, architecturally the first block of W. Walnut Street is the most eclectic block of the entire Rosemont Historic District and as such, offers a serious challenge to maintain the character of the neighborhood when the eclectic nature is its very charm.

In conclusion, for someone who knows well the Rosemont neighborhood, having lived here and been a homeowner for over 30 years, I expect no more nor less than objective fair regulatory application and adherence to the rule of law, the keystones for inclusive cultural, social and economic development. I particularly believe in Alexandria's historic preservation endeavors, as such activities are in the interest of maintaining the rich socio-cultural fabric of our community. However, in the particular case of the 7 W. Walnut Street property the regulatory norms are crystal clear.

Best regards

A handwritten signature in blue ink, appearing to read 'Edgardo Maravi', with a stylized flourish at the end.

Edgardo Maravi
7 W. Walnut Street
Owner

FW: [EXTERNAL]Fwd: Follow up

Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>

Fri 4/2/2021 11:11 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Here is another letter that was sent to Edgar that he forwarded to me.

Maggie Cooper
Urban Planner III
Department of Planning and Zoning
City of Alexandria, Virginia

From: Edgar Maravi <edgarmaravi2000@gmail.com>
Sent: Friday, April 2, 2021 10:28 AM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Subject: [EXTERNAL]Fwd: Follow up

FYI

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

From: **Elizabeth Jones** <elizabeth.a.jones@me.com>
Date: Thu, Apr 1, 2021 at 8:29 PM
Subject: Re: Follow up
To: edgar Maravi <edgarmaravi2000@gmail.com>
Cc: Michael Wolin <michael.e.wolin@gmail.com>

Dear Edgar,

We received your email from yesterday (March 30) informing us the revised plans are available on the Planning Commission Docket. We appreciate the changes you have made to address some shortcomings of the initial application.

We have a few questions we are hoping you could answer for us:

- (1) Who is your General Contractor for the project? Could you provide his or her contact information, in case any immediate issues arise once demolition and construction begins?
- (2) How do you plan to address parking for the work crews and for delivery of materials? We saw in the posted email correspondence that Walt and Cindy have requested that you not use the shared driveway for construction activity.
- (3) Where are you currently planning to place the dumpster during demolition and construction? You stated in your March 1 email to us that it would not be placed in front of our house. We intend to ask the Planning Commission and/or City Council to make that a formal requirement of the permit approval. We hope you will not oppose.
- (4) Are you working with a professional specializing in stormwater management or flood mitigation? We, like many of the neighbors, have had issues with stormwater damage to our home, including requiring an unexpected full basement renovation. We would recommend a thorough, professional analysis to ensure there isn't additional damage to the neighbors' homes, or your own.
- (5) What is your projected timeline for demolition, construction, and completion?

Regards,
Elizabeth & Michael

On Mar 18, 2021, at 9:59 AM, Edgar Maravi <edgarmaravi2000@gmail.com> wrote:

Dear Elizabeth & Michael

This is to let you know that soon you will receive a Notice of Public Hearings for the upcoming PC Meeting. As you will be able to see in the pasted emails below, the Staff Report and all other relevant documents will be uploaded by the P&Z staff on March 26. As soon as I obtain the web link I will share it with you; so you could download them. In the interim, I am available through email and phone if you wish to share any additional concern and issues you may have regarding 7 W Walnut Street.

Best regards

E. Maravi
7 W Walnut St.
Owner
202-431-4618
Edgarmaravi2000@gmail.com

Re: [EXTERNAL]Web link

Inbox

WALTER H. TRAVERS, JR.

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

April 2, 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 Commission:

As a follow-up to my previous letter dated February 21, 2021, I would like to convey my concerns regarding the SUP as proposed by Edgar Maravi.

