

Docket Item #6  
BZA CASE #2010-0011

Board of Zoning Appeals  
April 8, 2010

**ADDRESS:** 803 SECOND STREET  
**ZONE:** RB, RESIDENTIAL  
**APPLICANT:** NANCY MEYERS, OWNER

**ISSUE:** Variance to install a residential curb cut in the secondary front yard facing Portner Road.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
8-200(C) (5) (a)	Curb Cut	Alley or Interior Court	Street Access	Street Access

Application withdrawn at the request of the applicant on April 15, 2010.

**BOARD OF ZONING APPEALS ACTION OF APRIL 8, 2010:** On a motion to defer by Mr. Allen, seconded by Mr. Goodale, the variance was deferred by a vote of 4 to 2. Messrs. Lantzy and Zander dissented.

Reason to defer: To allow the applicant time to explore her options.

Speakers:

Nancy Meyers, owner, made the presentation.

Poul Hertel, representing North East Citizens Association, spoke in opposition.

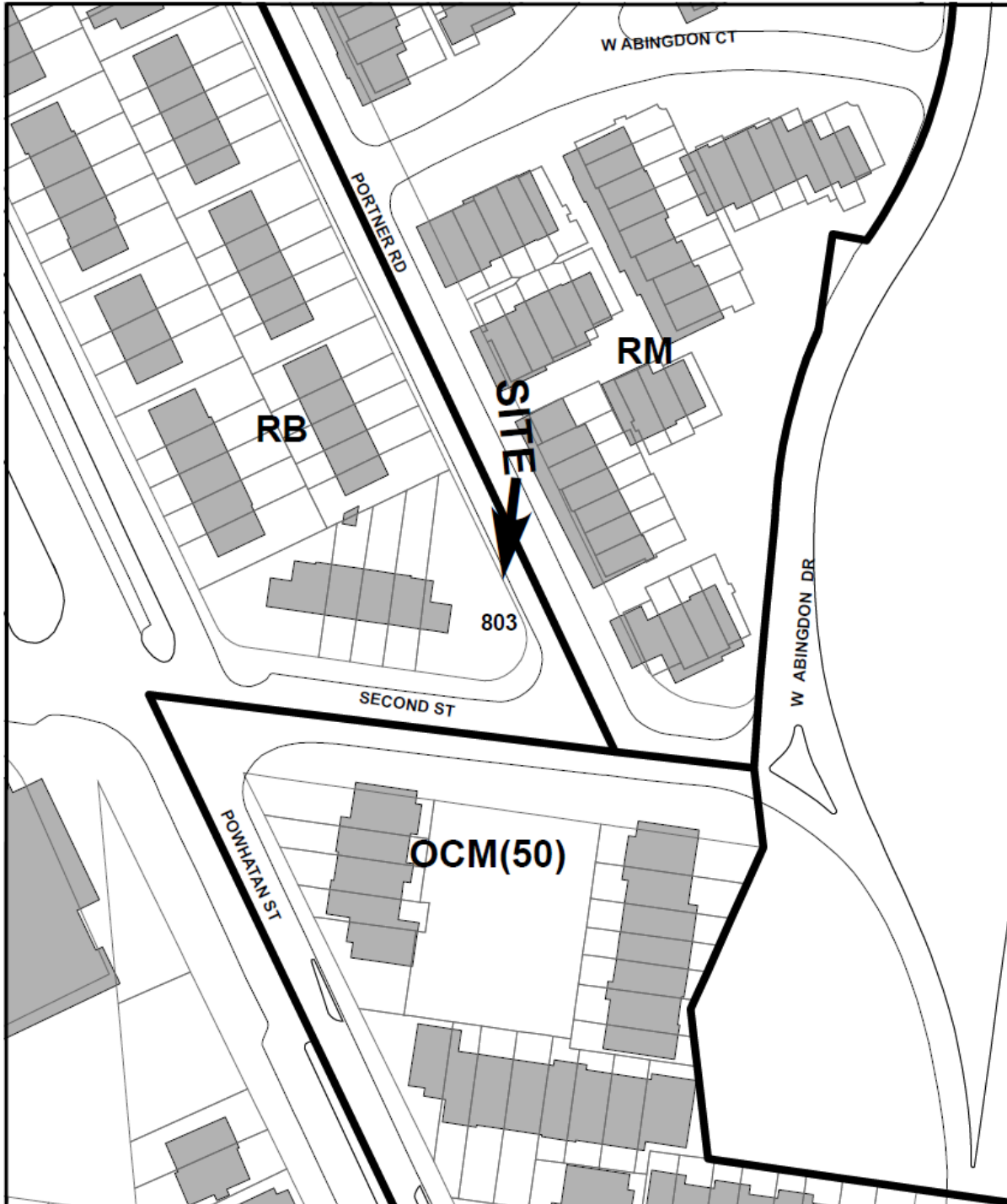
Sylvia Sibrover, neighbor at 915 Second Street, spoke in opposition.

Poul Lade, neighbor at 1109 Portner Road, spoke in support.

Mariella Posey, neighbor at 915 Second Street, spoke in opposition.

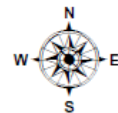
Staff **recommends denial** of the request because the applicant has not demonstrated a hardship.

If the Board decides to grant the requested variance it must comply with the code requirements under the department and the variance must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA CASE #2010-0011**

**4/8/2010**



**I. Issue**

The applicant requests a variance to install a residential curb cut on Portner Road to serve a non-required off-street parking space for an end unit townhouse at 803 Second Street.

**II. Background**

The subject property, a corner lot, is one lot of record with approximately 88.31 feet of frontage on Second Street, 90.93 feet of frontage on Portner Road and has a total lot area of 3,038 square feet. A two-story brick end unit townhouse is located 25.00 feet from the front property lines facing Second Street and 25.60 feet from the front property line facing Portner Road. The subject townhouse is one of five townhouse dwellings and shares a common party wall along the west side property line with the adjoining townhouse at 805 Second Street. All of the buildings sit on a hill with sloping topography to Second Street and Portner Road. The five properties do not have rear alley access.

803 Second Street is located within the Old and Historic Alexandria District. According to the City's real estate records, the two-story, masonry common brick residence was constructed in 1941.

**III. Description**

The applicant requests permission to install a residential curb cut located in the secondary front yard facing Portner Road. The proposed curb cut measures 11.00 feet wide. The on-site parking space will use environmentally appropriate materials such as brick or grass pavers. By installing a compact size parking space the subject property will not be deficient in required open space.

As shown on the submitted survey plat, the new curb cut will be placed near an open fence gate that provides access for the applicant onto Portner Road. The applicant proposes to install a compact parking space (roughly 8.00 feet by 16.00 feet) adjacent to the sidewalk.

The parking space will be screened from the adjacent property along the north side property line by the topography of the lot, as well as trees and plantings. By installing a non-required compact parking space, the open space on the lot will not drop below the required 800 square feet required in the RB zone. The subject property in fact provides nearly three times the required open space.

On June 24, 1992, the current zoning ordinance was adopted that prohibits new curb cuts in the RB zone, specifically affecting properties in the two Historic Districts. The purpose of the prohibition was to preserve the historic streetscape and enhance pedestrian experience, while also preserving shared parking on the public streets. In addition, the zoning rules require new off-street parking to be served from an alley or court.

The applicant has received support from adjoining and adjacent neighbors that would be most affected by the proposed request (letters attached to application).

Since adoption of the 1992 zoning ordinance, the Board of Zoning Appeals has granted curb cut variances for properties at 703 and 705 Potomac Street (BZA Case #6398) and 726 South Lee Street (BZA Case #95-0026) and 329 North Washington Street (BZA Case#2004-0005).

If the curb cut is approved the applicant will require the BAR to approve the materials used to construct the parking pad and any other exterior alterations such as retaining walls, fences and gates. If the parking pad is installed the subject property will continue to comply with required open space of a minimum of 800 square feet.

Installing a curb cut on Portner Road will eliminate one on-street parking space.

There have been no variances previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the Old Town Small Area Plan for residential land use.

**V. Requested variance**

**Section 8-200(C) (5) (a) Curb Cut Access:**

The zoning ordinance requires access to required or non-required surface parking for a property located in the Old and Historic District to be from an alley or interior court. An interior court is one that serves more than one dwelling. As is the case with many of the properties in the Old and Historic District and the RB zone, there is no alley or court access available to serve this property. The applicant is requesting a variance to allow for a curb cut from Portner Road to allow a small compact size parking space to be located on the property's secondary front yard.

**VI. Staff analysis under criteria of section 11-1103**

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.

- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

**VII. Applicant's Justification for Hardship**

The applicant, a long time resident of Alexandria, purchased her house in 2000 with the intention to build a small parking space on her lot. The applicant states enforcement of the zoning regulations prevents reasonable use of her property built in 1941, which the applicant states is not a historic property in the true sense like the properties east of Washington Street in the heart of Old Town.

The subject property is not served by an alley or court like elsewhere in the City which is required by the zoning ordinance. The subject lot is a very large lot. The applicant states that when originally built, it is surprising that the property was not platted with a rear alley to serve the subject lot and the adjoining lots on the blocks of Powhatan Street, Second Street and Portner Road. In fact, similar residential properties built throughout the City during this time period were served by rear alleys. The applicant states that there are a number of other residences in the immediate neighborhood that have off-street parking in the primary front yard. (Refer to photos attached to the application). The applicant's proposal is to use her secondary front yard rather than her primary front yard to park a compact sized vehicle. The proposed curb cut is the shortest width (11.00 feet wide) compared to nearby curb cuts that are in excess of 25.00 feet wide. The applicant states that denial of this request will be an unreasonable restriction on the use of the property and serve no useful purpose.

**VIII. Staff Analysis**

The issue in this case is whether having a residential property in this neighborhood and in the Old and Historic Alexandria District without on site parking creates a legal hardship. Staff does not believe that it does, given that there is sufficient on-street parking and the fact that much of Old Town is characterized by similar conditions. Strict application of the zoning ordinance will not prevent reasonable use of the property. There is sufficient street parking to serve the applicant.

The applicant acquired the subject property in 2000. The current owner was aware, when she purchased the property, that it had no off-street parking. The opening of this curb cut on a block where the predominant historic pattern is no curb cuts will affect the historic character of the block, will not preserve the historic streetscape and will disrupt the pedestrian experience. The need or desire for off-street parking does not constitute a hardship.

Board of Architectural Review

The current application proposes the installation of a residential curb cut in the secondary front yard of the property facing Portner Road. The block face is primarily composed of attached row houses. The proposed curb cut will measure 11.00 feet wide. As stated in the City of Alexandria *Design Guidelines* for the Old and Historic Alexandria District, “In many sections of the historic districts, individual driveways in the front of the residential properties are not desirable because automobiles parked in the front yards create a visual intrusion and disrupt the scale, rhythm and unity of the architecture.” It is the opinion of the BAR staff that the creation of the proposed curb cut will both disrupt the streetscape of Portner Road and adversely affect open space on the lot at 803 Second Street. As stated in the *Design Guidelines*, “The creation of a driveway or parking area usually involves the creation of a gate and wall or fence to delineate the parking area or driveway,” and in this case due to the topography of the lot, the size and scale of the necessary garden retaining wall would become a substantial architectural element that would detract from the architecture of the house. Furthermore, “because of the severe parking problem in the Old and Historic Alexandria District, there is a ban on the creation of new curb cuts if an on-street parking space is removed.” The curb cuts pointed out by the applicant in the neighborhood do not accurately illustrate their prevalence. Out of the 16 curb cuts highlighted only 3 serve single family residential drives within the historic district. Additionally, as stated in the *Design Guidelines*, “The Boards have become increasingly concerned about inappropriate and excessive paving of open space within the historic districts and inappropriate at-grade materials which detract from the historic character of the districts.” For these reasons, the BAR staff recommends denial of the application

An inspection of the immediate area around the subject property revealed that there are a number of curb cuts. However, the curb cuts in the immediate vicinity of the subject property are entrances that serve interior residential parking courts such as the residential

Old Town Gateway development directly across Second Street from the applicant's home, the City's Fire Station on Powhattan Street and the Nethergate townhouses on the east side of Portner Road. There are no curb cuts to serve individual properties on Second Street or on the 1100 and 1200 blocks of Portner Road.

