

submitted by Paul Klick 10e  
5-15-10

REMARKS. CITY COUNCIL HEARING. KLICK

I reside at 109 E. Oxford Avenue and I am speaking specifically regarding the hours of operation for Hog Thaid. We support recommended conditions #3 and #5 regarding the hours of operation of the restaurant which is limited to between 7am and 11pm Sunday-Thursday, 7am and 12am Friday-Saturday; and outdoor hours of operation limited to 10pm daily. No other restaurants on Mount Vernon Avenue, especially in the historic core, have hours as late as what is requested by Hog Thaid. We believe the hours requested by the applicant are not consistent with existing establishments or the Mount Vernon Overlay Zone & Avenue Business Plan and are outside of what is acceptable in a commercial low zone.

I do not believe that the DRCA vote of approximately 60 members on May 10 represents the majority of Del Ray residents and certainly is not reflective of the 179 signatures against later hours listed on our petition. In fact, when a member asked during the discussion period what the compelling reason was for the late night hours, the remarks were about wanting a sports bar. They were **NOT** about a late night dining experience.

At the April Land Use Committee meeting the Oxford residents proposed a compromise of earlier hours during the work week (11pm) and later hours on the weekend (Mike's 1am), and 10pm closing of the outdoor area. While not our ideal, we felt this preserved our right to have reduced intensity on our street during the work and school week and also met the needs of the late night bar scene crowd. At the time Hog Thaid representatives at the meeting seemed receptive. However, neither the City Staff nor the LUC considered this compromise. We urge you to consider it.

We do support the hours that the City Staff has recommended. We do not understand why the Land Use Committee has chosen to give Hog Thaid special treatment and offered more than the zoning documents suggest or more than any other restaurant on Mt. Vernon Avenue. We live around the corner from some of the busiest spots on the Avenue- Dairy Godmother, Cheesetique, Taqueria and we have coexisted nicely. This 166 seat restaurant/bar will make this corner in the historic core even busier. We welcome new businesses but not with hours that will impact our families' quality of life and the character of our neighborhood. Please accept the conditions of City Staff. At the very minimum please require 11pm closing Su-Thursday and outdoor dining closing at 10pm daily.

**MEMORANDUM**

Date: May 15, 2010  
To: Mayor & City Council  
From: Paul & Ashley Klick, 109 East Oxford Avenue  
Anna DePapp, 107 East Oxford Avenue  
Martha Norris, 101 East Oxford Avenue  
John & Lisa McNichols, 105 East Oxford Avenue  
Linda Jacobs-Condit & Bruce Condit, 106 East Oxford Avenue  
Rock & Michelle Vaughan, 100 East Oxford Avenue  
Bernardo & Clarissa Piereck, 2 East Oxford Avenue  
Re: Hog Thaid SUP # 2010-0011

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After reviewing the City Staff recommendations regarding Docket Item #9, SUP# 2010-0011, we would like to provide the following comments for consideration. Our position remains that we support the approval of the SUP with the conditions in the City Staff document and our additional conditions outlined below.

1. We **support staff recommended condition #3** regarding the hours of operation of the restaurant. No other restaurants on Mount Vernon Avenue, especially in the historic core, have hours as late as what is requested. We believe, as do the 200+ local residents who have signed our petition, that the hours should be consistent with the hours of other similar establishments, like Evening Star, and with what is outlined in the Mount Vernon Avenue Business Plan and Overlay Zone. The Mount Vernon Avenue Business Plan was established to provide guidelines and expectations for new businesses. Any deviation from the Mount Vernon Avenue Business Plan would be counterproductive.
2. We **support staff recommended condition #5** regarding hours of operation for the outdoor dining area be limited to 10:00pm daily.
3. We **support with additional amendment staff recommended condition #21**. We request that language be added so that Applicant "shall implement [his] three part-plan (gas/wood hybrid cooker, ventilation hood filters, and dilution fan) to mitigate the potential for nuisance odors and smoke coming from the restaurant." We are concerned that without the inclusion of "shall" that proposed technology outlined in the staff document will be considered optional.
4. We **request an additional condition regarding roof top exhaust fans (not including the dilution fan which we know must be shot straight up):** Any rooftop exhaust fan or HVAC unit shall be installed with a visual mechanical screen/noise deflector and submitted for review and approval by the Directors of Planning and Zoning, Code Administration and Transportation and Environmental Services. The output (noise and odor) from any rooftop exhaust fan shall be directed away from the residences located behind and adjacent to the property. The applicant shall locate exhaust fan(s) as far away as possible from residential property and in a manner as to not impact the intake vent of adjacent businesses or properties.

Thank you for your consideration.

By signing below, please be advised that I support the proposed requests as set forth in the Application by Hog Thaid, LLC, t/a Pork Barrel BBQ for Special Use Permit (SUP) #2010-0011, with the revisions set forth below in order to ensure the preservation of the family-friendly atmosphere of Del Ray.

Pork Barrel BBQ, et. al. will be located at 2312 Mt. Vernon Ave., in the neighborhood of Del Ray, with Commercial Low zoning. The restaurant will be located on the same block as 14 residential homes with approximately 13 children in residence and within a one-block radius of 53 residential homes. The nearest residence with small children is located approximately 30 feet from the Applicant's restaurant.

In SUP #2010-0011, the Applicant asks: (i) to operate one 6,000 square foot restaurant Sunday through Friday from 11:30am to 2:00am and on Saturday from 7:30am to 2:00am; (ii) to vent up to 2½ stories; (iii) to produce up to 400 pounds of trash per day; (iv) to have off street loading beginning at 4:00am daily and continuing until 5:00pm with trucks parked off Mt. Vernon Ave. only; (v) to have outdoor dining; and (vi) to offer carry out service.

