

John Rust
Rust, Oring and Neale Architects
1215 Cameron Street
Alexandria, VA 22314

12 August 2004

Thomas Rust
Rust Construction
210 S. Payne Street
Alexandria, VA 22314

Dear Sirs:

This responds to your 4 August 2004 letter seeking input regarding your intention of converting 1210 Queen Street into eight condominiums. We appreciate your invitation to make our views known. We are residents of this block of Queen Street, a block located within the Parker-Gray Historic District.

Your proposal would in one fell swoop, double the population of the block. It would create a multi-family dwelling in the midst of what is now a block made up of single family homes. The proposal therefore is not in keeping with the guiding tenets inherent to the Parker-Gray Historic District. Further, the proposal clearly violates OBJECTIVE #1 of GOAL #1 of the *City of Alexandria 2004-2015 Strategic Plan*.

GOAL 1: Quality development and redevelopment that is well planned and consistent with Alexandria's vision

OBJECTIVE 1: ensure that new development, redevelopment, and infill development are compatible with the character and scale of Alexandria neighborhoods and the natural environment

As your proposal is incongruent with both the character and the scale of our neighborhood, we strongly oppose it.

Finally, we are confident you are aware that based on eight one bedroom units, the *Alexandria Zoning Ordinance* requires you to provide 10.4 parking spaces for the dwelling. Please be assured we will vehemently oppose in all available venues, any effort that seeks to waive all or any part of that requirement. Again, thank you for providing the opportunity to comment.

Cc:
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301 King Street
Room 2100, Box 178
Alexandria, VA 22313

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Riley Chalk 1225 Queen St.
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Tom for 1209 ^{over} _{castles}
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