On-street parking is allowed on both sides of this block of Portner Road. An inspection of the property during the morning and evening revealed street parking was readily available during non-peak and peak hours. The Director of Transportation and Environmental Services is not opposed to the applicant's request.

In Staff's opinion, the granting of the requested variance will be detrimental to the neighborhood which is served by few curb cuts. The new curb cut will alter the historic character of the 1100 and 1200 block of Portner Road and the 800 block of Second Street. The subject property will no longer maintain and complement the existing development pattern and land use on Portner and Second Street.

While the applicant contends that there will be no loss in parking since the area along Portner Road has plenty of street parking available through out the day, to allow a new curb cut will result in the loss of public parking for a private space for one property owner.

Approval of the variance will alter the character of the RB zone residential properties on the block, be contrary to the public interest and detrimental to adjacent properties. Staff is concerned generally about this case creating a precedent for other requests for curb cuts in Old Town and to allow for off-street parking in front yards that is not the historic pattern.

Based upon the above factors, staff cannot find the requisite requirements to support the variance.

Staff **recommends denial** of the variance.

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for storm water quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-7 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-8 Construction of a new driveway entrance, or widening of an existing driveway entrance, requires separate application to; and approval from, the Department of Transportation and Environmental Services.
- F-1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;



- construction of an addition to an existing home where either
  - the addition exceeds the area of the existing building footprint by 100% or more;
  - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

**<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 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.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Code Administration:

No comments.

Recreation (Arborist):

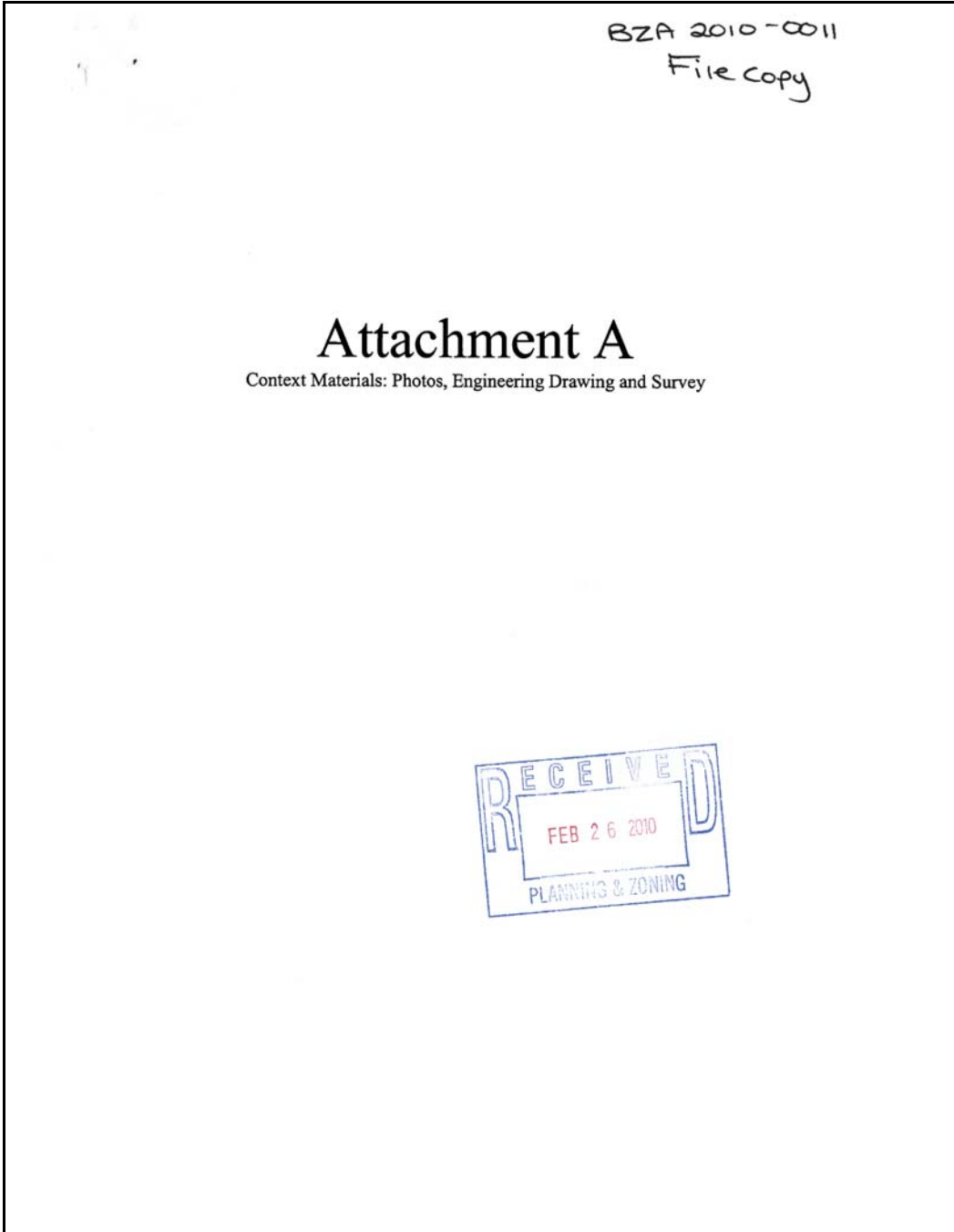
F-1 No trees are affected by this plan.

F-2 No street trees will be permitted to be removed for the purposes of this plan.

Historic Alexandria (Archaeology):

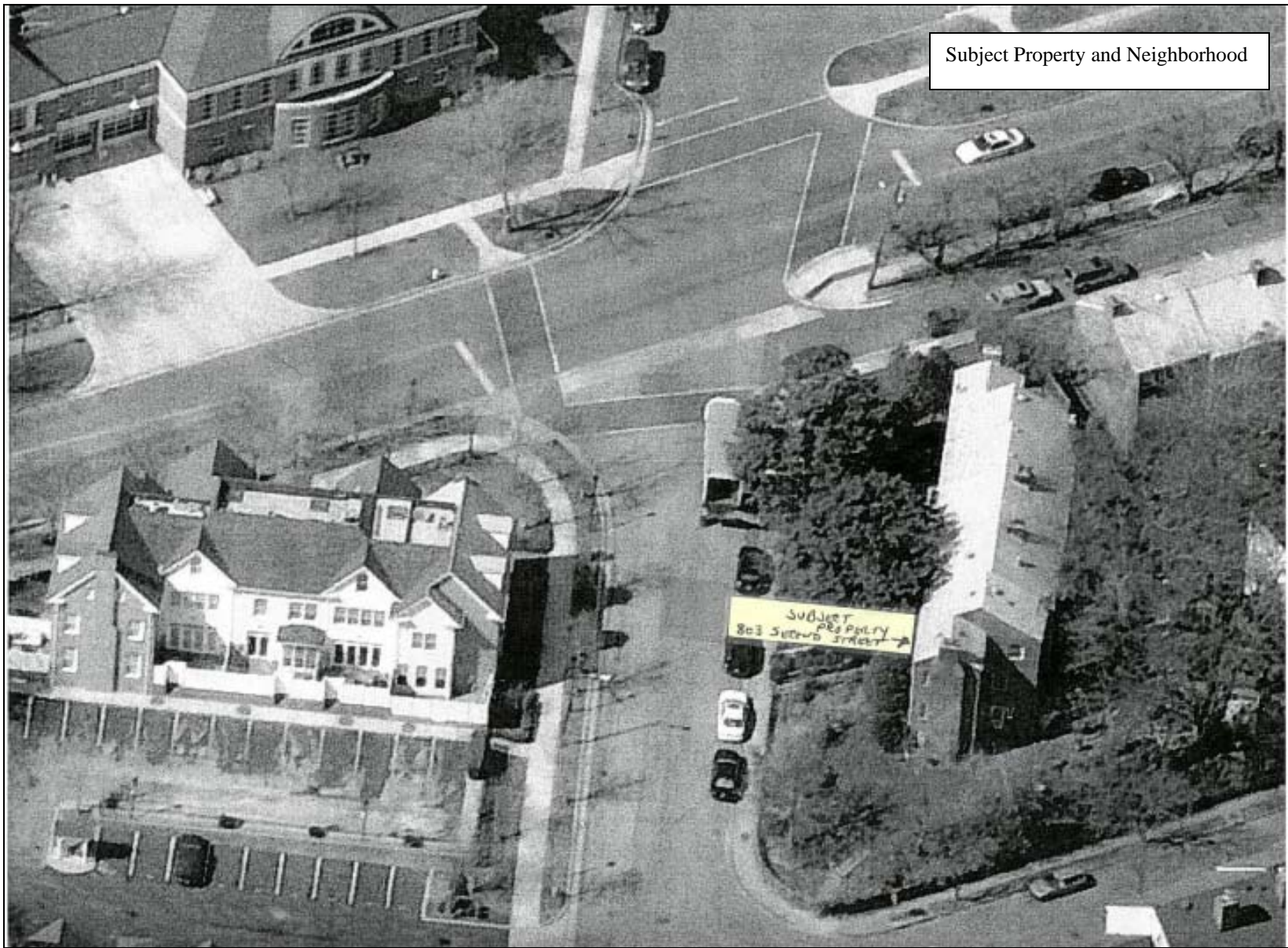
F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