I support the SUP with the following changes to ensure the restaurants conform with the commercial low zoning and family-friendly character of Del Ray: (i) a change in hours so that the restaurants close by or before 11:00pm (or at a minimum closing at 11:00pm Sunday through Thursday); (ii) a change in the ventilation system sufficient to capture odors, smoke, emissions and other particulate matter generally associated with barbecue and other cooking techniques the Applicant proposes to use; (iii) off street loading hours (to be off Mt. Vernon Ave. only) limited to morning only Monday through Friday between 7AM and 5PM; (iv) outdoor dining tables limited and hours of operation ceasing by 10:00pm daily; (v) audible sounds at the commercial building line limited to levels at or below 50 decibels; (vi) no speakers or other amplified sounds outside the restaurant; (vii) side door entrance to be used as an emergency exit only and all take out to be picked up through main entrance on Mt. Vernon Ave.; and (viii) a requirement that all deliveries to and from the restaurant use Mt. Vernon Avenue as the sole point of ingress and egress (using Oxford Avenue only between Mt. Vernon Avenue and the parking lot entrance). I respectfully ask that the SUP is approved with these changes.

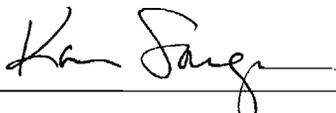
Name (print)	Address	Contact Info (email)	Signature	Date
Bernardo L. Piereck	2 E OXFORD AVE ALEXANDRIA, VA 22301	piereck@gmail.com		04/02/2010
Clarissa S. Piereck	2 E OXFORD Ave ALEX. VA 22301	piereckc@yahoo.com		04/02/2010
Margaret White	3 E OXFORD AVE ALEXANDRIA, VA 22301	MCAWD WHITE @ aol.com		April 3, 2010

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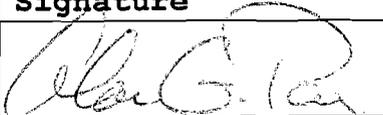
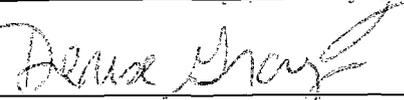
Name (print)	Address	Contact Info (email)	Signature	Date
Karin Fangman	Alexandria, VA 206 East Alexandria Ave	metangs@yqkbo.com		4/7/10
Ellen Donald	210 E. Alexandria Ave Alexandria, VA	ekdonald@verizon.net		4/7/10
ANTHONY DONALD	210 E. ALEXANDRIA AVE. ALEXANDRIA, VA 22301	etdonald@verizon.net		4/7/10

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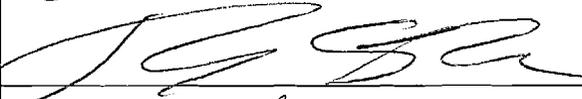
Name (print)	Address	Contact Info (email)	Signature	Date
Hon. Alca G. Paez	227 Adams Ave. Alex Va 22304	agp1776@yahoo.com		4/4/10
Laura Mcabete Paez	227 Adams Ave	lmcabete@cnmco.org		4/4/10
Denise Gray	18 E Linden	dgraye@seymforth.com		4/4/10

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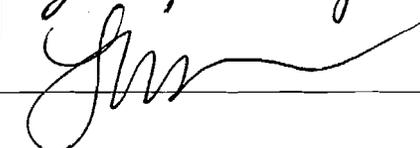
Name (print)	Address	Contact Info (email)	Signature	Date
Constance McCabe	206 East Alexandria Ave	ccmccab@hotmaill.com		4/7/2010
Troy S Thomas	18 W Myrtle St Alexandria VA	troysthomase@hotmail.com		4/7/2010
Paula Thomas	18 W Myrtle St Alexandria VA	pmbolstad@hotmail.com		4/7/2010

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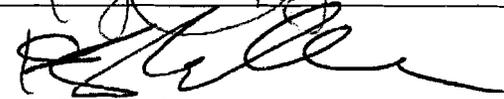
Name (print)	Address	Contact Info (email)	Signature	Date
Sheila Mitchell	2400 Mt. Vernon Ave	williemaemitchell@verizon.net		4/21/2010
Jody Cooper	2400 Mt. Vernon <sup>ave</sup>	supacooper102@hotmail.com		4/21/2010
Ashley Myler	109 E. Oxford Ave	amkdc05@yahoo.com		4/21/2010

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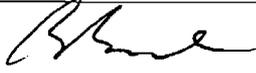
Name (print)	Address	Contact Info (email)	Signature	Date
Tobi Abramam	215 E. Duncan Ave. Alex, VA 22301	tobi.abramam@rdmail.com		4/23/10
Meghan Gay	215 E. Bellefontaine Ave. Alex, VA 22301	meghanguy@yahoo.com		4/23/10
Kenneth Miller	3110 Mt Vernon Ave Alexandria, VA	kmillerwdc@hotmail.com		4/23/10

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Name (print)	Address	Contact Info (email)	Signature	Date
Barbara Boehm	428 Argyle Alex.	barbxb@yahoo.com		4/4/10
<del>William Gallagher</del> W. Gallagher	428 Argyle Drive Alex			4/4/10
Mary Miller	102 W. Bellefonte	mjm1021@gmail.com		4/4/10



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Name (print)	Address	Contact Info (email)	Signature	Date
Cathy Gwin * U.S. Army (daughter)	2513 Dewitt	* concerned about weekday hours in particular		4/24/10
Estela Herrera	2415 Mt. Vernon	outdoor order and evening hours. estela.sosner@tmo.blackberry.net		4/23/10
Sandra Frankenberg	107 S. West St. Alex, VA.	SANFRAN91660@yahoo. com		04.23.10

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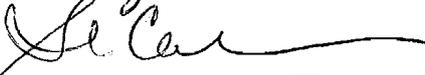
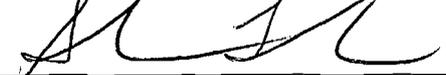
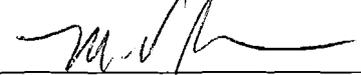
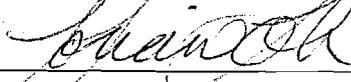
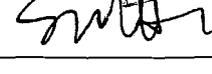
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I support the SUP with the following changes to ensure the restaurants are in keeping with the commercial low zoning and family-friendly character of Del Ray: (i) a change in hours so that the restaurants close by or before 11:00pm nightly (or at a minimum closing at 11:00pm Sunday through Thursday); (ii) a change in the ventilation system involving carbon filtering and emissions capturing to reduce the exposure to residents of smoke and cooking odors; (iii) off street loading hours (to be off Mount Vernon Avenue only) limited to morning only Monday through Friday between 7AM and 5PM); (iv) outdoor dining tables limited and hours of operation ceasing by 10:00pm daily; (v) audible sounds at the commercial building line limited to levels at or below 50 decibels; (vi) no speakers or other amplified sounds outside the restaurant and (vii) side door entrance to be used as an emergency exit only and all take out to be picked up through main entrance on Mount Vernon Avenue. I respectfully ask that the SUP is supported with these changes.