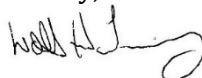
When the original work was taking place in the basement of 7 West Walnut Street, heavy trucks had been driving up and down the shared driveway. As a result, the cement apron against the driveway has been cracked in several places, with holes deep into the foundation. Water had started to come in to my basement from those cracks, and I applied sealant and temporary repairs in an attempt to patch those areas. We now need to install a new cement apron that is graded appropriately, however, the current weight of the scaffolding against Edgar's house has created an uneven separation of the driveway and the apron on our side. (For this reason, we can't begin the repairs needed.) I have explained to Edgar that I do not want trucks over 6000 lbs. on the driveway to avoid further damage to our side of the driveway, and he has been amenable to this request. He has offered temporary repairs, however, we would prefer to take care of it after the work is completed.

In addition, I have noticed that there is water collecting between the garages, mostly on my side, which had never been there before. As discussed in our last letter to the Planning Commission, the ground water intrusion has been a constant problem throughout the years. With regard to the proposed drawings and the slant of the roof towards the driveway, I have received assurances from Edgar that there will be an adequate gutter and drainage system. I look forward to an opportunity to review those drainage plans.

My wife and I have discussed these issues with Edgar and he has been responsive to our concerns, however, we do not yet have any written documentation outlining his assurances. My house is almost 100 years old and it is only eleven feet from Edgar's property. If it is damaged from the demolition and new construction, my insurance will likely not cover those damages.

Before retiring, I had spent many years working for the City. It is my hope that the City will, in turn, recognize and appreciate my concerns.

Sincerely,



Walter H. Travers, Jr.

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

April 5, 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,

As we and our neighbors have been striving to bring resolution and closure with Mr. Maravi on the issues raised in the previous letters you received from the neighbors regarding the proposed new house project at 7 West Walnut Street, we are writing this follow-up letter to our initial February 23, 2021, letter to share with you an update on the issues raised and where we all believe the status of the discussions currently stand.

There have been three (3) overall primary issues raised and approximately three (3) additional groups of issues (*that are unique to specific adjacent neighbor concerns*) as noted in the previous letters and emails to you prior to the March Hearing deferral.

Overall Primary Issues/Concerns:

1. Roof Form of the New House (Context and Water Impacts on a Narrow Lot)
2. Site Water Issues – Impacts Related to Adjacent Properties
3. Design and detailing of the proposed house to be in character with the neighborhood and the unique context that is the Rosemont Historic District, a National Register of Historic Places and Virginia Landmarks Register.

Overall Primary Issues/Concerns – Current Status:

1. *Roof Form of the New House* (Context and Water Impacts on a Narrow Lot)
There is still a request from 5 W. Walnut, 4 West Walnut, 9 W. Walnut, 11 W. Walnut and numerous other neighbors to Mr. Maravi that he please consider a front and rear sloping roof form in the design of your new house, versus a front gable, because of the site context of a closely located adjacent bungalow along the shared driveway and the impacts of water flowing into 5 W's basement already noted in Mr. Walt Travers' letters and emails. While it is understood there is no requirement that he do a front and rear sloping roof form like the original bungalow to be demolished, we have asked that he reconsider this request.
2. *Site Water Issues – Impacts Related to Adjacent Properties*

In previous letters from the adjacent and downhill neighbors, we have all noted concerns about how water will be addressed on the site to mitigate impacts off site. There is a pattern of negative water issues that front gable houses on the block are dealing with and how they are having to address side yards with special drainage systems and treatments. Mr. Maravi and the City are already aware of the concerns of water impacts to 5 W. Walnut Street from the neighbors' emails and letters. While we are pleased to see in the revised application drawings that he is now proposing to explore a number of potential stormwater drainage and catchment devices, due to the range of devices shown in the images, and the plan incorrectly showing drainage in the shared driveway along the property line as going back into each property when it actually flows toward 5 W. Walnut to the east, it is not completely clear what his ultimate proposal is and how it will deal with side yard gutter overflow (to the driveway and side yard) and how it will handle heavy water volume conditions during heavy downpours. The neighbors ask that Planning Commission please require the applicant to provide more clarity on the proposed water management system and that it takes into consideration the issues raised in this letter and previous letters/emails. The neighbors ask that this information be part of this SUP application so everyone understands what is proposed to be installed to address the myriad of conditions noted.