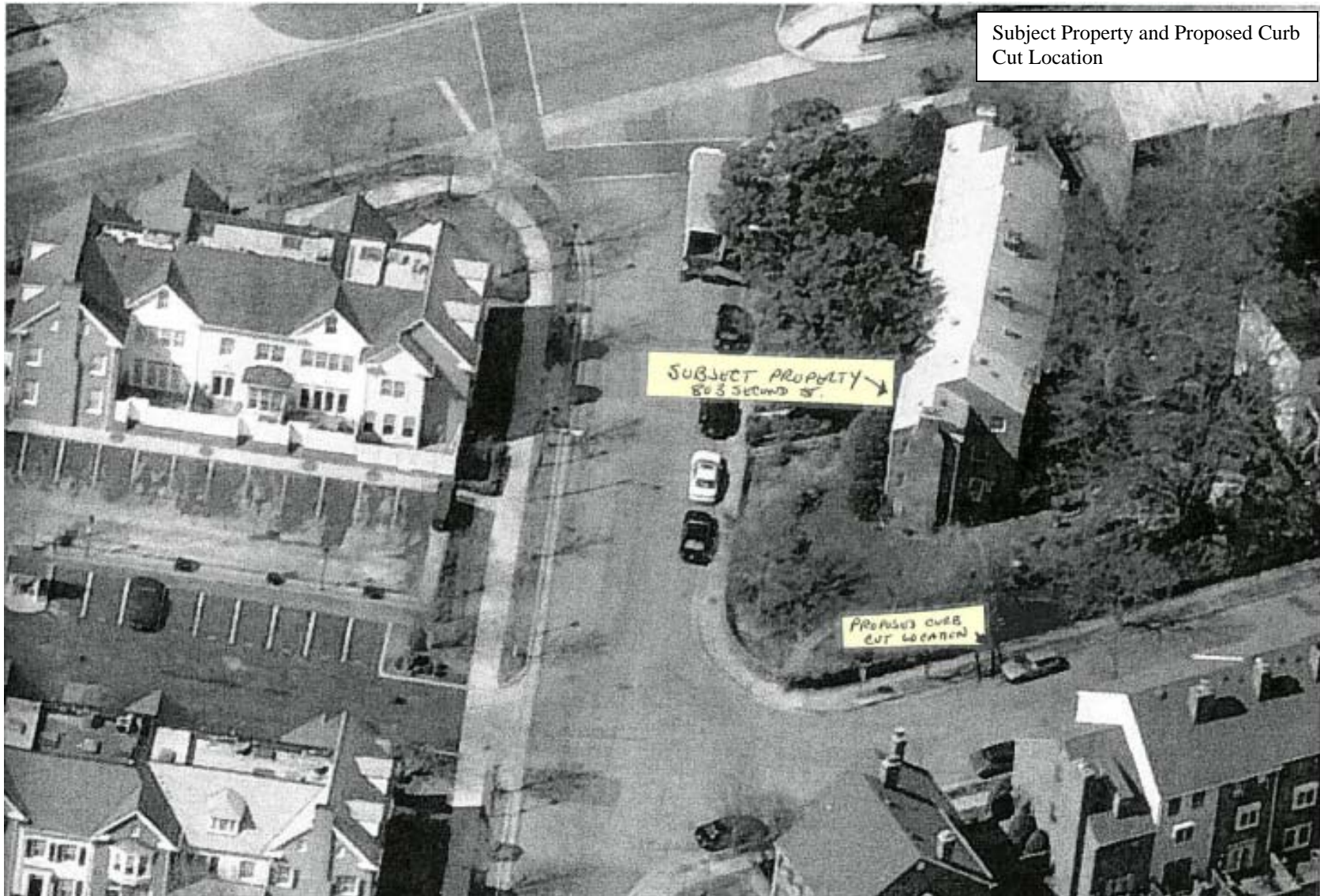
IX. Images



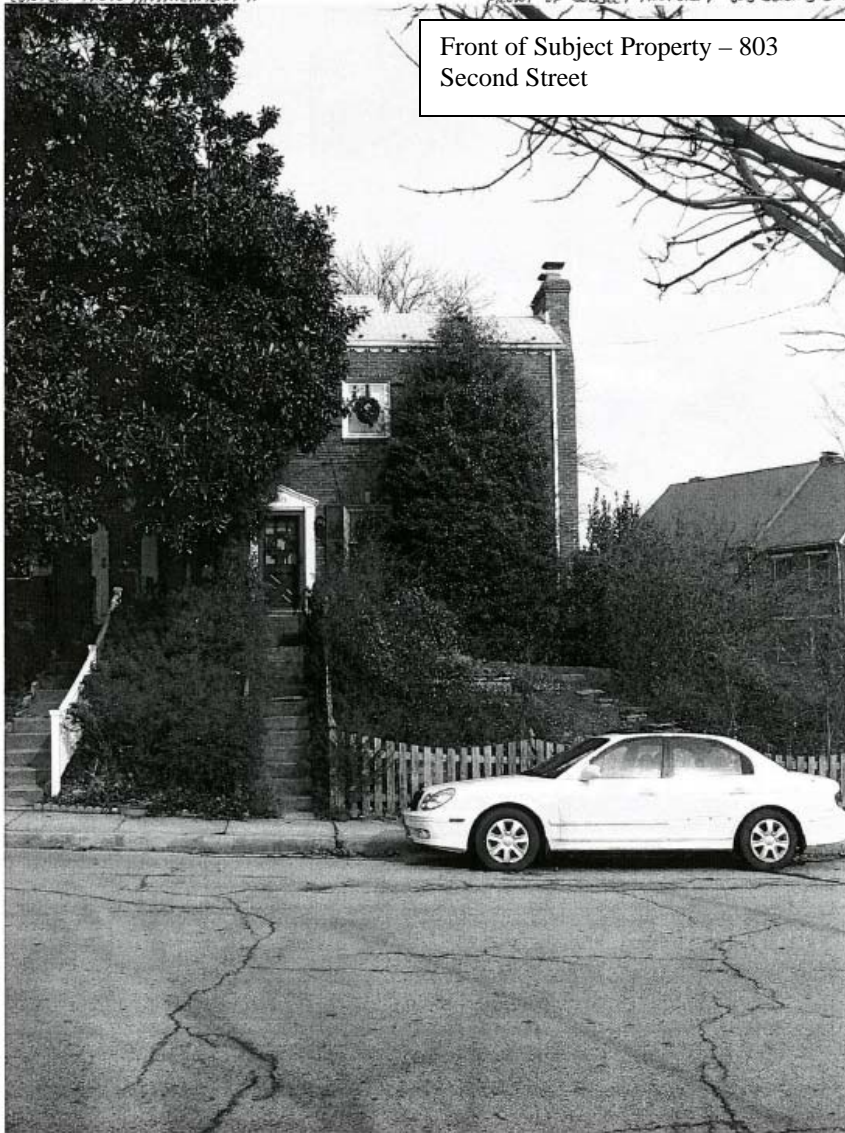
Attachment A  
Context Photos—Overviews

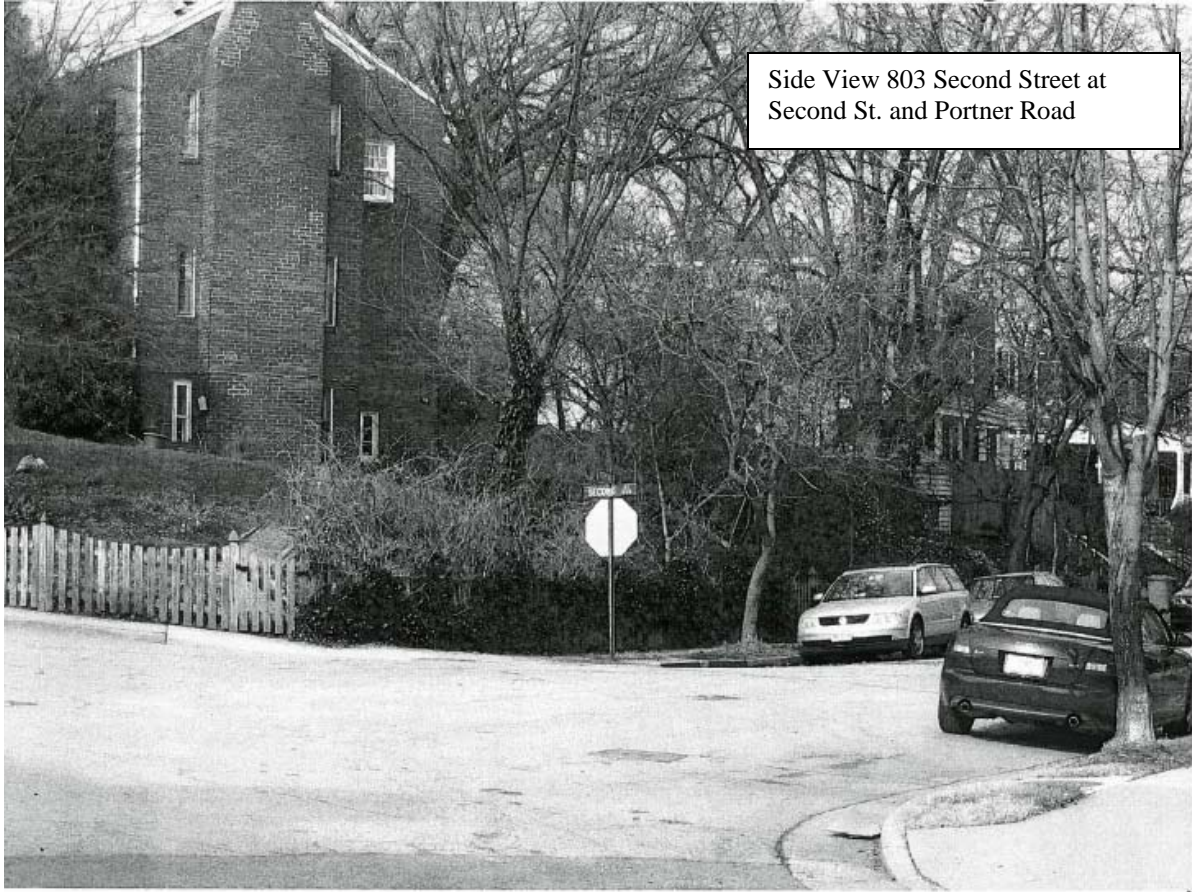
Subject Property and Neighborhood





Front of Subject Property – 803  
Second Street

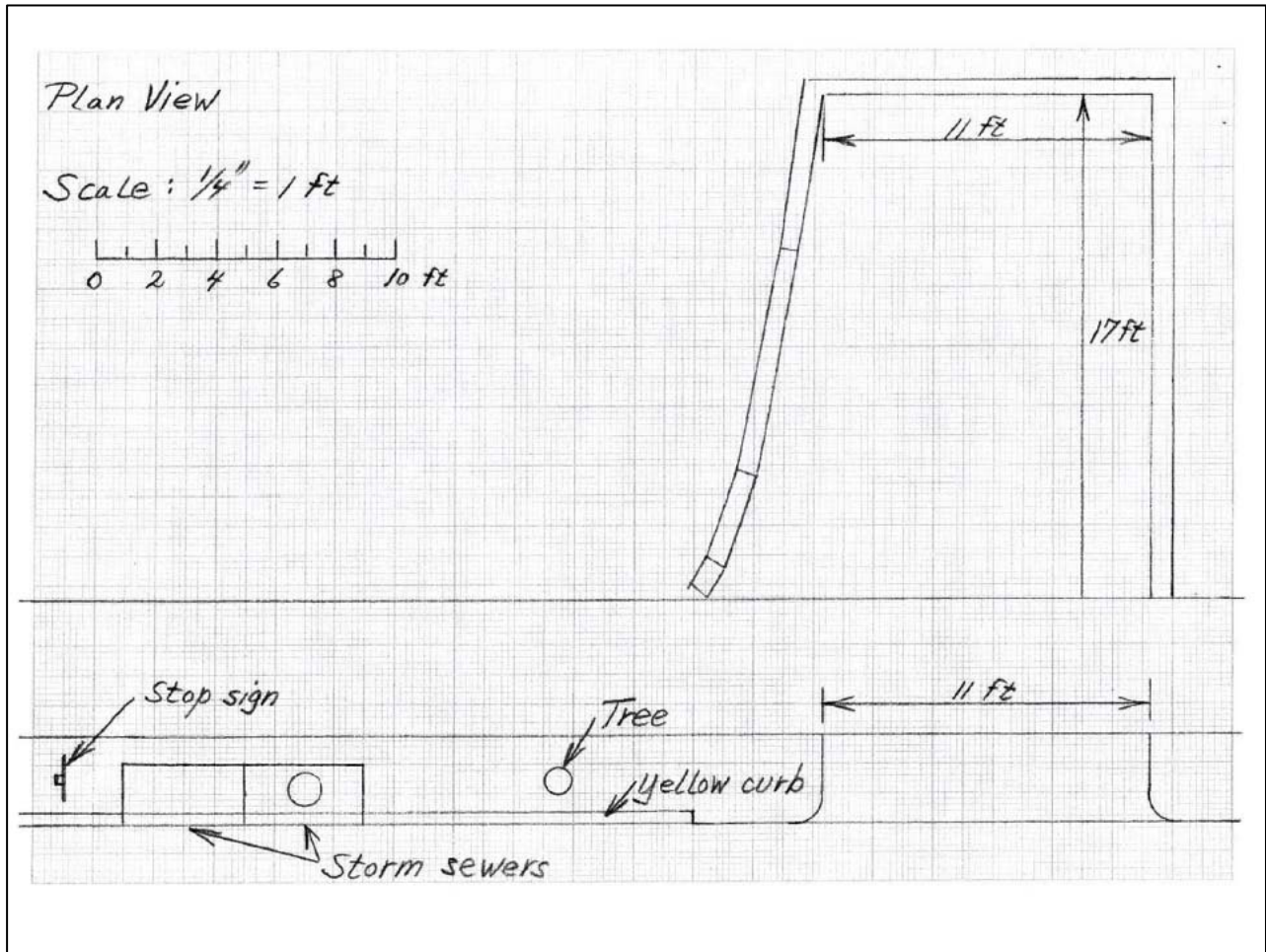




Side View 803 Second Street at  
Second St. and Portner Road

**Attachment A**  
**Context Materials—Engineering Drawing to Scale**



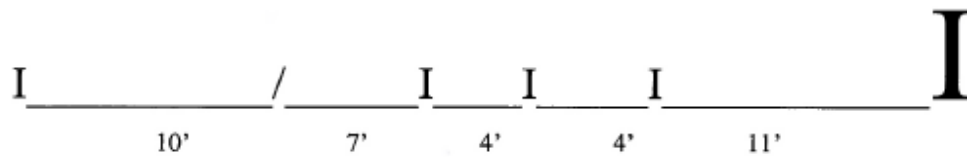


Attachment A  
Context Materials—Proposed Curb Cut Location





Stop Sign      Storm Sewers              Tree      Start/End Yellow Curb



From Stop sign to end storm sewers is 10'