Name (print)	Address	Contact Info (email)	Signature	Date
Martha E. Davis	9 E. Oxford Ave. Alexandria, VA	mdavis@nvcc.edu		4/2/10
CURIS REYNOLDS	Same as above	mdavis@nvcc.edu		4/2/10
A. H. Davis	8813 Beauchamp Drive	signsfor2k@AOL.com		4/4/10
E. A. Davis	8813 Beauchamp Dr	bdavismv@gmail.com		4/4/10

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)	Address	Contact Info (email)	Signature	Date
Tim M. Gray	18 E. Linden St.	DGray@Seyforth.com SA		4/4/10
LARRY ROUSSEL	13 ST. ANDREWS	L.Roussel@Soutleestrust.com SA		4/5/10
Kim Furst	225 Adams	K.Furst@Soutleestrust.com SA		4/5/2010
Stacy Cahava	3361 HAZELWOOD ED	SCahava@Soutleestrust.com		4/5/2010
Sharon Tobias	17308 Family Acres	STobias@Soutleestrust.com N/A		4/5/2010
Michael Vaughan	100 Oxford Ave.	M.Vaughan@Soutleestrust.com		4/5/10
MATTY MARMAN	6804 Christian Colony Ct	Myonka@Soutleestrust.com		4/5/10
Bill Kunkle	109 E Curtis Ave	BillKunkle@Aol.com		4/6/10
	301 Linden	Rock@Soutleestrust.com		4/6/10
	205 E. De Rm Ave	J.Burton@BB.com JBM		4/6/10
DAVID ESTES	433 Mt. Vernon Ave	TAX.manny4@aol.com		4/6/10
Joe Henry	2 Ansell St Alex VA 22305	Suetulusa@comcast.net		4/20/10

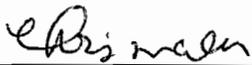
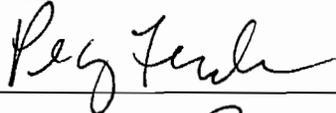
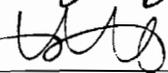
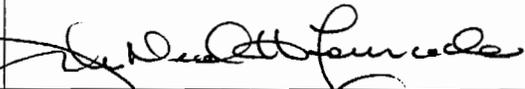
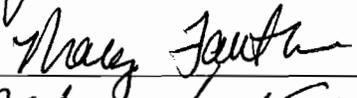
Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)      Address      Contact Info (email)      Signature      Date

MARY LOU COLLINS	1046 Oxford Ave	marylou238@yahoo.com	Mary Lou Collins	4/4/10
CATHERINE URSAN	5909 SIR CAMBRIDGE WAY 20 E. Masonic Drive	CURBAN@YAHOO.COM	Cathy URSAN	4/4/10
Marjorie Kinnaman	Alex. VA 22301	mkinnaman@comcast.net	Marjorie Kinnaman	4-6-10
Anne Flanagan	30 E. Masonic View, Alex. VA 22314	anneboftan@comcast.net	Anne Flanagan	4-7-10
TUCKER FERGUSON	2109 WINDING DE	office@stpaulsalexandria.com	Tucker Ferguson	4-8-10
TRACY CASTLE	124 QUAY ST. Alex. VA 22314	tacy-cast@yahoo.com	Tracy Castle	4-8-10
LINDSEY RAME	403 Franklin	office@stpaulsalexandria.com	Lindsay Rame	4/9/2010
WILL GREENE	212 E. OXFORD	WILLIAM.GREENE30@VERIZON.NET	Will Greene	4/8/2010
Lindsay Condit	106 E Oxford	lindsay.condit@googlemail.com	Lindsay Condit	4/8/10
Harold Brown	213 E. Oxford	harry@brown-ip.com	Harold Brown	4/8/10
Stephanie Pickard	3 W. Del Bay Dr	shpickard@fcp.edu	Stephanie Pickard	4/2/09

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)      Address      Contact Info (email)      Signature      Date

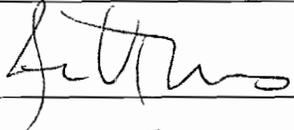
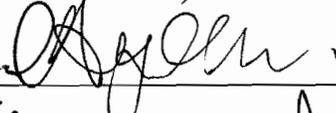
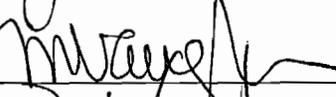
Lisa Escobar	660 Bwinside Jct. Leesburg VA 20175	aeescobar@verizon.net		4/4/10
Chris Walker	3623 Elderberry Pl. Fairfax VA 22033	Sammy rocks2@verizon.net		4-4-10
Brian Shellum	1410 Mt. Vernon Ave	mullehs@msn.com		4-5-10
Peg Fenler	1414 Mt Vernon Ave	pegfenler@aol.com		4-5-10
Shazalyn Carin Wintoy	2200 Windsor Rd 22307	Shaznms@aol.com		4/6/10
Mali Carow	4414 4th Rd N. Arlington, VA	malicarowe@yahoo.com		4/6/10
Cathleen Harrington	8 E. Oxford Ave. Alexandria, VA 22301	Cathleen.Harrington@yahoo.com		4/6/10
PAUL KLICK	109 E OXFORD AVE ALEXANDRIA VA 22301	PAUL.S.KLICK@GMAIL.COM		4/6/10
JOHN-NEAL FOURCADE	2831 So. GLEBE Rd. ADV VA	LALINEART@AOL.COM		4/7/10
NANCY ALEXANDER	2415 MT VERNON	NANDANDER62@GMAIL.COM		4-7-10
Pamela Larson	300 N. View Terrace	pamela.larson@yahoo.com		4-8-10
Mary Faith	409 Clouds Ln.	MTF10spro@aol.com		4/8/10
Martina Scott Schain	2121 Jamieson #1608	msch10239@aol.com		4/8/10