3. *Design and detailing of the proposed house to be in character with the neighborhood and the unique context that is the Rosemont Historic District, a National Register of Historic Places and Virginia Landmarks Register.*

Not forgetting the discussion related to roof form noted above, we are pleased to see Mr. Maravi had a meeting with the city architect and city staff at the end of the week after the March deferral to have a discussion on important issues related to the design and design details of the house, no matter what form the roof takes. The detailing of the windows appears to now show brick mold side returns, brick sills and a brick soldier course at the head more in keeping with brick homes. The window placement in the facades is more coordinated vs scattershot and the roof pitch is a more traditional 12 over 6. The brick banding however, shown at the ground floor level and the second-floor level, also shown in a different brick color than the field of brick, is a detail not found in the brick houses on the block or typically in brick houses in Rosemont and the Rosemont Historic District. We have asked Mr. Maravi that the brick detailing and patterns noted and illustrated in our previous email/letter to Planning Commission (dated February 23, 2021) be incorporated in this design and that the brick banding and change of brick color (at the band) be removed to allow the details of the house to be more in character with the neighborhood and homes in the Rosemont Historic District.

Adjacent Neighbor Concerns:

- 5 West Walnut – Concern about water damage to their house, water flow from front gable roof onto driveway and site, protection from further damage to their house during and from construction and agreement not to allow heavy construction equipment and trucks on the shared driveway.
- 4 West Walnut – Concern about negative impact to parking and potential placement of a dumpster in front of 4 W Walnut since they have no driveway due to the apartment service area to the east of their residence.

- 9 West Walnut – Concern about ensuring protection during construction of the exposed stone wall (circa 1914) along the property line with 7 W. Walnut and impact to water retainment on the 9 W. Walnut site if damaged.

Adjacent Neighbor Concerns – Current Status

Mr. Maravi has had a number of verbal conversations with us (9 W. Walnut) and Elizabeth and Michael (4 W Walnut) that appeared to be moving to resolution at one point and then were sometimes contradicted in the same conversation. In Mr. Maravi's March 1 letter to Bob Carragher (*responding to Mr. Carragher's letter to Planning Commission*), he stated he had *"pledged to my 4 W. Walnut Street neighbors not to use the on-street parking spot in front of their house"* and *"not to place dumpsters in the street in front of their house"*. Mr. Maravi also stated *"I have also made a verbal pledge to be formalized in writing to my neighbors of 9 W. Walnut Street not to demolish my brick fence [wall] that is built parallel to their stone fence [wall] and to take care to not damage it [stone wall] during construction as it extends along my property line"*. Both of us have requested he please document these verbal pledges in writing but when asked, he said he would not. Our belief is that these above noted issues could be resolved if his stated verbal pledges were officially documented in writing to us and Michael & Elizabeth as part of this application.

It is our understanding, from our personal conversations with Walt and Cindy of 5 W. Walnut, that Mr. Maravi has stated to them that he will keep heavy construction trucks and equipment of 6,000 lbs. off the shared driveway, that he will protect their house from further damage during construction, that he has agreed to repair anything that is broken [currently damaged] on their property and that he will have adequate gutters and an adequate drainage system on his property. They said they have not received anything in writing documenting these verbal pledges. Similar to the situation with 4 & 9 W. Walnut, it is our belief that these above noted 5 W. Walnut issues could also be resolved, at least to a larger extent, if Mr. Maravi's stated pledges were officially put in writing to Walt & Cindy as part of this application. This is their desire – please reference Mr. Walt Travers April 2, 2021 letter to the Planning Commission.

One additional item related to utilities, as Mr. Maravi's site plan moves along, if he desires to underground the power lines to his new house, we have asked him to please be sure to coordinate placement of a new pole in his rear yard to allow him to down feed the power lines on the new pole into his yard as we will not be in a position to grant an easement through our property.

