

*Brendan and Lee Dunn
519 South Lee Street
Alexandria, VA 22314*

Friday, October 29, 2021

Dear Members of the Planning Commission and Staff:

We write today in support of an item on your November 4, 2021 agenda in relation to Subdivision #2021-0006 for 514, 516 and 518 South Fairfax Street.

Our property abuts 514, 516 and 518 South Fairfax Street. We fully support Mrs. Habliston's request to re-subdivide the three existing lots into two lots and have no concerns or objections to the request. We believe such a division will allow more open space and ability for more trees and other plantings which make our area beautiful.

If you have any questions or further questions for us on this request, please do not hesitate to reach out at (703) 928-6365 or leeocdunn@gmail.com.

Thank you for your service on the Planning Commission.

Fondly,

A handwritten signature in cursive script that reads "Lee Dunn".

Lee Carosi Dunn
for Lee and Brendan Dunn

MEMORANDUM

DATE: NOVEMBER 2, 2021

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: INFORMATION FOR DOCKET ITEM #6 – Subdivision #2021-00006 – 514, 516 and 518 N. Fairfax Street

This memorandum is provided to propose an alternative to existing Condition #2 to address a few of the Commissioners' concerns that it may be impractical for the applicant to obtain signatures from all properties with rights to the shared 10-foot alley to the south of proposed Lot 501. Staff finds that tying the variation for the side yard setback for proposed Lot 501 to the encroachment into the private alley recognizes the existing historic condition while acknowledging that others have property rights to the alley. The applicant was notified and prefers staff's suggested alternative.

Originally proposed Condition #2 on page 14 of the staff report:

2. The applicant shall record a document in land records signed by those with rights to use the adjacent 10.0-foot private alley that the existing single-family detached building on 516/518 S. Fairfax Street can encroach into the private alley, prior to City approval of a final subdivision plat. (P&Z)

Proposed Alternative Condition #2, to read as follows:

2. The variation for the 0' side yard setback along the southern boundary of Lot 501 remains effective so long as the building encroaching into the alley is allowed to remain in the private alley. (P&Z)

With this Condition change, staff continues to recommend approval of Subdivision 2021-00006.