

4
11-13-21

Gloria Sitton

From: Ashley Labadie
Sent: Monday, November 08, 2021 3:08 PM
To: Gloria Sitton
Cc: Ann Horowitz
Subject: FW: [EXTERNAL]Questions for 2406 Terrett Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Gloria – I hope you're doing well. Can you please ensure the exchange below is included in materials to Council before this weekend's hearing? It is for consent item #4: SUP2021-00064.

Thanks,

Ashley

Ashley S. Labadie, AICP
Urban Planner III | Land Use Services
Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3801

From: Ashley Labadie
Sent: Monday, November 8, 2021 2:17 PM
To: Patrick McNabb <patrick.mcnabb@gmail.com>
Subject: RE: [EXTERNAL]Questions for 2406 Terrett Ave

Hi, there – Thanks for the additional questions and comments. Because the 2406 Terrett property is substandard and is developed with a dwelling, Zoning Ordinance [section 12-901\(C\)](#) applies and requires special use permit (SUP) approval by City Council. With the request, Council must consider whether the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design. The Infill Task Force created 12-901(C) in 2008. Task Force members were concerned about demolition and reconstruction on substandard lots and felt that the Zoning Ordinance did not sufficiently protect established neighborhood character from incompatible new dwellings. Staff experience with substandard lot SUPs shows that the additional public input on these requests is valuable. As such, the review for this particular case has been rigorous taking into account bulk, height and design. If a lot is not considered substandard, it may be developed by-right, which does not require City Council consideration or approval. This may have been your experience on your property (2507 Dewitt Ave), which appears to have been back in 2003 and by-right. The process for substandard lots, however, is more involved as it pertains to potential impact on the neighborhood thanks to the Infill Task Force's addition in 2008.

The comment about bamboo represented one Commissioner's opinion and is not reflected as an SUP condition. The home owner at 2406 Terrett may choose to mitigate bamboo from coming onto their property if they so choose as it is actually grown on the lot to the south at 2404 Terrett Ave. Ultimately, it would be up to the owners of 2404 Terrett Avenue to remove the bamboo.

The 2406 Terrett property owners were in attendance at the Del Ray Citizens' Association meeting on Oct. 8 where they met several of their neighbors and expressed their enthusiasm about coming to the neighborhood. The property owners were found to have addressed the property maintenance concerns, however, I will remind them again about continued and more frequent maintenance.

Thanks, again, for your questions and concerns. I will make sure these are communicated to the applicant/property owner as well as City Council.

Ashley

Ashley S. Labadie, AICP
Urban Planner III | Land Use Services
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From: Patrick McNabb <patrick.mcnabb@gmail.com>
Sent: Monday, November 8, 2021 12:47 PM
To: Ashley Labadie <Ashley.Labadie@alexandriava.gov>
Subject: Re: [EXTERNAL]Questions for 2406 Terrett Ave

Dear Ashley,

Thank you for your thorough and thought out answers to my questions.

Quite honestly the new planning and zoning guidelines are much different than what we followed and elaborated on with the DRCA land use committee when we built my house in the early 2000s. The new guidelines have a much greater impact on the neighborhood so it's not easy to understand the changes that were made and why they were made. They appear to be much more developer friendly and less neighborhood friendly.

I did attend the meeting on this property last week and it did appear that the city was enthusiastic about the changes to plans that the architect/owner made. At the end of the discussion, I was somewhat puzzled why the commissioner recommended that the owner volunteer to remove the neighbor's bamboo. This bamboo currently screens the neighbor's property from the proposed new structure that will have encroaching sight lines on the neighbor's property. Why would this be a good idea?

I would have expected a recommendation to meet the current neighbors and assure them they are excited to move into the neighborhood. The fact that the owner hasn't maintained the property for 18 months tells a different story than what Planning and Zoning conveyed.

With regards, Patrick McNabb

On Nov 8, 2021, at 9:35 AM, Ashley Labadie <Ashley.Labadie@alexandriava.gov> wrote:

Hi, Patrick – Thank you for your patience. I had a family emergency shortly after I confirmed with my colleague that I'd get back to you on Friday. I appreciate your understanding. Thank you for reaching out with these questions. Please see my responses below.