Conclusion

We hope this letter is helpful in providing information and continued clarification of the current status of the issues previously raised to the initial application. As the deferral was proposed to allow time for the applicant to work with his neighbors to resolve issues raised by the initial application, some progress has been made, but respectfully, there is still progress to be made. As his future neighbors, we have let him know it is our hope that he will further consider the comments in this letter, and others, as he continues to move forward with his application. We ask that Planning Commission please continue to consider our and our neighbor's requests in your evaluation and review of this unique application.

Sincerely,

Lee & Lori Quill

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

April 5, 2021

Via E-mail

The City of Alexandria
Planning Commission & 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 write to follow-up on our letter of February 22 and to express our continued concerns with Mr. Edgar Maravi's SUP application.

First, we continue to believe that a house with an Arts & Crafts or Craftsman bungalow-style design – similar to the existing house – would be most appropriate for the character of the street and neighborhood. While Rosemont, including West Walnut Street, includes an eclectic mix of house designs, the prevalence of the bungalow style is noted in Rosemont's National Register of Historic Places Registration Form.¹ Rosemont is recognized by the federal and state governments as a historic landmark, and the existing house is listed among those that "contribute" to that designation.² Its loss – while now unavoidable – should be mitigated by maintaining the historic style of the existing house.

This concern is accentuated by the fact that in 2007 Mr. Maravi sought and obtained permission from the City of Alexandria to demolish another "contributing" Rosemont house located on Sunset Drive. Through Subdivision Application #2007-0002, Mr. Maravi obtained approval to demolish the existing 1930 Craftsman/Homestead-style house at 5 Sunset Drive and subdivide the lot, resulting in the construction of two non-contributing, generic brick attached homes.³ Each loss of a "contributing" house in Rosemont dilutes its historic designation, decreasing the attractiveness and value of the neighborhood.

¹ See https://www.rosemontcitizensassoc.org/wp-content/uploads/2014/07/100-0137_Rosemont_HD_1992_Final_Nomination.pdf, at p. 2.

² See id., at p. 44 (describing the existing house).

³ See Subdivision #2007-0002 Docket Item and Staff Report, <https://dockets.alexandriava.gov/icons/PZ/PC/cy07/090607/di12.pdf>.

Second, we continue to be concerned about issues regarding parking and construction vehicles. As we stated in our previous letter, our home lacks a driveway or any off-street parking, so we rely on the on-street parking spots in front of our home, including for loading and unloading of our two young children. We do not want these spots to be lost to us entirely during the project, either for use by a dumpster or by construction vehicles. Mr. Maravi has assured us that he will not seek to place a dumpster in the two on-street parking spots in front of our house. We ask that the Planning Commission make this a formal requirement of the SUP.⁴

Further, we are concerned about unresolved issues regarding the use of the driveway shared by the houses at 5 and 7 West Walnut Street for construction vehicles. We understand that previous construction activity has damaged the shared driveway and house at 5 West Walnut Street, owned by Mr. Walter Travers.⁵ The Staff Report assumes, and requires, that Mr. Maravi and Mr. Travers execute an easement formalizing the shared use of the driveway.⁶ Given the unresolved issues arising during past use of the shared driveway, we believe the Planning Commission should require that Mr. Maravi successfully finalize the easement prior to granting the SUP. This will avert legal disputes over use of the driveway after construction begins, thereby ensuring swift completion of the project.