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)      Address      Contact Info (email)      Signature      Date

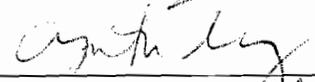
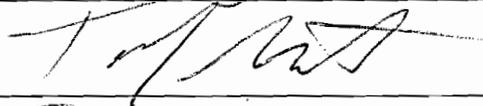
Name - (print)	Address	Contact Info (email)	Signature	Date
Martha Walker	Fairfax 3623 Elderberry Pl	mcwalker3@verizon.net	Martha C. Walker	4/4/10
John McNichols	105 E Oxford Ave Alex.Vn.	mcnicholsjohn@hotmail.com 702-434-5043	John M. McNichols	4/3/10
ALAN ESCOBAR	660 Birchside Terrace Leesburg, VA 20175	aescobar@verizon.net	ALAN ESCOBAR	4-4-10
Kristen Klick White	4204 Underwood St. University Park MD 20782	kklick@hotmail.com	Kristen Klick White	4-4-10
Jean W. Sheehy	108 E. Oxford Av Alexandria VA 22304	jean_wy0@msn.com	Jean W. Sheehy	5 Apr - 14
DAN BOSTON	1 EAST OXFORD ALEXANDRIA, VA 22301	DBOSTON@HEALTHPOLICY SOURCE.COM	DAN BOSTON	4/5/10
April Boston	1 E. Oxford Alexandria, VA 2301	aeboston22@yahoo.com	April Boston	4/5/10
Brian Thomas	1402 Mt. Vernon Ave Alexandria VA	BrianThomas05@yahoo.com	Brian Thomas <i>Hours only - I have no problem with smoke issue or delivery times</i>	4/5/10
Matthew Parks	1406 Mt. Vernon Ave	mparks@comcast.net	Matthew Parks	4/5/10
Rainey Astin	1406 Mt Vernon Ave	vastin@quad1.com	Rainey Astin	4/5/10
Greg Sullivan	1404 MT. VERNON AVE	gsullivan@verizon.net	Greg Sullivan	4/5/2010
DANIEL MEHAFFEY	1408 MOUNT VERNON AVE	dan.mehaffey@gmail.com	Daniel MehaFFEY	4/5/2010
PAULA DEMUTH	1410 MOUNT VERNON	paula.demuth@msn.com	Paula Demuth	4/5/2010

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

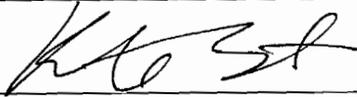
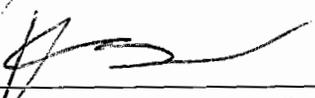
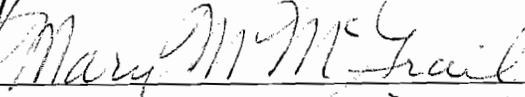
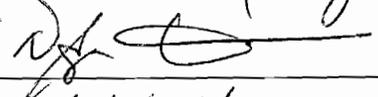
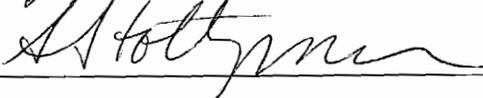
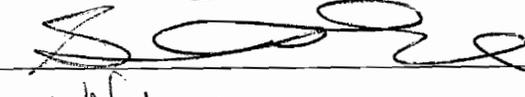
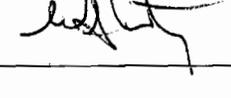
Name - (print)	Address	Contact Info (email)	Signature	Date
John Patrick	213 E. Bellefonte Ave	jpatrick1977@gmail.com		4-2-10
Monica Sheehy	108 E. Oxford Ave	mreinert@hotmail.com		4.2.10
Paul Thomas	2506 Dewitt Ave.	rusty@rustythomas.com		4-2-2010
Jenny Thomas	2506 Dewitt Ave	JENNYTHOMAS@HOTMAIL.COM		4-2-2010
<del>Kathy Miller</del>	<del>909 E. Oxford Ave</del>	<del>amkdcos@yahoo.com</del>	<del></del>	<del>4-2-2010</del>
Klaus Bright	102 E. Oxford Ave	<del>Klaus Nick bright2001@</del> yahoo.com		4-2-2010
Linda Piccola	106 E Oxford Ave	linda.jc@guu.edu		4-3-2010
Bruce & Cora	104 E. Oxford Ave	B-Credit@CALGA.gov		4/3/10
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Rock Vaughan	100 E. Oxford	Rock@Southentrust.com		4/3/10
Marika Starr	101 E Oxford	703 549-3706	Marika Starr	4/3/10
Anna de Papp	107 E Oxford	703 683 4060	Anna de Papp	4/3/10

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Name - (print)                      Address                      Contact Info (email)                      Signature                      Date

