

EXHIBIT NO. 1

28a  
6-26-01

21 June, 2001

Ms. Beverly Jett, CMC  
City Clerk and Clerk of Council  
Room 2300 City Hall  
301 King Street  
Alexandria, VA 22314

RE: Consideration of a request for vacation of the public  
right-of-way, 1601 Chapel Hill Drive, Alexandria, VA

Docket Item No. 21

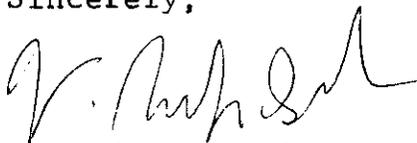
Dear Ms. Jett:

Pursuant to the authorization given to Mayor Kerry Donley by  
the City Council at its Public Hearing Meeting on June 16, 2001,  
we the undersigned were appointed viewers to view the property  
located at 1601 Chapel Hill Drive.

We have all viewed the property and determined that the  
vacation and discontinuation would not cause any inconvenience.  
Furthermore, we agree with the staff recommendations made at  
the Public Hearing Meeting on June 16, 2001 for approval that  
is subject to compliance with all applicable City of Alexandria  
codes and ordinances.

Please contact us if you have any questions.

Sincerely,



V. Rodger Digilio  
Chairman  
1900 Mount Vernon Avenue  
Alexandria, VA 22301  
703-548-6066



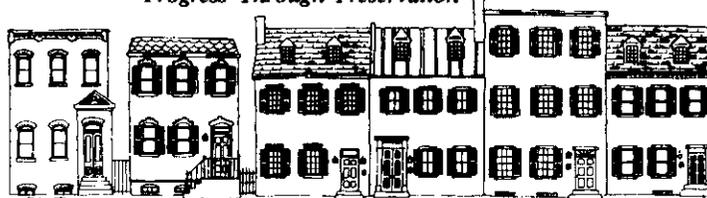
Ross Bell  
Alexandria, VA  
703-836-2001



Bill Brandon  
Alexandria, VA  
703-683-0927

cc: Duncan W. Blair, ESQ., Agent & Attorney

*Progress Through Preservation*



OTV, Inc. • 1900 Mount Vernon Avenue • Alexandria, Virginia 22301 • (703) 548-6066

June 22, 2001

Ms. Beverly I. Jett, CMC  
City Clerk and Clerk of Council  
301 King Street  
Alexandria, Virginia 22314

Dear Ms. Jett:

Attached is the report of viewers appointed for the property located at 1601 Chapel Hill Drive, Alexandria, Virginia. I hope that it is satisfactory.

The viewers asked me to pass along some additional comments on this case. First, it seems that there should be some City Policy on small parcels of "public open space" so that these kind of cases could be treated in a uniform manner. Second, in viewing the property we did notice that there is a great deal of asphalt in the area and, if more green space was desired, perhaps some of the indentation could be turned back to lawn and shrubs.

Finally, I believe that the City should provide some guidance to Viewers on what their job actually entails. I was surprised that we were not given a few pages of instructions when we were appointed. Instructions would make it easier for us to focus on our job under the law.

Thank you for your consideration.

Sincerely,

V. Rodger Digilio  
Chairman

cc: Mr. Brandon  
Mr. Bell  
D. Blair, ESQ.

MEMORANDUM

DATE: JUNE 22, 2001  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: PHILIP SUNDERLAND, CITY MANAGER   
SUBJECT: REQUEST FOR VACATION OF PUBLIC RIGHT-OF-WAY AT 1601  
CHAPEL HILL DRIVE

---

At its June 16 public hearing meeting City Council asked Transportation and Environmental Services Department staff to report back to Council on the issue of the 50 foot right-of-way discussed as part of the requested vacation of public right-of-way at 1601 Chapel Hill Drive. T&ES staff has reviewed the right-of-way information for the Chapel Hill vacation application and determined that the existing right-of-way is 60 feet wide. The City can vacate a 10 foot wide strip, as originally recommended by T&ES, and still maintain 50 feet of right-of-way at this location. The ordinance before Council includes vacation of 10 feet of the right-of-way.

Council requested that the applicant, Mr. Davis, check with his architect to obtain the Floor Area Ratio (FAR) calculations that were done and compare and contrast them with the size of the proposed addition and provide this information to Council. This would assist Council in determining the impact of the size of the right-of-way vacated on the size of the proposed addition to the house. The response from Mr. Davis is attached. Planning staff will be prepared to comment on the FAR issue at the June 26 meeting.

cc: Richard Baier, Director, Transportation & Environmental Services  
Ignacio B. Pessoa, City Attorney  
Eileen Fogarty, Director, Planning & Zoning  
Emily A. Baker, P.E., City Engineer  
J. Allen Martin, Chief of Surveys, Transportation & Environmental Services

Attachment

LAW OFFICES OF  
**DAVIS & HARMAN LLP**  
 THE WILLARD  
 1455 PENNSYLVANIA AVENUE, N.W.  
 SUITE 1200  
 WASHINGTON, D.C. 20004  
 TEL (202) 347-2230  
 FAX (202) 393-3310

June 22, 2001

The Honorable Kerry J. Donley  
 Mayor, City of Alexandria  
 Room 2300, City Hall  
 301 King Street  
 Alexandria, VA 22314

RE: Vacation, 1601 Chapel Hill Drive

Dear Mr. Mayor:

At the City Council meeting on June 16, 2001, you asked me to find out how much FAR would be needed to build the addition on the rear of our house on Chapel Drive. Based on representations by the City of the FAR currently available and figures just given to me by my architect, Richard Foster, we will need approximately 395 sq ft of additional FAR. This would be a vacation of about 16 ft., leaving the city about 7 ft of right away.