Third, we are concerned about water drainage issues, including as raised by multiple other neighbors. During the flash flooding in July 2019, our basement flooded requiring an unplanned full basement renovation, so we know first-hand that proper drainage is crucial in this neighborhood. The application provides some information on how Mr. Maravi plans to address water run-off issues affecting his and the neighboring homes, but we understand that Mr. Maravi has not yet hired a professional in stormwater management to analyze his proposed plans. We believe that is critical, and currently lacking.⁷

Finally, in reviewing the correspondence Mr. Maravi has provided to the Planning Commission, we do not believe Mr. Maravi's outreach to the neighbors has been uniformly in good faith. We requested via email on March 6 that Mr. Maravi provide us with copies of his revised plans.⁸ Mr. Maravi rebuffed our request, stating that we would be able to review the revised plans when they were "in the public domain."⁹ On March 30 we received an email from Mr. Maravi

⁴ E.g., March 2, 2021 Email from Mr. Maravi to Ms. Jones ("As of my plans for the dumpsters are to place them in my backyard. In the unlikely event to use the public right-of-way, they will NOT be placed on the street in front of your house.").

⁵ April 2, 2021 Letter from Mr. Travers to Planning Commission.

⁶ Staff Report, p. 10.

⁷ As one example, we understand that the brick retaining wall on the west side of the property (in conjunction with a stone retaining wall on the adjoining property) helps prevent water flow and soil erosion from west to east following the topography of the block. Yet Mr. Maravi's proposed site plan does not address the existing retaining wall at all.

⁸ March 6, 2021 Email from Ms. Jones to Mr. Maravi ("Do you intend to revise the house plans and resubmit them? We would appreciate seeing the revised plans when they are completed.").

⁹ March 6, 2021 Email from Mr. Maravi to Ms. Jones ("Yes, we are working on the plans and I will resubmit them. As you may know through the formal application process you will be able to access all materials as they will be in the public domain.").

stating that his revised plans were available on the Planning Commission docket. However, the correspondence Mr. Maravi submitted to the Planning Commission indicates that he shared his revised plans with other neighbors prior to them being posted on the public docket: with Mr. Lee Quill on March 23 and Mr. Terrence Heubert on March 25.¹⁰ We requested that Mr. Maravi share his revised plans with us early so we could raise our concerns informally, thereby reducing the burden on the Planning Commission. Instead, we received the revised plans only a week before the Planning Commission would consider the SUP, and immediately prior to the Easter holiday weekend.

In sum, we believe there are still serious concerns with the SUP that should be addressed before it is granted.

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

¹⁰ March 23, 2021 Email from Mr. Maravi to Mr. Quill (“Please find the revised drawings for the upcoming PC Hearings attached. While you will have access to them later next week through the City of Alexandria’s website, I am now sharing them with you ahead of time in response to your request”); March 25, 2021 Email from Mr. Maravi to Mr. Heubert (“As I share these with 2 interested neighbors I think it is fair to shared with you; so you are in the loop. The attached revised drawings will be discussed in the upcoming PC Hearings.”).

April 6, 2021

Planning Commission Members and Staff of the Office of Planning and Zoning
City of Alexandria
Alexandria VA 22314

Re: SUP 2020-00108 7W Walnut St.

Via electronic mail: PlanComm@alexandriava.gov

Dear Members of Planning Commission and Planning & Zoning Staff:

I'm writing in response to Mr. Travers's communication dated April 2, 2021. In "putting myself in Mr. Travers shoes" I would be equally concerned and worried regarding the impact of a demolition and new construction next door to my property.

However, it is also important to clarify that Mr. Travers's letters or communications to the Planning Commission or directed to me do not recognize my previous actions, pledges, and offerings, described in written and verbal communications, some made as early October 2020. Mr. Travers's communication to the Planning Commission also gives a sense that there is a limited communication between Mr. Travers and myself and does not acknowledge the extensive written documentation outlining my assurances and agreements with Mr. Travers and his wife) whose copies have been furnished to the Planning & Zoning staff to be included in the SUP file.

I hope the following statements that have been conveyed multiple times before will indeed provide peace of mind to Mr. Travers:

Shared Driveway and Apron Concerns:

I would like to reconfirm my pledge made in several previous communications that I ***will fully bear the cost of replacing the old and previously cracked driveway*** (an offer verbally made as early as October 2020 and in writing on January 29, February 25, March 6, March 8, March 13 and March 26 2021). In some of these communications I also offered to reinforce or ***if needed, temporarily pave and permanently replace*** the above-mentioned apron. I have made these offers despite the condition of the driveway shown in the ***attached four photos taken on Thursday, May 28, 2020, before I purchased the property*** – these photos show the poor condition of the existing shared driveway and also ***Mr. Travers' apron before any work began*** (please verify date of photos in **file info**).