From outside end storm sewers to tree is 7'

From outside tree to end yellow curb is 4'

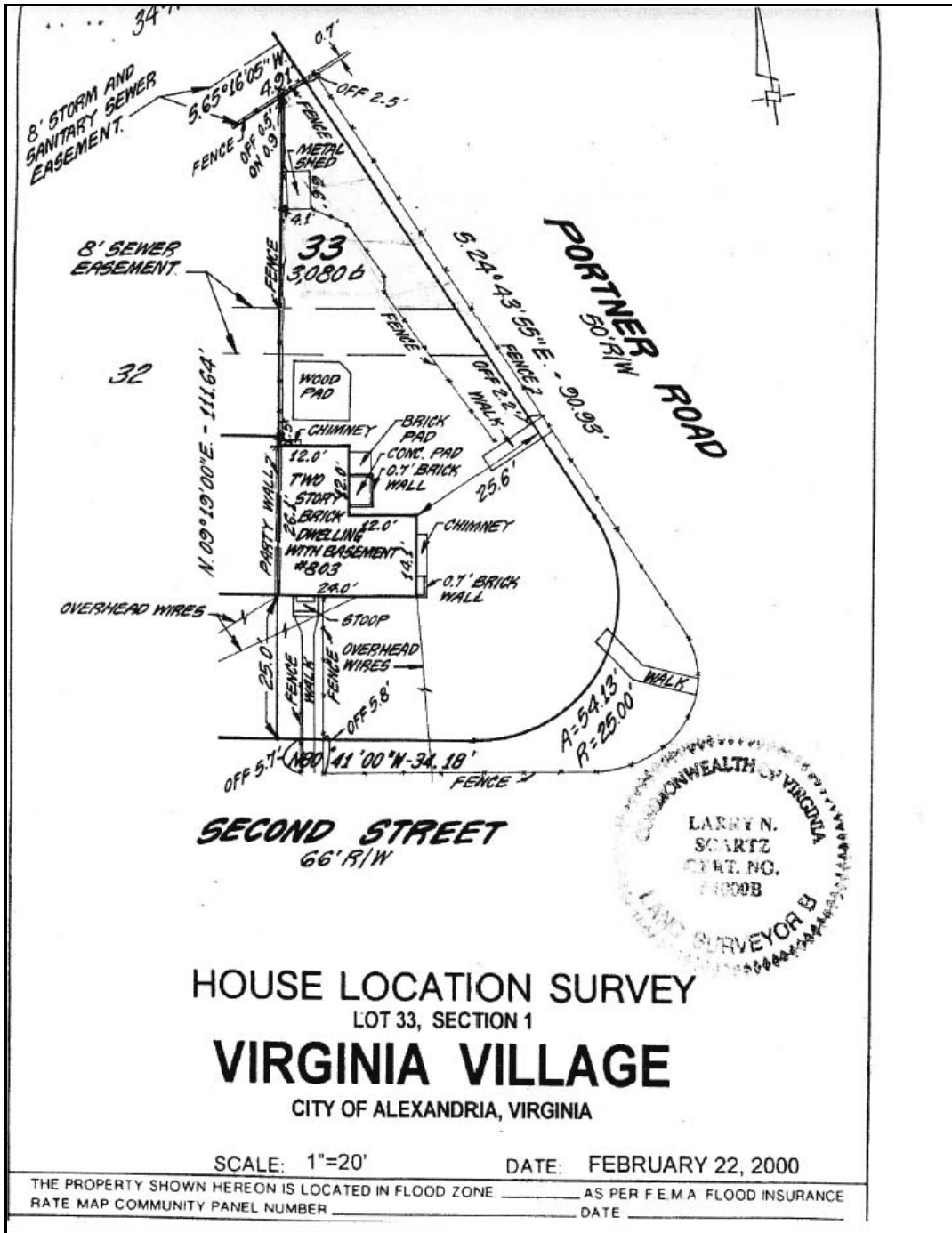
From stop sign to end yellow curb is 21'

From end yellow curb to my 11' line is 4'

From beginning 11' line to inside of my gatepost (snug) is 11'

.. \*\*

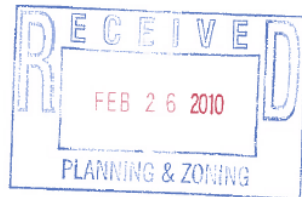
**Attachment A**  
**Context Materials—Land Survey**



BZA 2010-0011  
File Copy

# Attachment B

Curb-Cut Photo Package





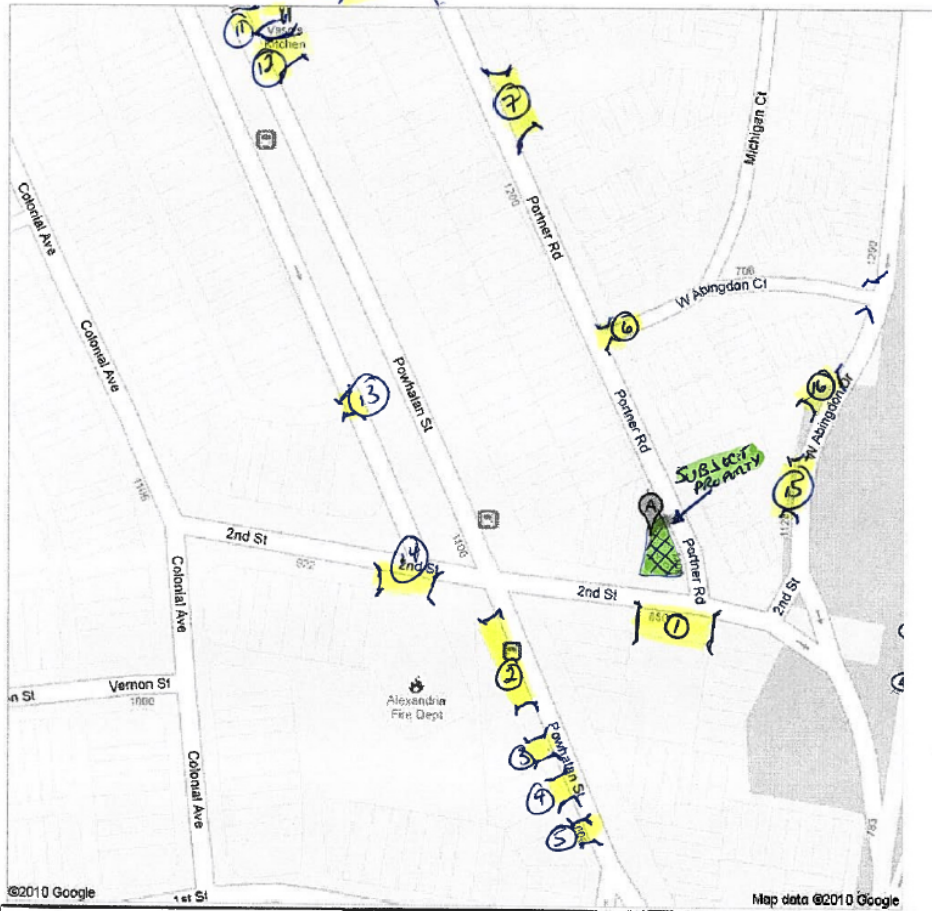
803 Second Street Alexandria VA - Google Maps

http://maps.google.com/maps?f=q&source=s\_q&hl=en&geocode=&q=80...

Google maps

Address 803 2nd St  
Alexandria, VA 22314

Get Google Maps on your phone  
Text the word "GMAPS" to 466453



MAP OF CURB-CUTS IN THE DIRECT & IMMEDIATE NEIGHBORHOOD OF SUBJECT PROPERTY AT 803 SECOND ST.

ATTACHMENT / CURB CUT #1  
803 SECOND ST.