Looking to the "commonality" principle expressed by the City Manager, I am led to believe that 7ft is more than most streets around Alexandria. Further, the property lines of the houses on Chapel Drive (except ours and the house next door) go almost to the curb.

Thank you for all of your help. You have been great.

Sincerely,



Tad Davis

cc: Duncan Blair



*City of Alexandria, Virginia*  
301 King Street, Suite 2300  
Alexandria, Virginia 22314



Kerry J. Donley  
Mayor

William C. Cleveland  
Vice Mayor

Members of Council  
Claire M. Eberwein  
William D. Euille  
Redella S. Pepper  
David G. Speck  
Joyce Woodson

June 18, 2001

Beverly I. Jett, CMC  
City Clerk and  
Clerk of Council  
beverly.jett@ci.alexandria.va.us

(703) 838-4550  
Fax: (703) 838-6433

Mr. Rodger Digilio, Chair  
1900 Mt. Vernon Avenue  
Alexandria, VA 22301

Re: Consideration of a request for a vacation of the public right-of-way, 1601 Chapel Hill Drive, Alexandria, VA

Dear Mr. Digilio:

Pursuant to authorization given to Mayor Donley by the City Council at its Public Hearing Meeting on June 16, 2001, you, as Chairman, together with Mr. Ross Bell, and Mr. Bill Brandon, were appointed as viewers to view the public right-of-way property described in the attached pages and to report in writing whether in the viewers' opinion any inconvenience or harm to the public would result from discontinuing and vacating the public right-of-way use of this property. I have enclosed a sample viewers' report. For further information concerning this matter, you may contact the Director of the Department of Planning and Zoning.

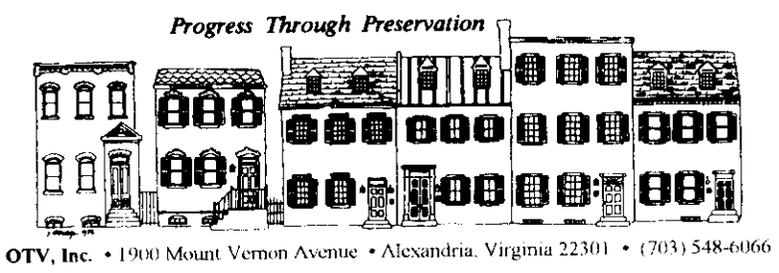
If possible, would you please have your report, signed by all three viewers, in the Office of the City Clerk on or before Monday, June 25, 2001.

Please bill Duncan W. Blair, Esquire, Land, Clark, Carroll, Mendelson & Blair, P.C., 112 South Alfred St., Suite 300, Alexandria, Virginia 22314. If payment is not made within thirty (30) days, please advise the City Clerk at 838-4550.

Sincerely,

  
Beverly I. Jett, CMC  
City Clerk and Clerk of Council

Enclosures: Docket Item No. 21  
Sample Viewers' Report  
Mr. Ross Bell, 703-836-2001  
Mr. Bill Brandon, 703-683-0927



June 22, 2001

Ms. Beverly I. Jett, CMC  
City Clerk and Clerk of Council  
301 King Street  
Alexandria, Virginia 22314

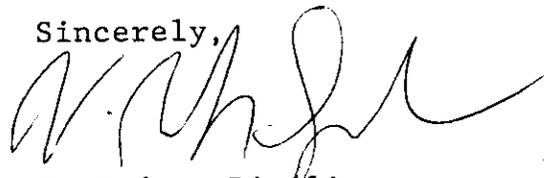
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Finally, I believe that the City should provide some guidance to Viewers on what their job actually entails. I was surprised that we were not given a few pages of instructions when we were appointed. Instructions would make it easier for us to focus on our job under the law.

Thank you for your consideration.

Sincerely,  
  
V. Rodger Digilio  
Chairman

cc: Mr. Brandon  
Mr. Bell  
D. Blair, ESQ.

EXHIBIT NO. 3

*City of Alexandria, Virginia*

28  
6-26-01

MEMORANDUM

DATE: JUNE 22, 2001  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*  
SUBJECT: REQUEST FOR VACATION OF PUBLIC RIGHT-OF-WAY AT 1601  
CHAPEL HILL DRIVE

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cc: Richard Baier, Director, Transportation & Environmental Services  
Ignacio B. Pessoa, City Attorney  
Eileen Fogarty, Director, Planning & Zoning  
Emily A. Baker, P.E., City Engineer  
J. Allen Martin, Chief of Surveys, Transportation & Environmental Services

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28A  
6-26-01

June 22, 2001

The Honorable Kerry J. Donley  
Mayor, City of Alexandria  
Room 2300, City Hall  
301 King Street  
Alexandria, VA 22314

RE: Vacation, 1601 Chapel Hill Drive

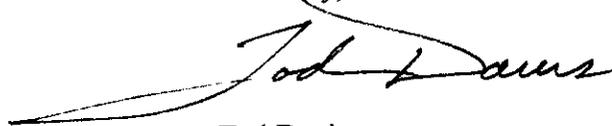
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Sincerely,



Tad Davis

cc: Duncan Blair