In my view, the existing small cracks in his apron were unrelated to water in his basement. These unusually rainy past months caused water issues in several basements on this side of the block. Based on his written response (see email chain in the SUP files) mentioning that he would prefer to leave it as is until I work on a permanent replacement of the shared driveway. What wasn't clear in the communication is who would pay for the replacement of his apron. Given the possibility that recent work in late 2020 may have contributed to further poor conditions, I would think it would be fair if both parties split the cost. I am offering to take full responsibility on the replacement old cracked shared drive, as a sign of my commitment to being a good neighbor.

It is also important to remind Mr. Travers that during the hauling of my basement debris, with his authorization, I sealed his apron and exterior wall with special sealant along the apron, as a preventative measure. I have also graciously connected his rear downspout with a new a plastic solid 4" corrugated pipe all-the-way to the front yard to divert his rainwater previously discharged into the shared driveway. I have done the same with the downspout on my property.

I would like to state that I will implement needed due diligence and use all means available to prevent any collateral damage during demolition and construction. In the unlikely case of any damage, my insurance and the demolition bond would provide coverage. It is also important to point out that our plans primarily include the use of small trailers pulled by my small pick-up truck or a small Isuzu truck DM. If I use small dumpsters, they will be placed in the front yard, not in the driveway. It would perhaps be very useful to follow-up on The Travers' offer that they hire a structural engineer to check the current conditions of 5 W Walnut's foundations and exterior left side wall, so they have a baseline on current conditions, just in case.

Rainwater concerns:

This issue has also been addressed extensively in several written and verbal communications. As previously indicated, final details for addressing the rainwater issues will be outlined in the Grading Plan. It seems that Mr. Travers has not carefully reviewed the most recent SUP proposed components which I provided to him on March 26 (among others a ***Proposed Elevation Plan*** and the ***Preliminary Rainwater Drainage Plan***) which include initial details of gutters, downspouts, underground pipes, catch basins, water harvesters, drywells, etc.

Regarding the water between garages mentioned in Mr. Travers's letter, it may be caused by the unusually heavy precipitation of the last few months. Currently, I do not see signs of wet areas in the places mentioned. Both Mr. Travers' and my garage roofs currently do not have gutters -- in the above-mentioned SUP drawings we are including gutters, down spouts, and planters in my garage to further mitigate potential water issues. These preliminary measures most likely exceed the requirements of the City of Alexandria. The volume of rainwater and other calculations and notes in the prospective Grading Plan will set the scope for stormwater management on W Walnut St.

Best regards,

A handwritten signature in black ink, appearing to read 'Edgardo Maravi', written over a light blue horizontal line.

Edgardo Maravi
7W Walnut St.
Owner







Re: Update Letter - 7 West Walnut SUP Application

Edgar Maravi <edgarmaravi2000@gmail.com>

Tue 4/6/2021 3:13 PM

To: Lee Quill <lquill@cunninghamquill.com>

Cc: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>; Patrick Silva <Patrick.Silva@alexandriava.gov>

April 6, 2021

Hi Lee and Lori,

Thanks for taking the time to send me your comments and advice. Since I have other professional responsibilities with an upcoming deadline, I only had time to glance at your letter and to send you additional information and a couple of comments.

I notice that you wish me to confirm in writing that I will not demolish my brick fence adjacent to your property line so: **this is to confirm that I will not demolish my brick fence now or never.** While there are no regulations that I know of that would prevent me from demolishing my fence, it is important to clarify that to the best of my knowledge I don't recall saying to you that I do not want to put this in writing. Anyhow, demolishing the fence never crossed my mind. I like my brick fence. I think that the long brick fence is charming and provides some privacy (very important for me).