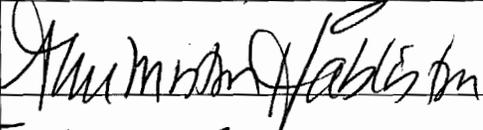
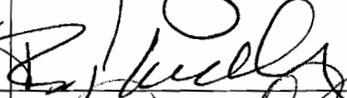
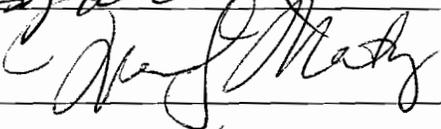
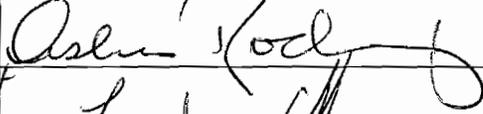
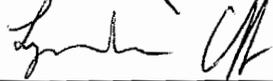
GREG BENTON	217 E. ALEX AVE	email carpediton@yahoo		4/7/10
Melissa R. Kuehro	209 E. Alexandria	mkuehro@gmail.com	Melissa R Kuehro	4/7/10
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CLAIRE VOELKER	217 E. Del Ray Ave	cgvoelker@gmail.com	Claire G. Voelker	4/22/10
Jennifer Atkins	2503 Dewitt Ave Alexandria VA 22301	jsandsatkins@yahoo.com	Jennifer Atkins	4/22/10
DAVID PARK	20A E HOWELL AVE 22301	fermonk@hotmail.com		4/23/10
LISA PARK	20A E HOWELL AVE 22301	lispark76@hotmail.com		4/23/10
Kevin Kieby	15 W. CUSTIS	CASAKIEBY@GMAIL.COM		4/24/10
Cindy Mastina	2706 Holly	metzline2@gmail.com		4/24/10
Sara Stein	2920 Landover	mis.sara.stein@gmail.com	Sara J. Stein	4/24/10
Tom Preston	8 West Custis Ave	tompreston1@yahoo.com		4/24/10
Virginia Layman	718 Parkside Terrace 22302	mindypm@comcast.net	Virginia E. Layman	4/24/10

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)	Address	Contact Info (email)	Signature	Date
Kristine Burt	214 E Alexandria Ave Alexandria, VA 22301	kristineburt77@hotmail.com		4/7/10
Deb Loss	31 W. Custin Ave Alex VA	N/A		4/24/10
Sandy Jones	2116 Mt Ida Ave	N/A		4/24/10
Kathryn Schneid	2117 Sycamore St	N/A		4/29/10
Mary McGrail	57 S. French St.	mmmcgrail@gmail.com		4/25/10
Erleir M. Kirby	15 W. Custin Ave	casa.kirby@gmail.com		4/25/10
DAN SPETHMAN	3107 Holly	dspethmann@workinglands.com		4/25/10
SUSAN STOLTZMAN	" "	susan@dsi-tyler.com		4-25-10
KEITH STAPLES	110 E OXFORD	KEITHSTAPLES@COMCAST.NET		4/24/10
CHRISTINE MIELE	2815 Masby St.	meanmiele@hotmail.com		4/24/10
Ben Drole	7 EASTWOOD AVE	DRUDR3R@hotmail.com		4/24/10
Brie Lessosino	7 EASTWOOD AVE	N/A		4/24/10
William A. Mauer	21 W. DEL PIN	alanmauer@hotmail.com		4/24/10

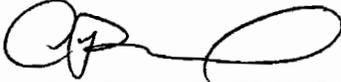
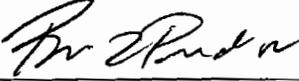
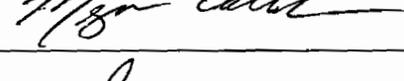
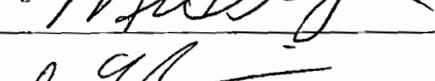
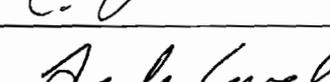
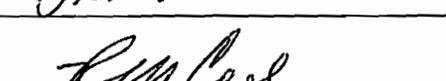
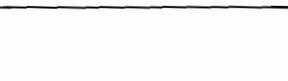
Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)                      Address                      Contact Info (email)                      Signature                      Date

Kristen Krieger	809. S. Fairfax St Alexandria 22314	KristenKrieger@aol.com		4/8/10
Ammorton Hablison	514 S. Fairfax St Alexandria VA 22314	Hablison@comcast.net		4/8/10
Annie Kendrul	12 E. Del Ray Ave Alex. Va 22301	tebaemie@mac.com		4/8/10
Ryland Kendrul	12 E. Delray Ave Alex Va 22301	Rylandk@mac.com		4/8/10
Wendy Matney	21 Del Ray Alex, VA 22301	W_matney@yahoo.com		4/24/10
DEBBIE FRANGELLO	618 S. Royal St Alexandria VA 22314	debbie.frangello@gmail.com		4/24/10
Asha Rodriguez & Don Robinson	306 Westmond Drive Alexandria, VA 22305	asha.rodriguez@hotmail.com		4/24/10
Lynda Erinoff	106 E. Bellefonte Alex, VA 22301	lyndae4@verizon.net		4/24/10
HADI MEINZER	818 WEST TIMBER BRANCH PKWY	hmeinzer@bankmeyer.com		4/24/10
A. Scarlis	25 W. Wyata Alex VA 22301	angela_scarlis@yahoo.com		4/26/10
S. SCARLIS	25 W. Wyata Alex, VA 22301	scarlisstelianos@yahoo.com		4/26/10
Martina Lay	607 Little St. Alex. VA 22301	mjl618@comcast.net		4/27/10
C. Smith	6619 St. Mark St Alex, Va	kw56619@aol.com		4-27-10

