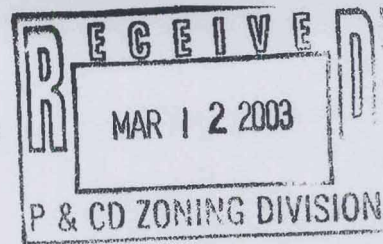


#3 2002-0018  
SUB  
SUP 2002-00127



March 6, 2003

Richard Leibach, Vice Chairman  
Department of Planning & Zoning  
City of Alexandria  
301 King Street  
Suite 2100  
Alexandria, VA 22314

Dear Mr. Leibach,

I am writing in regards to the proposed project at 334 Patrick Street. I would ask you not to approve this project. There is concern in the neighborhood that within a five block square area (from Alfred to West and from King to Pendleton), there are only fifteen garden lots. Once they are gone, they are gone for good.

This is not an opposition to good development or the developer; there is the same number of buildable lots in this neighborhood (that are not attached garden lots). I will be the first to celebrate the brilliance of this plan. The developer buys the house, subdivides the lots, does a little renovation and resells, and gets one lot free. Put a heavy price tag on the proposed new house and how will you stop other developers from doing away with the remaining fourteen garden lots. Is the lot large enough to build on and still follow the guidelines for new construction? Why make exceptions on this project?

In the past three years this neighborhood has been deeply divided by one real estate agent. I write this letter anonymously to prevent further divisiveness. However, I am not alone in my concern, there are some who have spent decades here. It is nice to add to what is already here, many of us consider this as taking something away.