Reading about your comments on the brick colors in my SUP drawings was amusing to me. I would never think of building my walls with two different brick colors. This must be either a software problem or the resolution of your screen. So relax, it will be a nice color that I will select with the neighborhood in mind. Actually, I like the color of your brick. However, at this point my mind is not focused on bricks but on the SUP.

As I mentioned above, for the sake of my time and because I am already addressing directly with other neighbors their respective concerns and because I have already discussed extensively with you some additional valid concerns beyond 9 West Walnut, I will not consider them in this note.

Once I review your letter a second time, if I have any further responses, questions, or clarifications I will send you an additional note. If you need to contact me please do so through email or call me (202-431-4618), the best time would be after 7 pm.

Regards,

E. Maravi
Owner
7W Walnut St

On Tue, Apr 6, 2021 at 12:30 AM Lee Quill <lquill@cunninghamquill.com> wrote:

Dear Edgar,

Attached, please find a letter that outlines and clarifies the current status on the issues on your application as many of us see it currently standing. While progress has been made, respectfully, there is still some progress to be made. A number of these issues, or all of these remaining issues, could possibly be resolved easily. We hope this letter will provide a pathway and direction forward on the remaining neighbor items. We look forward to your review and thoughts toward resolution.

All the best,

[EXTERNAL]cracks in apron of 5 West Walnut from heavy equipment on driveway

Cindy Cavalieri <cindycavalieri@gmail.com>

Wed 4/7/2021 2:55 PM

To: Edgar Maravi <edgarmaravi2000@gmail.com>; PlanComm <PlanComm@alexandriava.gov>

Cc: W. T. <wht0555@yahoo.com>

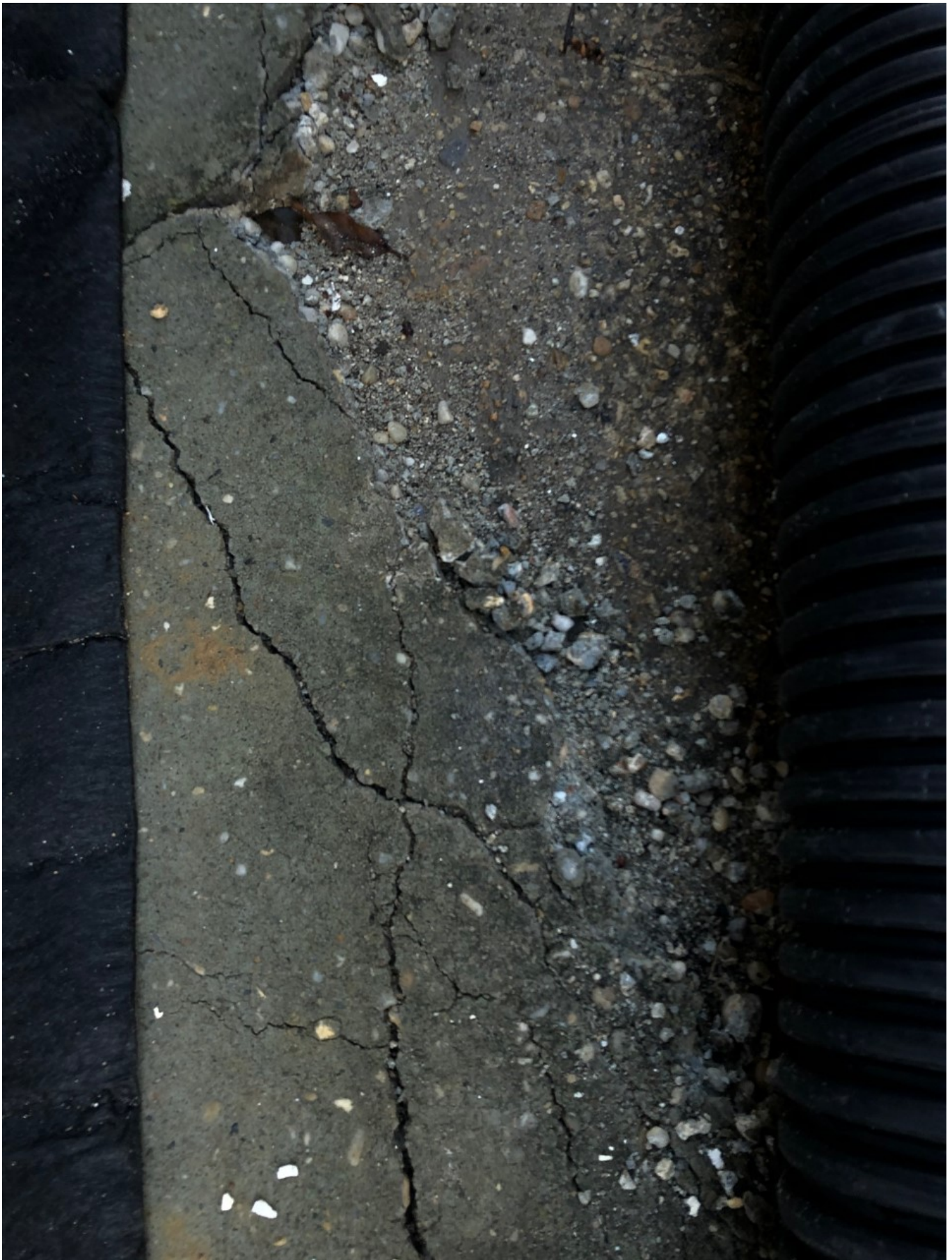
For info.