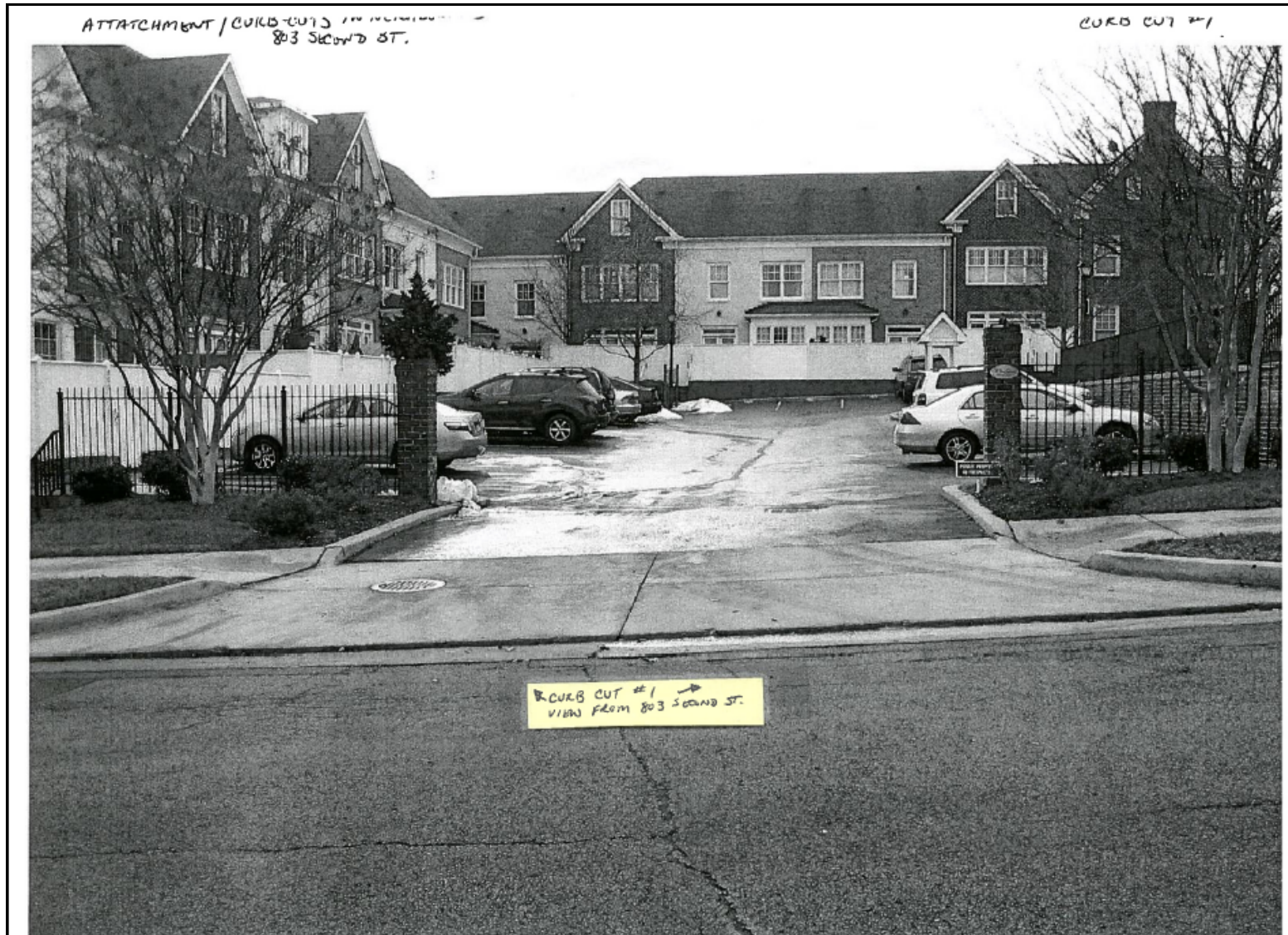
CURB CUT #1

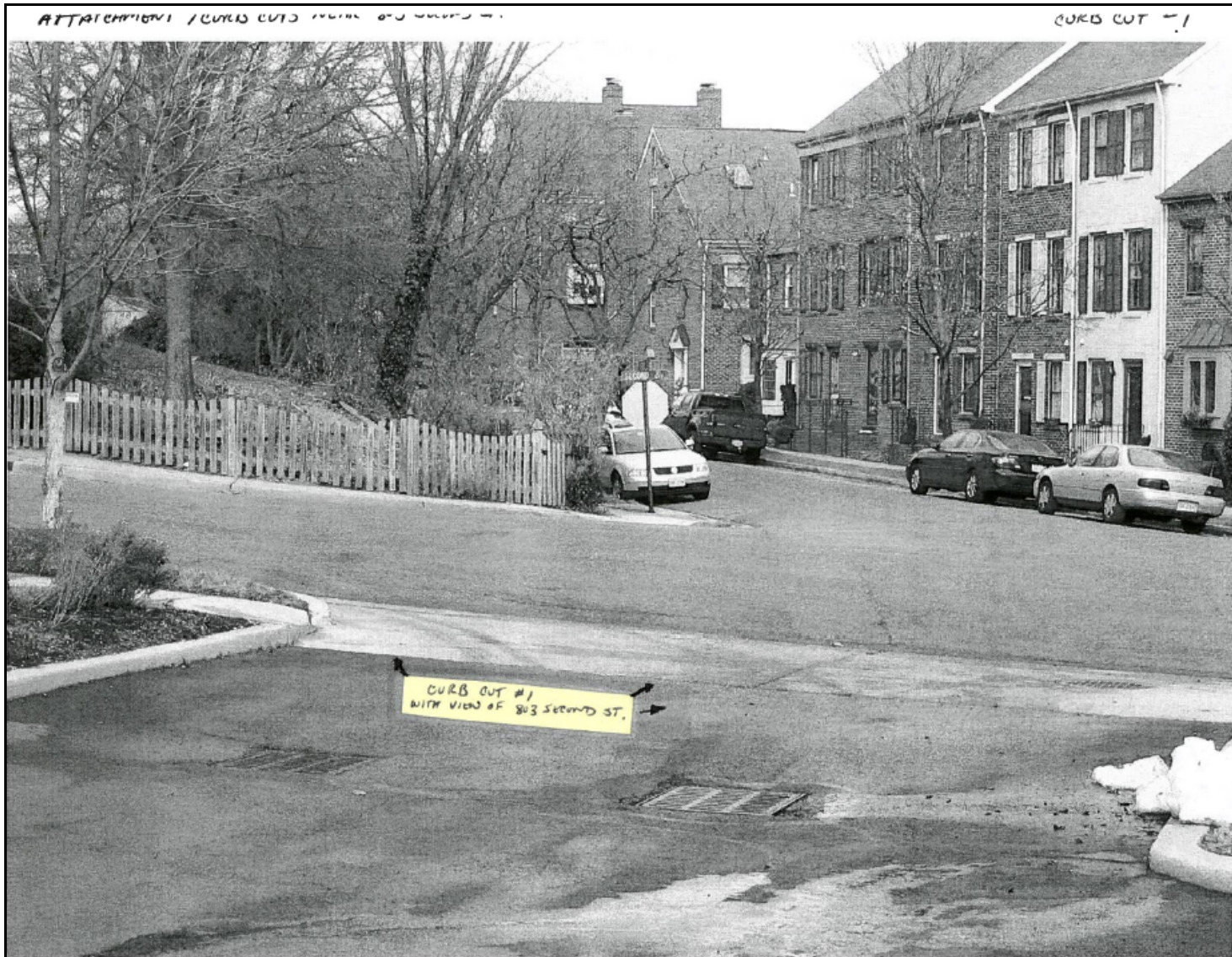
Curb Cut #1

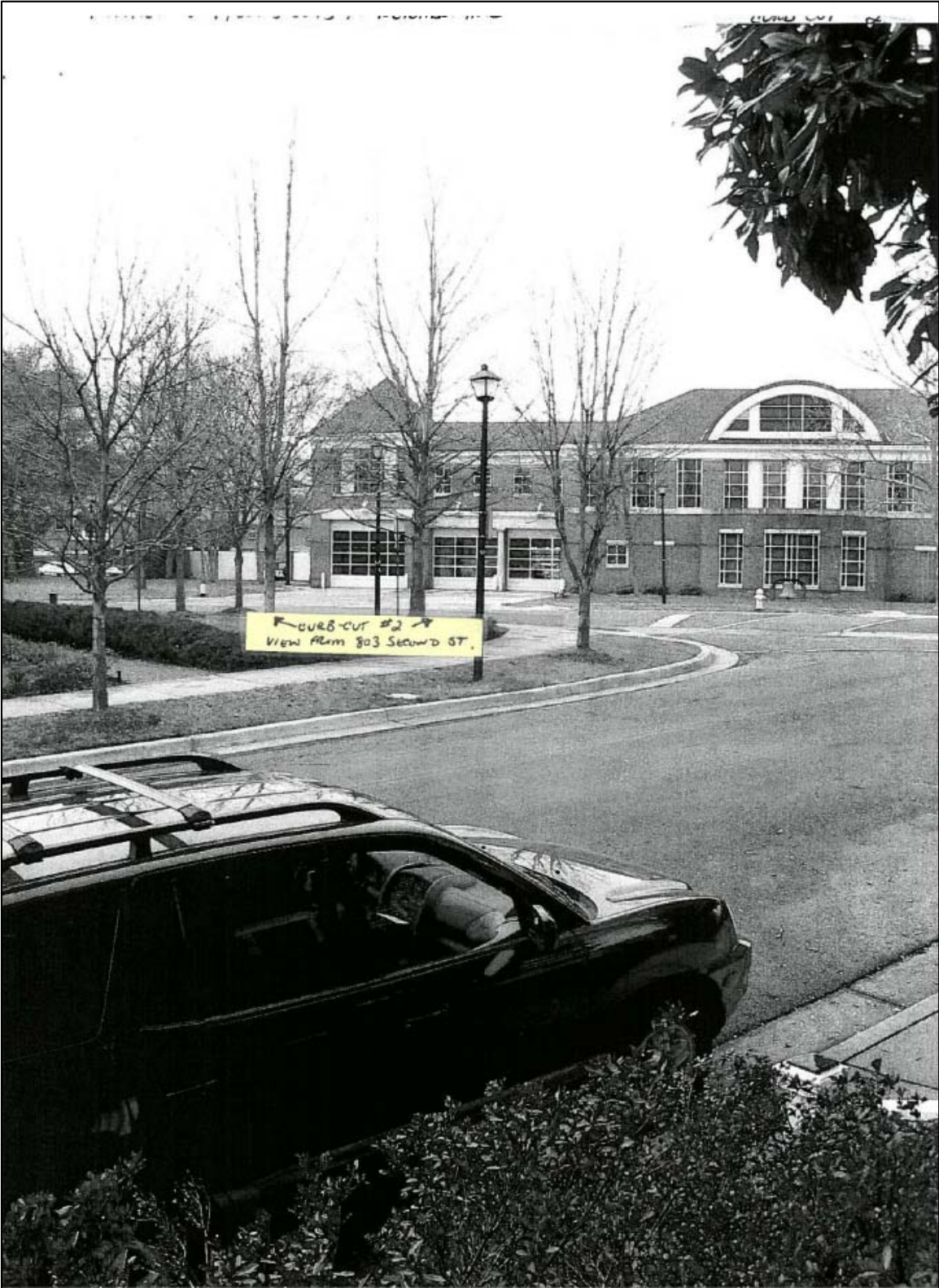
SUBJECT PROPERTY  
803 SECOND ST.

