

NRCA, P.O. Box 3242, Alexandria, VA 22302

January 4, 2021

Planning Commission  
c/o Department of Planning & Zoning  
P.O. Box 178  
Alexandria, VA 22314

Delivered Via Email: [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)


**Re: Accessory Dwelling Units (ADUs)—Revised Proposed Policy**

The North Ridge Citizens' Association (NRCA) appreciated the opportunity to comment on the City's October 2020 draft policy to allow for accessory dwelling units (ADUs). In its November 6, 2020 letter (Attachment #3 to the Staff Report), NRCA supported eight reasonable restrictions and prohibitions on ADUs that had been proposed in the October 2020 draft (see p. 1 of NRCA's November 6, 2020 letter) but opposed four other provisions that were too lax. Further, NRCA proposed that the policy be strengthened by including several additional reasonable limits on ADUs that had not been included in the October draft.

We are very disappointed that the vast majority of NRCA's comments and proposals were not included in the current version of the policy. In fact, the Staff Report on the policy fails to adequately consider or respond to most of NRCA's comments. Moreover, the Staff Report (p. 9) mischaracterizes NRCA's comments, by incorrectly stating that "North Ridge Citizens Association has submitted a statement in general support of ADU policy but none of the specific draft recommendations staff released in October."

NRCA states for the record that the cohesive set of comments in its November 6 letter were intended to identify the basic elements of a reasonable ADU policy and, specifically, the provisions that need to be included and those that should not be included. Because none of the provisions that NRCA opposed were removed, none of the provisions NRCA supported adding were added, and nearly all of the necessary and fundamental limits and prohibitions on ADUs—especially the owner-occupancy and common-ownership requirements and the prohibition against concurrent short-term rentals, which are of greatest concern to our Board members—were removed, NRCA cannot support the policy now before the Commission. We urge the City to defer any action on the proposed policy pending reconsideration of NRCA's and other public comments.

Sincerely,

  
Chuck Kent  
President  
NRCA

cc: Mayor  
City Council Members  
City Manager