



August 7, 2025

Lanning Blaser, Planner
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP2025-00035 - 529 East Howell Avenue

Dear Mr. Blaser,

The Del Ray Citizens Association (DRCA) Land Use Committee (LUC) has reviewed the application for SUP2025-00035 located at 529 East Howell Avenue, and the LUC has provided its recommendation to the executive board of the Del Ray Citizens Association (DRCA).

We hereby request that the Department of Planning and Zoning (DPZ) **not approve** the proposed amendments to the SUP via an administrative approval process. Instead, because the requested amendment proposes an “enlargement, extension or increase in the intensity” of the prior permitted use and that use does not appear to qualify for the exception in Section 11-513 for administrative approval, the applicants should submit a new SUP to be reviewed by staff, the Planning Commission, and City Council, with an appropriate public comment period and process.

Section 11-511 allows the Director of the DPZ to approve a minor amendment under certain conditions, including that “the proposal complies with the standards for administrative approval for the same use under section 11-513.” Section 11-513 sets out certain standards for all administrative uses, including that “[t]he applicant shall require its employees who drive to work to use off-street parking” and “[t]he request will not significantly and negatively impact nearby residential neighborhoods.” The proposed amendment to the existing SUP states that while twelve spaces of off-street parking will be available, “employees will not utilize these spaces and will park on the street instead.” The application notes that the restaurant intends to open with seven employees. Further, the new restaurant will operate 24 hours a day, rather than the eleven hours provided for in the current SUP, which could significantly and negatively affect the adjacent homes.





In light of the increase in employee parking in a residential neighborhood and the 24 hour operation of the restaurant, which appear to disqualify the requested amendment from administrative approval, DRCA requests that DPZ require the applicants to submit a new SUP in order to facilitate appropriate study and discussion.

Sincerely,

Tim Laderach, DRCA President

CC:

Lisa Lettieri, DRCA LUC Co-Chair

Monica Parry, DRCA LUC Co-Chair