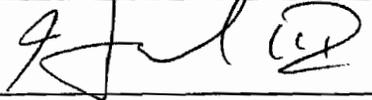
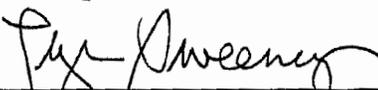
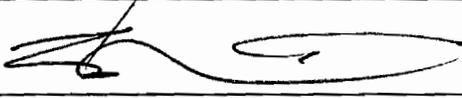
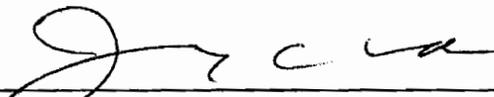
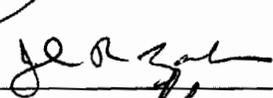
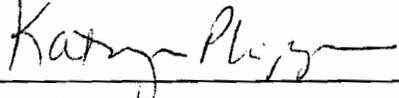
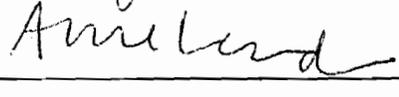
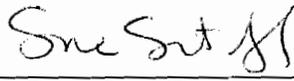
Signature Page to Support Petition Hog Thaid's SUP Application with Concessions				
Name - (print)	Address	Contact Info (email)	Signature	Date
Sandra Jorgenson	14 W Spring St Alexandria VA 22301	sandrajorgenson@ verizon.net	Sandra Jorgenson	April 7 2010
Leif Jorgenson	14 W Spring St Alexandria VA 22301	—	Leif Jorgenson	4/7/10
LIV Jorgenson	14 W. Spring St. Alex. Va. 22301	—	Liv Jorgenson	4/7/10
GEORGE McDONALD	202 E. ALEXANDRIA Ave, Alex, VA 22301	george-mcdonald@ comcast.net	George McDonald	4/7/10
Mary Riley	202 E. Alexandria Ave Alexandria, VA 22301	maryriley@comcast. net	Mary C. Riley	4/7/10
EMNGAY	6 W CUSTIS AVE Alexandria VA 22301	EMNGAY@EMNGAY.COM	Emngay	4/24/10
Jessica Livingston	6 W Custis Ave 22307	J Livingston@emngay.com	J Livingston	4/24/10
Kim Burstein	526 S. Alfred St. Alexandria, VA 22314	—	Kim Burstein	4/28/10
Paula Palhus	533 E. Duncan Ave Alexandria VA 22301	—	Paula Palhus	4/28/10
Candide Mullin	218 E CUSTIS AVE Alexandria, VA 22301	Candided@hotmail.com	Candide Mullin	4/28/10
KRYSTEE Schlise	13E. Nelsons Ave. Alexandria, VA 22301	KrysteeKS@hotmail.com	Krystee Schlise	4/28/10
Heather Kowalski	4 Wolfe Street Alexandria, VA 22314	hek2500@yahoo.com	Heather Kowalski	4/29/10

Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)	Address	Contact Info (email)	Signature	Date
Jeanne + Mark Eisenhorn 4 E. Oxford Ave Alexandria, VA 22301	4 E. Oxford Ave Alexandria, VA 22301	jceconsulting@comcast.net	Jeanne Eisenhorn	4/3/10
Carla P. Piereck	2451 Midtown Ave #208 Alexandria, VA 22303	carla.piereck@gmail.com		4/3/10
Ricardo L. Piereck	2451 Midtown Ave Ste 208 Alexandria, VA 22303	Rpiereck@gmail.com		4/4/10
CLAUDIA L. PIERECKDESA	310 N Oxford ST #4 ARLINGTON, VA 22203	clogim@hotmail.com		4/4/10
Amanda Cutts	229 Aspen St. Alex VA 22304	agcutts@gmail.com		4/4/10
Jack Cott	229 Aspen St. Alexandria VA 22304	jcott@cc.org		4/4/10
Megon Heard	4852 A 28th St S Arlington VA 22206	callinmmagn@hotmail.com		4/4/10
Taylor Heard	4852 A 28th St S Arlington VA 22206	taylorheard@yahoo.com		5/4/10
Greg Sitzman	1741 Johnson Ave NW DC 20009 #201	gsitzman@yahoo.com		4-4-10
Michael Glenzer	616 E Street NW DC 20004 #321	m-glenzer@yahoo.com		4/4/10
Christy Enchelmaier	410 15th St. NE #15 Washington DC 20002	cm1225@gmail.com		4/4/10
FRANK COVELESTI	4612 BALCROFT AVE ALEX, VA 22304	pcoveli; FCOVELESTI@comcast.net		4/5/10
RICHARD M. COOL	10524 James Wren Way Fairfax, VA 22030	cool-rmc@cox.net		4/5/2010



Signature Page to Support Petition Hog Thaid's SUP Application with Concessions

Name - (print)	Address	Contact Info (email)	Signature	Date
HAL MANGOLD	143 WESMONT DR ALEXANDRIA VA 22305	HAL.MANGOLD@GMAIL.COM		4-23-2010
Lynn Sweeney	205 W. Uhler Terr. Alex., VA 22301	Lynnasweeney@hotmail.com		4/23/10
Lisa Schofield	205 W. Uhler Terr. Alex., VA 22301	LSchofield@COMCAST.NET		4/23/10
Elizabeth Reid	5 E. Alexandria Ave. Alex, VA 22301	BEEREIDVA@gmail.com		4/23/10
Patrick Wafih	3742 Commonwealth Alex VA 22305	patrickgwafiah@yahoo.com		4/23/10
JEREMY CLARK	3909 Cornland Curl Alex VA 22305	JEREMYC7@ATTNET		4/23/10
Julia Zahn	305 Ashby Street Alexandria, VA 22305	julie.wilmer@gmail.com		4/23/10
Matt Zahn	305 Ashby St. Alexandria, VA 22305	matt.zahn@gmail.com		4/23/10
ERIC REID	3106 MT VERNON ALEXANDRIA VA	ERIC@DELMEREBELLE.COM		4-30-10
Nora Severson	5 E. Alexandria Ave. Alex. VA 22301	nora.severson@gmail.com	Nora Severson	4/30/10
Kathryn Phippen	11 W. Linden St - Alex, VA 22301	khippen.comcast.net		5/14/10
Anne Lund	719 22302 Timber Branch DR	fivelands5@comcast.net		5/14/10
Sue Setliff	306 W. Masonic Vics Alex. VA 22301	setliff.sue@gmail.com		5/14/10









submitted by  
David Fromm

10

5-15-10



**DRCA letter of conditional support for Docket item #10, Hog Thaid Restaurant**

Bill Euille, Kerry Donley, Frank

David Fromm or Amy Slack to: Fannon, Alicia Hughes, Rob

05/13/2010 11:34 PM

Krupicka, Del Pepper, Paul Smedberg

Cc: Jackie Henderson, "Dr. David Fromm"

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1 attachment



DRCA\_position\_on\_docket\_item\_10.pdf

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Mayor Euille and members of City Council,

Please find attached the Del Ray Citizens Association's letter of conditional support for Docket item #10 at the City Council's public hearing this Saturday, May 15th.