There were some original cracks on the driveway itself as Edgar has provided. The attached photos show the cracks that have happened recently on the cement apron against our house, which are recent.

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Sent from my iPhone

[EXTERNAL]there are no written assurances

Walt <wht0555@yahoo.com>

Wed 4/7/2021 6:23 PM

To: Edgar Maravi <edgarmaravi2000@gmail.com>; PlanComm <PlanComm@alexandriava.gov>

Hi Edgar,

With regard to your letter to the Alexandria Planning Commission of April 6, I would like to clarify that we have not received any written assurances or agreements, other than the Shared Driveway Agreement. We have received your verbal explanation that you will provide repairs needed, and we appreciate the good intention, however, nothing is in writing.

-Walt

(5 West Walnut)

Sent from my iPhone

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

Ashley Davis <davisashley32@gmail.com>

Thu 4/8/2021 3:57 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Thomas Zichelli <tzichelli@gmail.com>

Dear Chairman and Planning Committee:

ALL OF OUR CONCERNS (listed in current forwarded email) ARE STILL EXTREMELY RELEVANT, MOST CRITICALLY THE WATER ISSUES.

I HAVE NOT SEEN OR HEARD FROM EDGAR OR ANYONE REGARDING A WATER PLAN.

I AM USING CAPS TO PUNCTUATE OUR IMMEDIATE CONCERNS, AS WATER CONTINUES TO BE AN ISSUE ON OUR W WALNUT STREET AND EDGAR'S PROPOSAL AND LACK OF ATTENTION TO THE WATER SITUATION WILL ONLY MAKE IT WORSE.

TO BE 100% CLEAR, THERE HAS BEEN ZERO COMMUNICATION ON A WATER PLAN AND OUR MAJOR CONCERN CONTINUES TO BE EVERYTHING LISTED BELOW, BUT #1 ON THE LIST ARE THE WATER ISSUES THAT EDGAR'S PROPOSAL WILL ONLY MAKE WORSE.

PLEASE LET US KNOW HOW THIS WILL BE TAKEN CARE OF.

THANK YOU,
Ashley and Tommy Zichelli

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

From: **Ashley Davis** <davisashley32@gmail.com>

Date: Fri, Feb 26, 2021 at 2:16 PM

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

To: <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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