CURB CUT #1 →

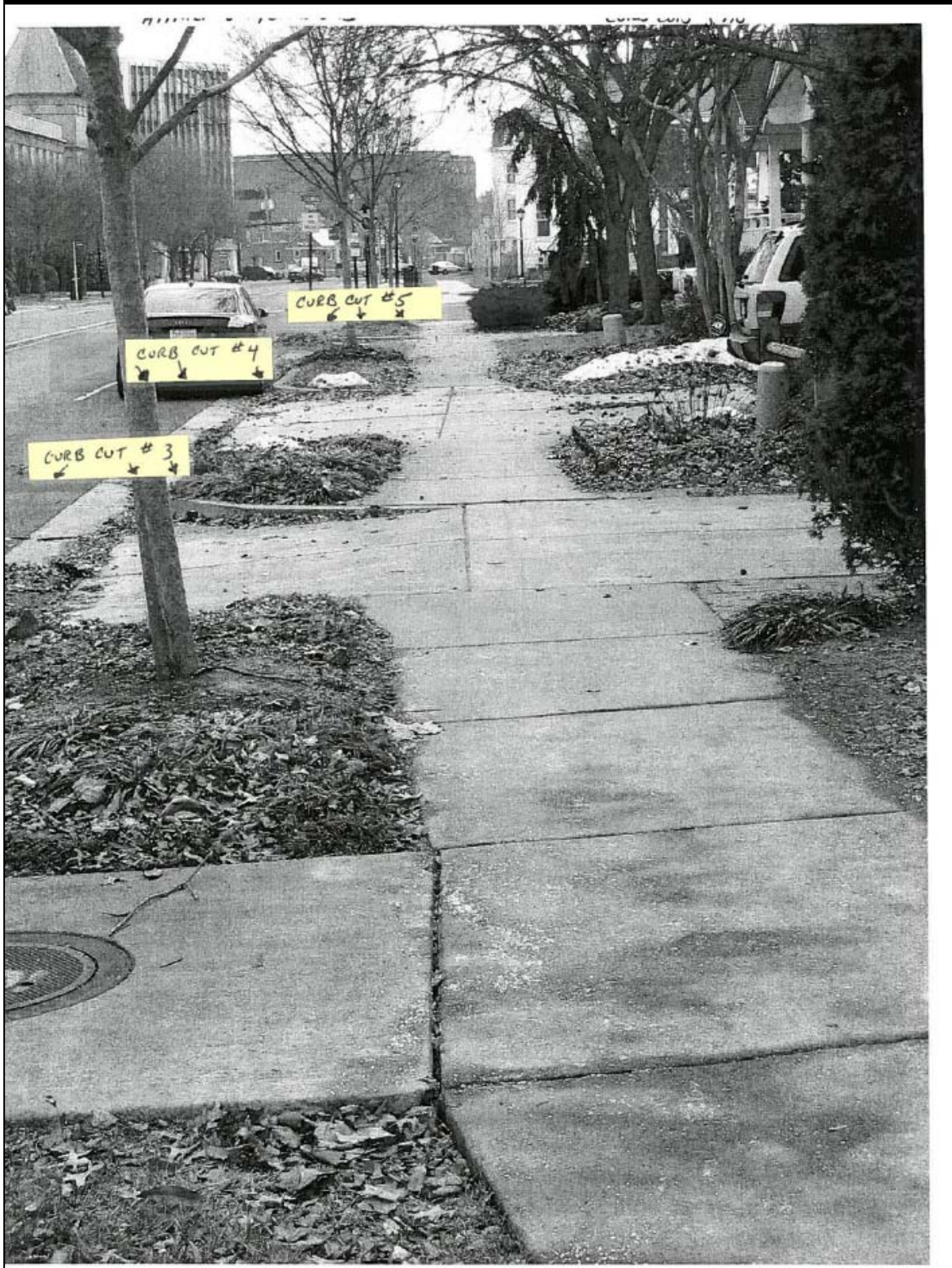


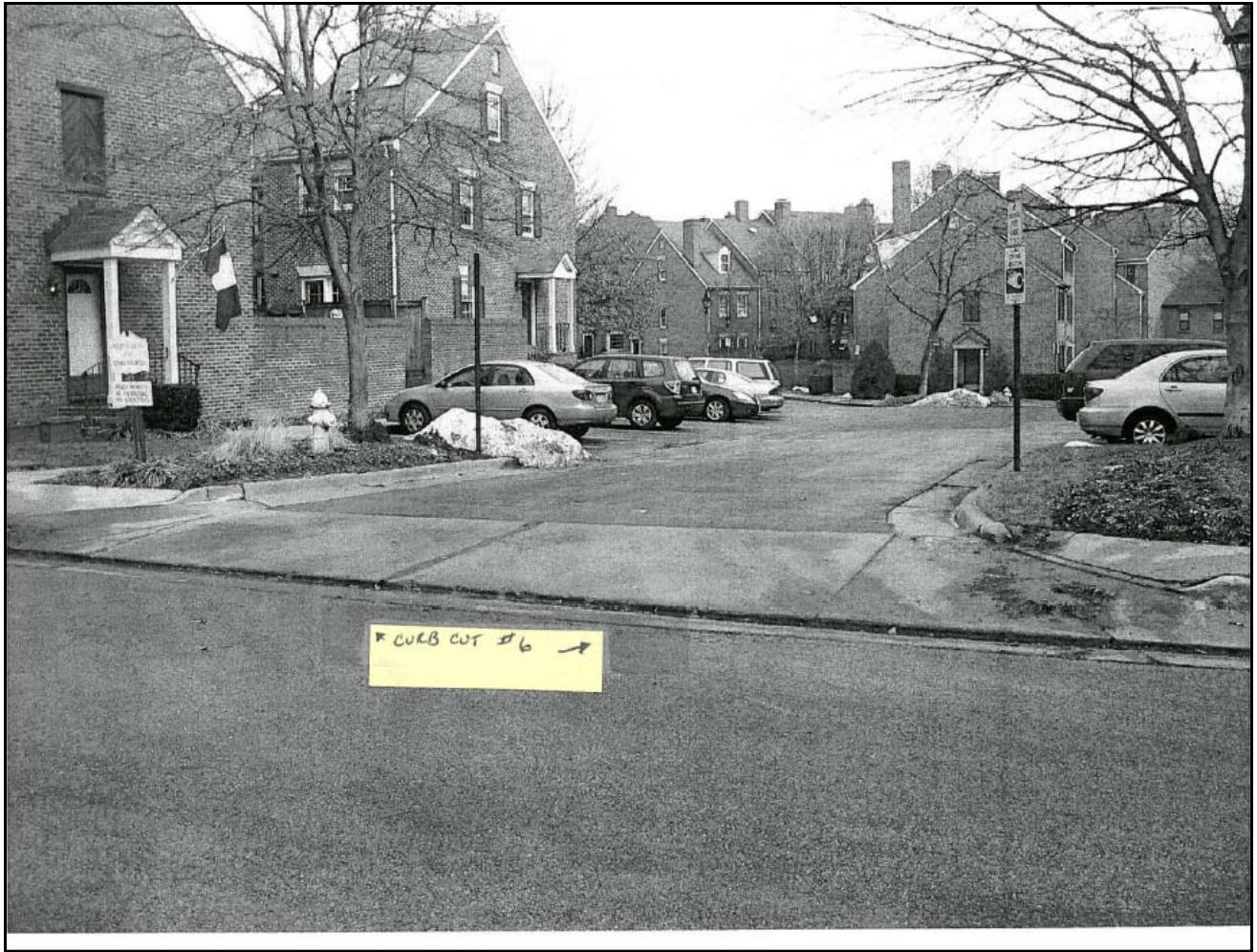




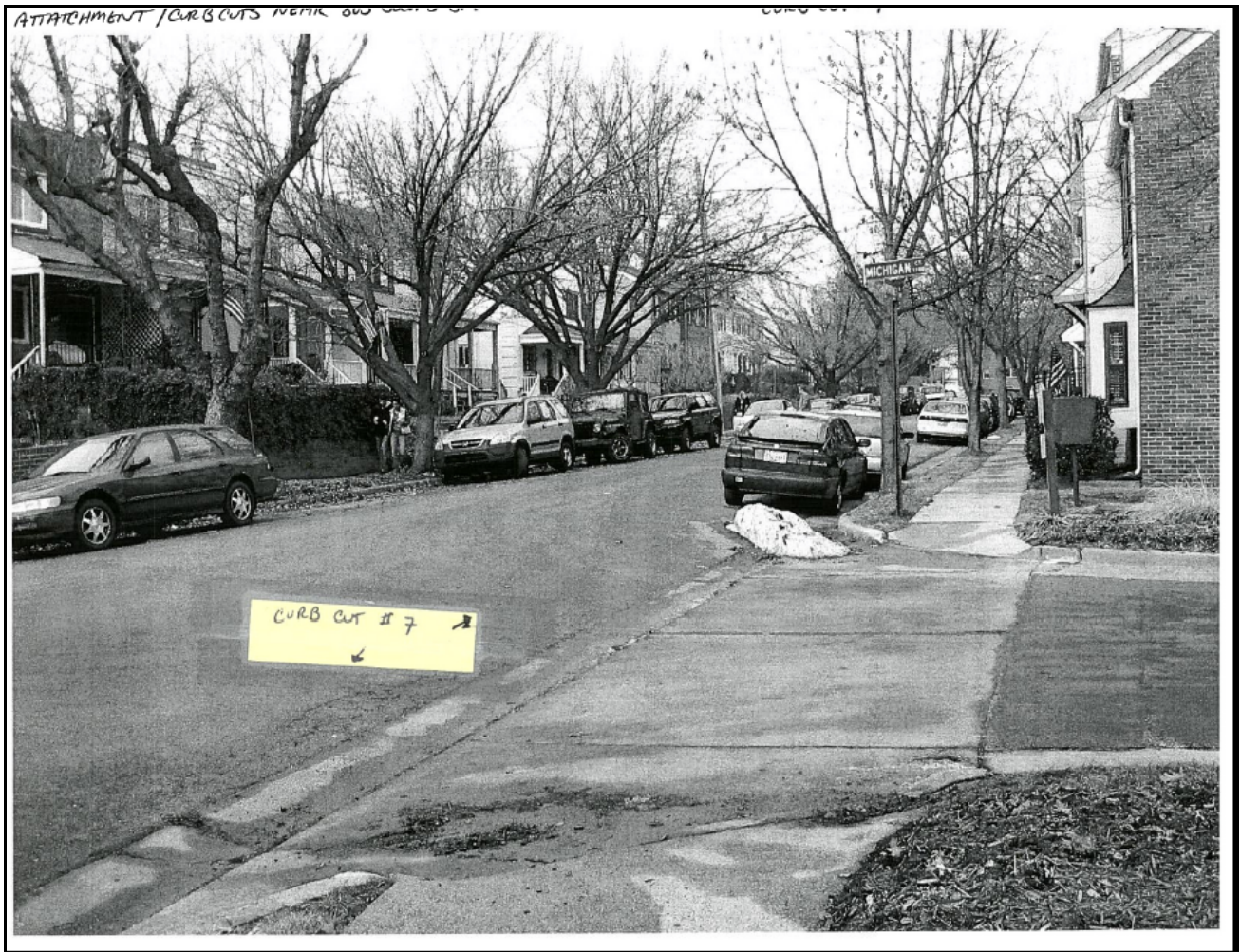


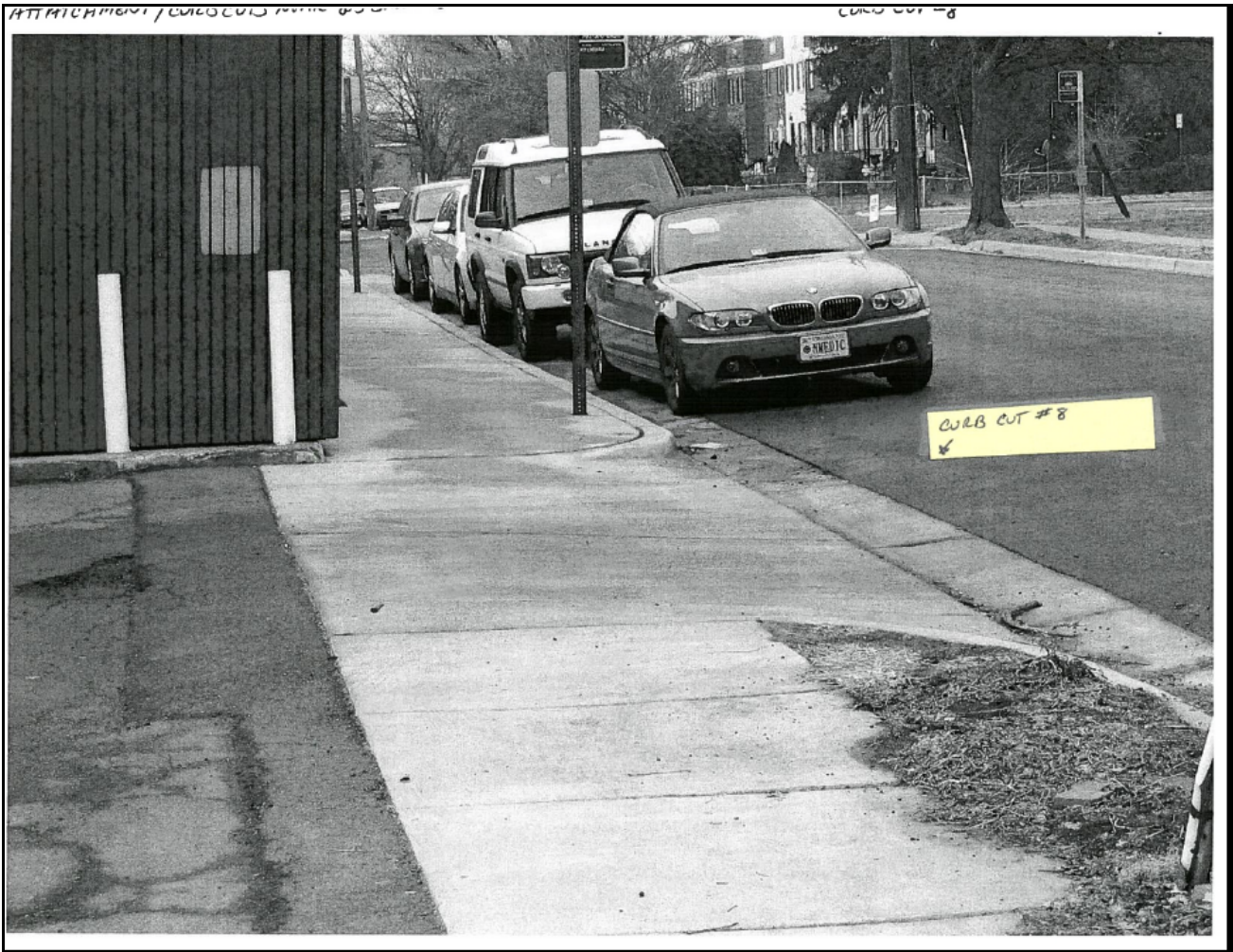


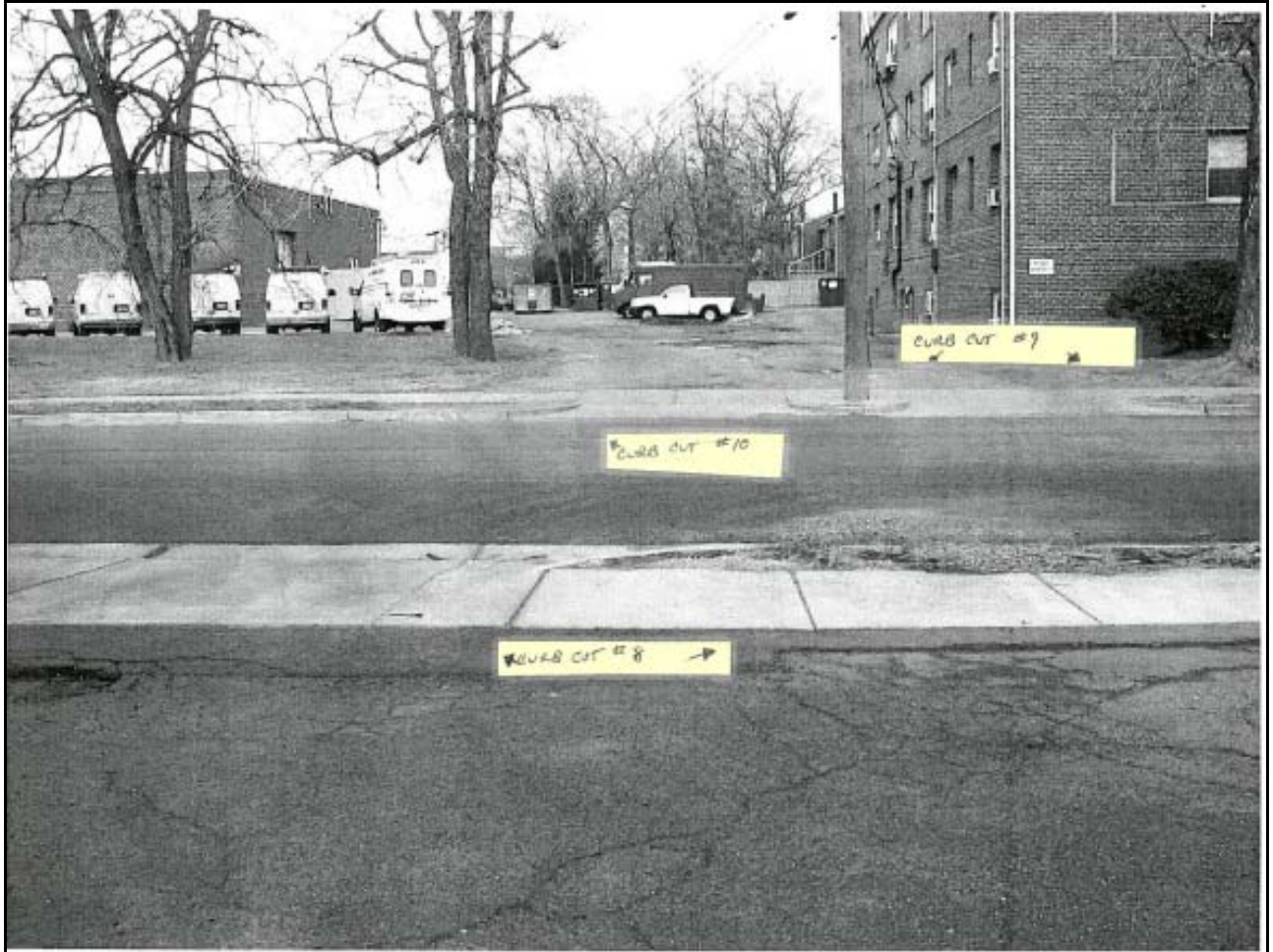


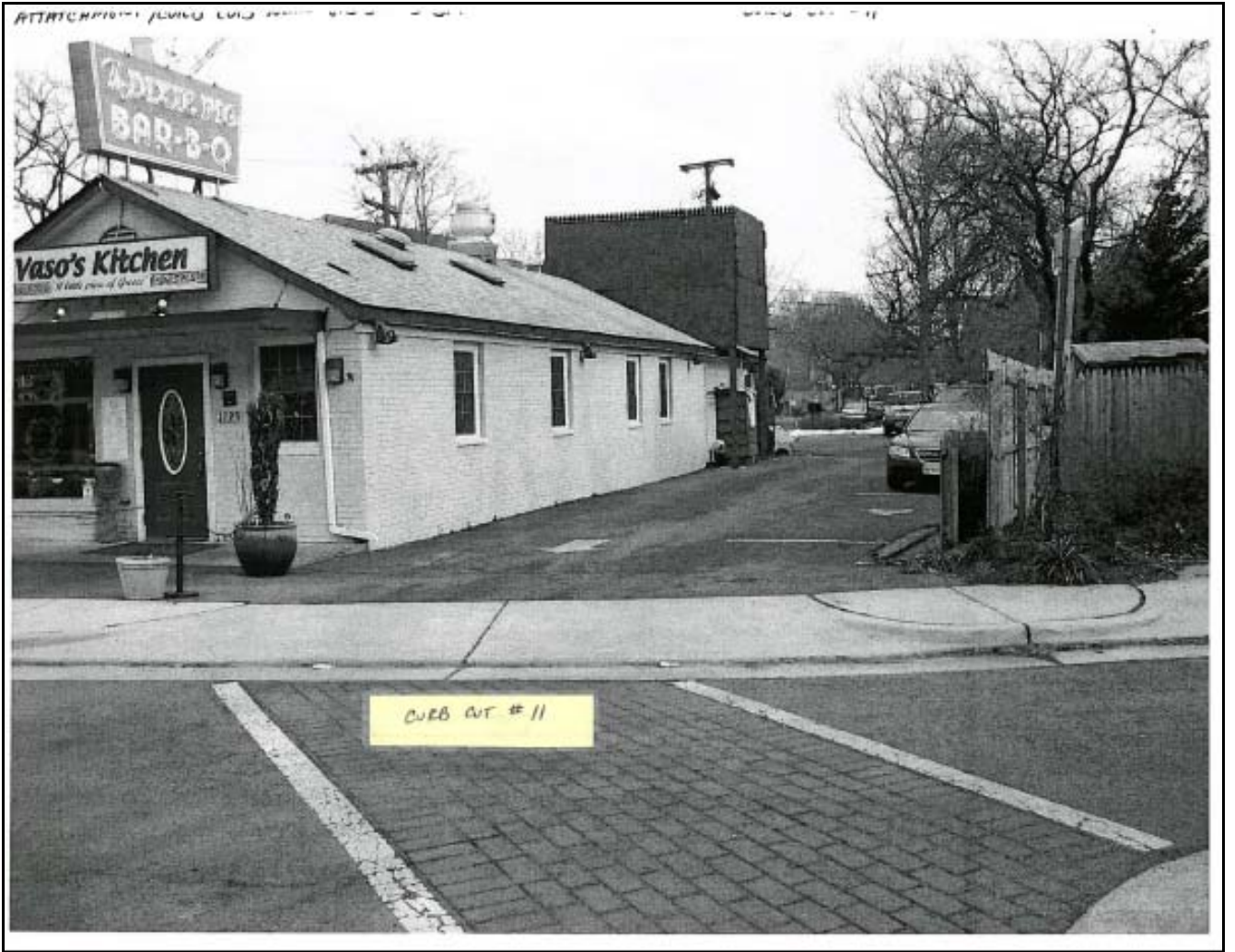


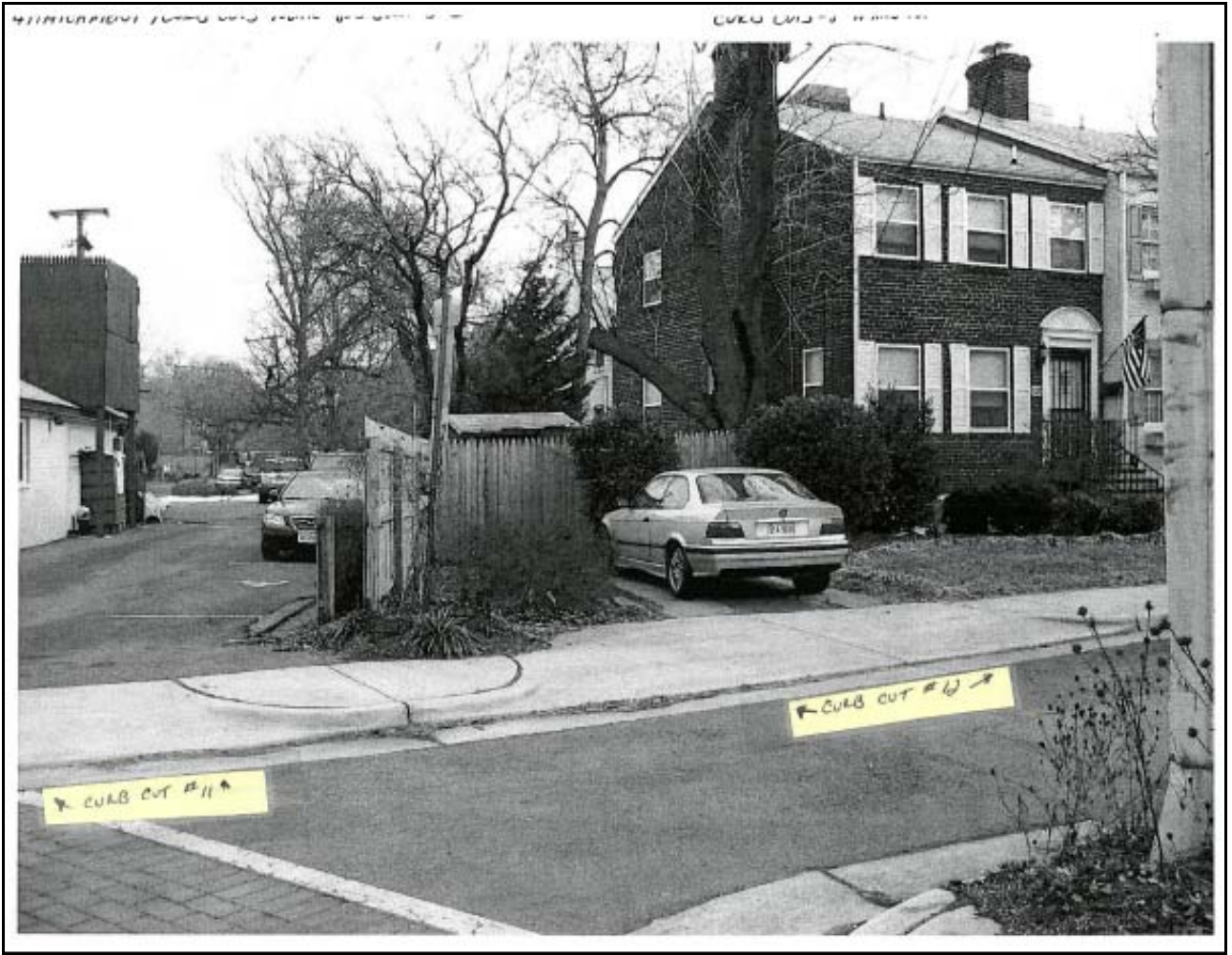


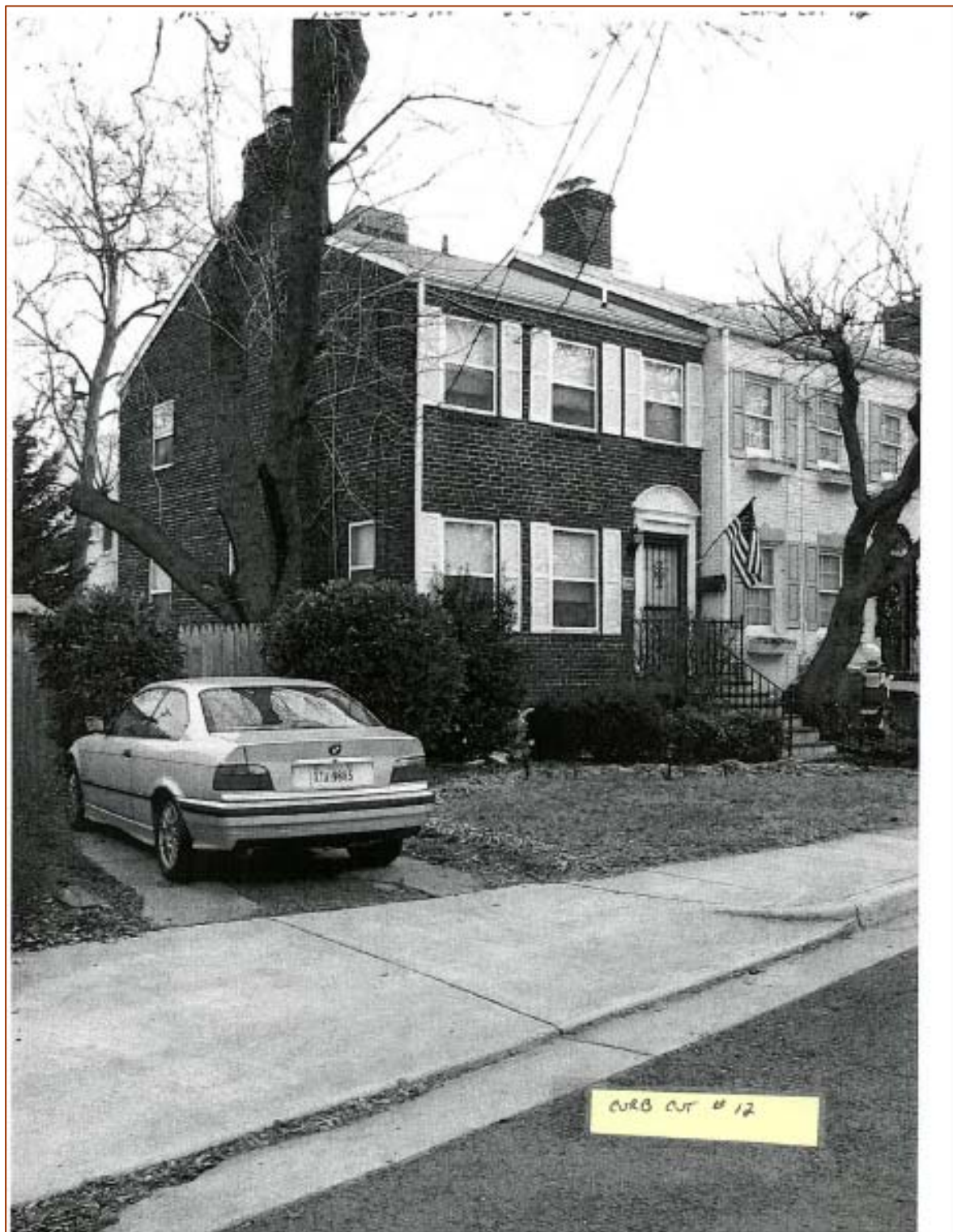














BZA 2010-0011  
File copy

# Attachment C

Letters of Support from Adjoining and Adjacent Neighbors





Barbara and Edward Borkowski  
805 Second Street  
Alexandria, VA 22314  
16 February 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbors immediately adjoining the property of Nancy Meyers, we are writing to support Nancy Meyers's appeal for a curb-cut. Nancy has discussed her proposal for this curb-cut with us. We think that it is reasonable and support it.

Sincerely,

Handwritten signatures of Barbara Borkowski and Edward Borkowski in cursive script.

Barbara and Edward Borkowski  
Adjoining Neighbors

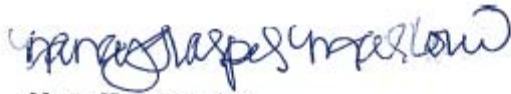
Nancy Harper Marlow  
1104 Portner Road  
Alexandria VA22314  
16 February 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor immediately adjoining the property of Nancy Meyers, I am writing to support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,



Nancy Harper Marlow  
Adjoining Neighbor

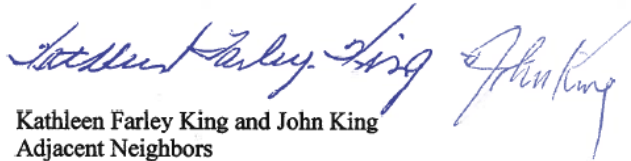
Kathleen Farley King and John King  
1107 Portner Road  
Alexandria, VA 22314  
17 February 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbors immediately adjacent to the property of Nancy Meyers (overlooking the area of the proposed curb cut), we are writing to support Nancy Meyers's appeal for a curb-cut. Nancy has discussed her proposal for this curb-cut with us. We think that it is reasonable and support it.

Sincerely,



Kathleen Farley King and John King  
Adjacent Neighbors

Poul Lade  
1109 Portner Road  
Alexandria, VA 22314  
20 February 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor immediately adjacent to the property of Nancy Meyers (overlooking the area of the proposed curb cut), I am writing to support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,



Poul Lade  
Adjacent Neighbor



**NorthEast Citizens' Association**

Mariella Posey  
President  
915 Second St.  
Alexandria, VA 22314

Mary Jane Kramer  
Vice President  
1219 Powhatan St.  
Alexandria, VA 22314

Sylvia Sibrover  
Treasurer

**Board of Directors**  
Marianne Anderson  
Richard Cooper  
Archer Heinzen  
Poul Hertel  
Pattie Ryan  
Teresa Tidwell  
Steven Troxel

April 5, 2010  
Board of Zoning Appeal  
301 King Street  
Alexandria, Virginia 22314

RE: BZA Case 32010-0011, Docket Item #6, April 8, 2010

The Board of the NorthEast Citizens' Association strongly supports the City staff recommendation to deny the application for a curb cut for the property at 803 Second Street. It will irrevocably alter the pedestrian oriented feel and ambiance of the street and neighborhood, which has a significant history that should not be compromised for the sake of an individual.