If you have any questions, please feel free to contact me.

Sincerely,

David Fromm, President

Del Ray Citizens Association

703.549.3412 (H)

202.404.4670 (W)

[president@delraycitizen.net](mailto:president@delraycitizen.net)

[www.delraycitizen.org](http://www.delraycitizen.org)

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Honoring our past, Celebrating our present, Envisioning our future!  
1908 - The Town of Potomac, Alexandria VA - 2008

# Del Ray Citizens Association

Established 1954  
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301  
<http://www.delraycitizen.org>

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May 13, 2010

To: Mayor Euille and members of City Council,

Subject: DRCA conditional support for Docket item #10, Hog Thaid Restaurant

At the May 10<sup>th</sup> meeting of the Del Ray Citizens Association, the membership voted in support of the following motions relative to the Hog Thaid Restaurant:

**1) To support conditions that also are consistent with staff report:**

- a) No sales of alcohol for off-site consumption shall be allowed. *(Staff condition #12)*
- b) No amplified sound shall be audible at the zoned commercial property line. *(Staff condition #18)*
- c) Deliveries made from the restaurant shall use Mt. Vernon Avenue as the primary route of travel. *(Staff condition #27)*

**2) To support conditions that also are consistent with staff report but strengthen them to require full SUP hearing to change:**

- a) No outdoor dining shall be allowed adjacent to the building along Oxford Avenue. *(Amend staff condition #9 to require SUP hearing to change)*
- b) No door shall exit onto Oxford Avenue. *(Amend staff condition #10 to require SUP hearing to change)*
- c) No live entertainment or DJ shall be permitted. *(Amend staff condition #13 to require SUP hearing to change)*

**3) To support hours of operation that differ from staff report:**

- a) Indoor hours of operation shall be Su thru Th, 7AM to midnight; Fr & Sa, 7AM to 1AM. *(Amend staff condition #3 to allow later closing hours)*
- b) Outdoor hours of operation shall be Su thru Th, 7AM to 10PM; Fr & Sa, 7AM to 11PM. The outdoor dining area shall be cleared of patrons and cleaned by the hour of closing. *(Amend staff condition #5 to allow later outdoor dining hours)*

As attachments to this letter, I have provided the Land Use Committee report and my President's Message, which were sent to the entire membership. The LUC report provides our analysis and reasoning behind the above motions, and my Message discussed past changes on Mt. Vernon Avenue and encouraged the members to make their voice heard. I have also attached the handout from the meeting that included the above motions.

**The order of the above motions was designed to build support so that the most contentious item – later hours – would be more acceptable.**

**We feel it is imperative that staff conditions #9, #10, and #13 be amended to require a full SUP hearing to change them. These conditions are important for protecting the immediate neighbors and should not be subject to minor amendments or possible future administrative modification. Without strengthening these conditions, we do not support the later hours.**

If you have any questions, feel free to contact me.

Sincerely,  
David Fromm, President  
[president@delraycitizen.net](mailto:president@delraycitizen.net)  
703-549-3412 (H), 202-404-4670 (W)

Enclosures: 1) Land Use Committee report, 2) May 2010 President's Message, 3) Meeting handout

*Celebrating 100 years of the Town of Potomac  
1908 - 2008*

## Land Use Committee Report by Amy Slack

April 8, 2010

*2312 Mount Vernon Avenue, Hog Thaid, LLC*

Special Use Permit request for a restaurant with 150 indoor seats (includes 31 seats at a bar), 16 to 20 seats outdoors on Mount Vernon Avenue and to include carry-out and home delivery operations

Concept: Quick, line-prep food; family/child friendly. A place within walking distance in the neighborhood to grab a bite or a drink later in the evening.

Three unique rooms, each with a different menu: Asian/Fusion, Sushi, and BBQ.

Hours of operation request has been amended from the original application to align with LUC recommendation.

Full ABC license for beer, wine and hard spirits; on premise only.

Bulk of vendor deliveries to occur between 10 a.m. and noon in a designated loading zone on Mount Vernon Avenue or later in an on-site delivery space; two or more Sysco Foods Inc. deliveries per week to occur within 4 a.m. to 8 a.m. to the front of the restaurant and from Mount Vernon Avenue loading zone only.

No more than one vehicle to be used for home delivery.

Trash picked up four times a week or more often as needed.

Subject property involves two lots of record; restaurant is sited on CL zoned lot, parking is sited on R2-5 zoned lot. An 8-foot wide green buffer will reduce impacts of the commercial use on adjacent residential use.

Restaurant meets the required parking - 21 parking spaces on-site (includes 50% reduction allotted to new, Tier II construction projects).

Televisions but no live entertainment or video games.

Based upon ongoing discussions with Mr. Anderson, beginning in February 2010, that include: proffers by the applicant to install a Southern Pride model SPK-500 hybrid gas/wood cooker, FlameGard Type 1 ventilation filters, additional dilution exhaust ventilation devices used for the barbecue cooker and wok station, and certain other operational concessions; feedback from residents; and advice from members of City staff; the Land Use committee recommended to the Executive Board that we support the application with certain conditions that allow the applicant to keep hours of operation one hour later on Friday and Saturday evenings than any other CL zoned, neighborhood restaurants, yet discourages those same restaurants from attempts to increase their hours without corresponding efforts to decrease adverse impacts on the surrounding neighborhood (see table on pages 7-8 of the staff report). Furthermore, LUC agrees with City staff assessment concerning the proposed lockbox delivery by Sysco Foods to the front of the restaurant. It should be given a trial period and if it is problematic then the arrangement could be adjusted to a four-hour window beginning two hours later, or eliminated.

We believe this compromise is fair, in that it seeks to broaden the styles of dining activity available on The Avenue within walking distance of Del Ray residents and to shield immediate residents from less desirable activities associated with live entertainment and late evening disturbances.

It is important to note that the hours of operation we support are

in recognition of the applicants' proffers regarding kitchen/ventilation equipment, restrictions of restaurant activity on Oxford Avenue and, most importantly, no live entertainment, a source of repeated problems elsewhere in Del Ray.