1. It appears that that house is very large considering the substandard lot the owner intends to build a new property. Isn't a 4,000+ square foot house extreme given then size of the lot? How is this possible?
 - a. *While the lot is substandard in lot width (it is five feet shorter than what is required by the R2-5 zone), the lot area is over the minimum 5,000 sq. ft. required by the zone. With a lot area of 5,445 sq. ft. and maximum floor area ratio of 0.45, the maximum size the house may be in terms of floor area is 2,450 sq. ft., of which the proposed dwelling is below. Areas like the basement, attic and garage are excluded from floor area per Sec. 2-145 of the zoning ordinance.*
2. Given the large size of the basement (more than 1,800 square feet), what will be the impact on the drainage and runoff on the surrounding properties? I am concerned that this huge house would put an extensive load on the storm drain such that it would create flooding.
 - a. *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. Means by which quantity requirements are met are considered and reviewed by staff with the future grading plan.*
3. Given the reduction of green space on this lot, what is the impact on plants and insects on the neighborhood. Is there any green space to support native species.
 - a. *The proposal meets all of the open space and setback requirements of the R2-5 zone, and the applicant will be required to meet the City's landscape guidelines with future building permits.*
4. I am concerned about the increase of rodents and vermin on the surrounding neighborhood this project will bring. The owner has owned the property for 18 months and only mowed the lawn twice and once at my urging. I have had to increase rodent treatments to a monthly service due to an increase in rodents I attribute to the property. Currently there are no bait stations visible on the exterior to the property so it's clear they haven't paid attention to this issue.
 - a. *I appreciate your reporting of maintenance issues. Staff has been in contact with the property owner about this reported issue and encouraged more frequent property maintenance. The property owner has ensured regular pest control services. If you feel there is still an issue, please report to Alexandria 311, and an inspector will promptly investigate.*
5. Given that the owner has not maintained the property for 18 months, how can we be sure that the owner intends to actually live in the property. Given that the owner is a property developer it appears that this is a straight up flip.

- a. *While any property owner may choose to sell their private property at any time, the current property owner has only communicated to staff their intentions of living in the new house once built.*

Please let me know if you have any additional questions.

Thanks,

Ashley

Ashley S. Labadie, AICP
Urban Planner III | Land Use Services
Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
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703.746.3801

From: Ashley Labadie
Sent: Friday, November 5, 2021 8:55 AM
To: Patrick Silva <Patrick.Silva@alexandriava.gov>
Subject: RE: [EXTERNAL]Questions for 2406 Terrett Ave

Sure thing. Thanks!

From: Patrick Silva <Patrick.Silva@alexandriava.gov>
Sent: Thursday, November 4, 2021 8:49 PM
To: Ashley Labadie <Ashley.Labadie@alexandriava.gov>
Subject: Fw: [EXTERNAL]Questions for 2406 Terrett Ave

Hey Ashley,

The email below came in during the hearing. Would you mind following up with the interested party on these questions? Thanks!

Warmly,

Patrick Silva
Urban Planner, Land Use Services
City of Alexandria
Department of Planning and Zoning, Room 2100
301 King Street
Alexandria, VA 22314
Patrick.Silva@alexandriava.gov
(703) 746-3806

From: Patrick McNabb <patrick.mcnabb@gmail.com>
Sent: Thursday, November 4, 2021 7:34 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>
Subject: [EXTERNAL]Questions for 2406 Terrett Ave

[You don't often get email from patrick.mcnabb@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hello Patrick,

I have a couple questions and concerns about 2406 Terrett Ave. that I hope you can address this evening.

1. It appears that that house is very large considering the substandard lot the owner intends to build a new property. Isn't a 4,000+ square foot house extreme given then size of the lot? How is this possible?
2. Given the large size of the basement (more than 1,800 square feet), what will be the impact on the drainage and runoff on the surrounding properties? I am concerned that this huge house would put an extensive load on the storm drain such that it would create flooding.
3. Given the reduction of green space on this lot, what is the impact on plants and insects on the neighborhood. Is there any green space to support native species.
4. I am concerned about the increase of rodents and vermin on the surrounding neighborhood this project will bring. The owner has owned the property for 18 months and only mowed the lawn twice and once at my urging. I have had to increase rodent treatments to a monthly service due to an increase in rodents I attribute to the property. Currently there are no bait stations visible on the exterior to the property so it's clear they haven't paid attention to this issue.
5. Given that the owner has not maintained the property for 18 months, how can we be sure that the owner intends to actually live in the property. Given that the owner is a property developer it appears that this is a straight up flip.

Thank you,
Patrick McNabb
2507 DeWitt Avenue

Sent from my iPhone

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