While we empathize with parking problems, we do not see parking issues here that would warrant a substantial alteration of the streetscape. Furthermore, if there were problems, taking away one public spot to create a driveway for one private space is not a good urban policy.

We are also very concerned about the precedent that this application will set in motion and the potential harm that such actions could inflict on the neighborhood. Because urbanism is about sharing and if the application is approved, it will take one parking place away from the public domain and hand it over to an individual in order to build a driveway.

The neighborhood is mostly characterized by charming attached period houses that are uncompromised by curb cuts and driveways. Although most homes are not in the historic district, there has been a consensus not allow curb cuts because it would disrupt the very character that helps define the neighborhood.

Section 11-1103 of the Zoning Ordinance lists several standards the applicant must address, which the Board believes exists and would warrant varying the zoning regulations.

We do not believe standards number 6, 7, or 8 exist

No. 6 – The granting of a variance will alter the character of the area since none of the residences on the west side of the 1100 and 1200 block of Portner Road and the 800 block of Second Street have curb cuts.

No. 7 – There is no parking hardship. The staff report states street parking is readily available on Portner Road.

No. 8 – All of the residents on the west side of the 1100 and 1200 block of Portner and the 800 block of Second Street have no alley and must use on-street parking.

Therefore we fully concur with the staff findings notably that:

- "In Staff's opinion, the granting of the requested variance will be detrimental to the neighborhood which is served by few curb cuts. The new curb cut will alter the historic character of the 1100 and 1200 block of Portner Road and the 800 block of Second Street. The subject property will no longer maintain and complement the existing development pattern and land use on Portner and Second Streets."

BZA Case #2010-0011  
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- "Approval of the variance will alter the character of the RB zone residential properties on the block, be contrary to the public interest and detrimental to adjacent properties. Staff is concerned generally about this case creating a precedent for other requests for curb cuts in Old Town and to allow for off-street parking in front yards that is not the historic pattern."
- An inspection of the property during the morning and evening revealed street parking was readily available during non-peak and peak hours."

