

CITY ATTORNEY'S OFFICE

1219 Queen Street
Alexandria, VA 22314
22 November 2004

Eileen Fogarty, Director of Planning and Zoning
301 King Street
Room 2100, Box 178
Alexandria, VA 22313

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DELIVERED IN PERSON BY
MRS KOSLOV AS IT SEEMS IT
WAS NEVER FORWARDED AS
PROMISED BY P 2. TO CA.

Dear Ms. Fogarty:

As you know, William Cromley serves in a position of authority on the Parker-Gray Board of Architectural Review. As such, while he is not a bona fide policy making employee of the City, he nonetheless yields far more influence in the City's Planning and Zoning department than that enjoyed by other "private citizens". With that in mind, I am concerned about a conflict of interest connected with his stated intent to purchase 1210 Queen Street and convert it into eight condominiums.

On file in your office, is a 12 August 2004 letter (attached) signed by virtually every resident of our block opposing a previous plan by John and Thomas Rust to do the very same thing in that building now envisioned by Mr. Cromley. In that letter, we residents unequivocally opposed the Rust's plan, as it would in one fell swoop, double the population of the block, and create a multi-family dwelling in the midst of what is now a block made up of single family homes. Further, from the residents' perspective, the plan was "dead on arrival", as it envisioned a parking reduction in which none of the 10.4 parking spaces required by the *Alexandria Zoning Ordinance* would be provided for the dwelling.

The plan was therefore not in keeping with the guiding tenets inherent to the Parker-Gray Historic District. It also clearly violated the *City of Alexandria 2004-2015 Strategic Plan*, Objective 1 of Goal 1, which states, "...ensure that new development, redevelopment, and infill development are compatible with the character and scale of Alexandria neighborhoods and the natural environment". Suffice to say, establishing a multi-family dwelling among our single-family homes, thereby doubling the population of our block, and providing no new parking for all the proposed additional residents, was incongruent with both the *character and the scale* of our neighborhood.

Faced with the residents' opposition, the Rusts apparently abandoned the plan. However, although Mr. Cromley is well aware of the 12 August 2004 letter (I gave him a copy of it at the time) he is now in the process of pursuing virtually the same plan. In fact, he has indicated to my wife and me that he is currently offering a bid in excess of \$900,000 to purchase the building.

I submit that absent a concrete expectation of favorable "insider" treatment from the City, there is no plausible explanation for a businessman like Mr. Cromley to risk \$900,000+ on a plan he knows has previously been defeated by the block's residents. On the other hand, I can't fathom the City engaging in such behavior, as it would invite scrutiny by the media, as well as the Virginia Commonwealth and Federal agencies charged with monitoring the conduct of local governments. With that in mind, Mr. Cromley's actions remain difficult to rationalize.

I would be grateful for the courtesy of a response, in order to hear your views on this matter. Thank you in advance for your consideration.

Sincerely,



Colonel Daniel K. Koslov

Atch:

Letter, 12 August 2004