However we disagree with there not being a safety aspect because to access Portner Road from Second Street, one must execute a wide left hand turn due to a partially obstructed view when entering Portner Road. To add a driveway immediately after this would only intensify the potential for collisions.

Sincerely

Mariella Posey  
President  
NorthEast Citizens' Association

NorthEast Citizens' Association



### **Additional Letters of Support**

- 7 Additional Letters of Support received in just 2 days (April 7 and April 8)
  
- All are neighbors who live on the west side of Portner Road in the 1100 and 1200 block
  
- Support received from 100% of the neighbors from whom it was requested
  
- Support received from neighbors on the west side of Portner Road represents more than a quarter of the households on the west side of the 1100 and 1200 block of Portner Road

Alexander Kern and Yvette Trupani Kern  
1204 Portner Road  
Alexandria, VA 22314  
8 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1200 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,

*Alexander M Kern  
Yvette Trupani Kern*

Alexander Kern and Yvette Trupani Kern  
Neighbors, West side 1200 block of Portner Road



David D. Richmond  
1126 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1100 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,

A handwritten signature in cursive script, appearing to read "David D. Richmond".

David D. Richmond  
Neighbor, West side 1100 block of Portner Road

Sean P. Hanna  
1134 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1100 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,

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

Sean P. Hanna  
Neighbor, West side 1100 block of Portner Road

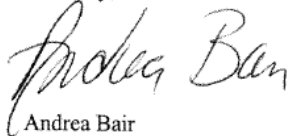
Andrea Bair  
1136 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1100 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Bair".

Andrea Bair  
Neighbor, West side 1100 block of Portner Road

Lani Macrae  
1212 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1200 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,



Lani Macrae  
Neighbor, West side 1200 block of Portner Road

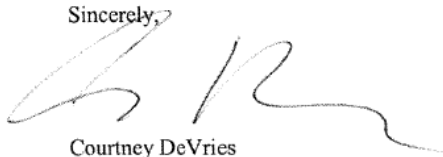
Courtney DeVries  
1202 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1200 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,



Courtney DeVries  
Neighbor, West side 1202 block of Portner Road

Robyn E. Pickens  
1126 Portner Road  
Alexandria, VA 22314  
7 April 2010

Board of Zoning Appeals  
City of Alexandria  
Planning and Zoning  
301 King Street  
Room 2100  
Alexandria, VA 22314

To the Board of Zoning Appeals:

As the neighbor of Nancy Meyers on the west side of the 1100 block of Portner Road, I am writing to strongly support Nancy Meyers's appeal for a curb-cut. Nancy and I have discussed her proposal for this curb-cut. I think that it is reasonable and support it.

Sincerely,



Robyn E. Pickens  
Neighbor, West side 1100 block of Portner Road