**LUC recommended and the Executive Board voted in support of the application with conditions beyond the standard ones City staff typically imposes regarding hours of operation, closing hours and the serving of meals, alcohol service, employee parking requirements and transit options, patron parking options, outdoor storage, litter, cleaning of kitchen equipment, trash and recycling, control of cooking odors and rodent abatement. We recommend the additional conditions:**

- **Indoor hours of operation shall be Sunday through Thursday, 7 a.m. to midnight; Friday and Saturday, 7 a.m. to 1 a.m.**
- **Outdoor hours of operation shall be Sunday through Thursday, 7 a.m. to 10 p.m.; Friday and Saturday, 7 a.m. to 11 p.m. The outdoor dining area shall be cleared of patrons and cleaned by the hour of closing.**
- **No outdoor dining shall be allowed adjacent to the building along Oxford Avenue.**
- **No door shall exit onto Oxford Avenue.**
- **No live entertainment or DJ shall be permitted.**
- **No sales of alcohol for off-site consumption shall be allowed.**
- **No amplified sound shall be audible at the zoned commercial property line.**
- **Deliveries made from the restaurant shall use Mount Vernon Avenue as the primary route of travel.**

Notes: 1) The City's standard SUP conditions read: Food or drink items ordered before the closing hour may be sold, but no new patrons may be admitted after the closing hour and all patrons must leave by one hour after the closing hour. The outdoor dining area shall be clear of all patrons by the closing hour and the area cleared and washed.

2) For lack of business, almost all of Del Ray's restaurants do not stay open for the hours they currently are permitted. Those that stay open, often close their kitchens early.

3) City staff has recommended the hours of operation be: Sunday thru Thursday, 7 a.m. to 11 p.m.; Friday and Saturday, 7 a.m. to midnight. Outdoor dining would allowed daily, 7 a.m. to 10 p.m.

*2802 Mosby Street, Home Child Day Care Center*

LUC recommends support of the application to care for up to nine children in a private home in accordance with city and state regulations. The Executive Board concurred.

For lack of time, the committee was forced to defer discussions of Small Business Zoning Changes.

*Next meeting: May 13, 2010, 7 p.m., Mount Vernon Recreation Center*

*Contact: landuse@delraycitizen.org*

*Topics: Subdivision request at 2 E. Glendale Avenue, SUP request at 2504 Oakville Street, discussion of a parking utilization/management study for Mount Vernon Avenue.*

## President's Message

by David Fromm

When has there been enough change?

Twenty years ago or so, Mount Vernon Avenue was not considered a safe place to be at night. It was a street you crossed on your way to some place else. Many commercial properties were boarded up. Our homes were worth a quarter to a third of their current value.

And then came change.

There was a major updating of the zoning throughout the city. Capital improvements projects like the underground placement of electrical wires and installation of pavers were completed. Various planning efforts came and went, each making a contribution to the improvements of Del Ray and Mount Vernon Avenue. New residents first fixed up the houses then started making major additions. Entrepreneurs opened new businesses on the Avenue. People's wants and expectations changed.

Initially, it was a big deal for a new restaurant to be approved to serve beer and wine, then to serve mixed drinks and to have an actual bar with stools. It was a big deal when live entertainment was allowed or the first outdoor dining was approved. And over the years the approved hours of operation have slowly become later at night. In some ways, it has been an example of what is called "creeping normalcy."

With the proposed new restaurant at 2312 Mount Vernon Ave. (the new building across from the Del Ray Farmers Market), the issue of how much change is enough is at the forefront. There are residents and businesses that fully support the initial application, and those that feel we have "crept" far enough. Almost everyone supports the new restaurant, but the devil is in the details. I will focus on two issues here – the wood smoke from the BBQ smoker, and the hours of operation. (See Land Use Committee (LUC) report on page 6.)

The initial application had a 100 percent wood-fired smoker. Some people wanted the exhaust to be 100 percent filtered. The solution is probably somewhere between those two extremes.

The city does not have specific regulations except that the exhaust should not be a nuisance. Since retrofitting a solution can be expensive, it is in the applicant's best interest to deal with the issue while the restaurant is being built. In response to those concerns, the applicant amended the application to a gas-fired smoker that uses a few logs for flavor, employs some filtering and has a smoke dispersal system. The LUC and the Executive Board do not have the technical expertise to evaluate the emissions from the proposed system and have not recommended a position on this matter.

The initial application requested closing hours of 2 a.m., seven days a week in accordance with Virginia Alcoholic Beverage Control regulations. There are supporting residents who look forward to a late-night dining option, and business owners who look forward to increased foot traffic by possible patrons. There are other business owners that do not see the need for such late hours and there are residents concerned about late-night noise and drunkenness. The applicant has subsequently modified the request to match the LUC recommendation. Interestingly, City staff is recommending more conservative closing hours of 11 p.m., Sunday through Thursday; midnight on Friday and Saturday. Outdoor seating would end at 10 p.m. daily.

**I ask that DRCA members try to attend the May membership meeting where there will be a vote on the issues raised by this restaurant application. The LUC and the Executive Board work hard to represent the interests of the membership. If, in fact, the membership's wants and expectations are changing, it is particularly important that the membership express that with this vote.**

Please join us at 7:30 p.m. Monday, May 10, at the Mount Vernon Community School Auditorium. Childcare will be provided.

In addition to the restaurant vote, there will be a vote on the recommendation for regular traffic counts to monitor the impact of the development at Potomac Yard (see article on page 1).

DRCA conditional support for Docket item #10, Hog Thaid Restaurant

For the program at the membership meeting, local historian Lee Perna will give a talk on some of the history of Del Ray and the Town of Potomac. Lee contributed to the historical markers around our neighborhood. Over the past couple of years he has written several pieces for the newsletter. The most recent article was about Del Ray's massive blizzard in 1899.

<p><b>AGENDA - DRCA Membership Meeting, Monday May 10, 2010</b></p> <p>7:30 pm 1) Police and Code Reports Nominations Committee Report</p> <p>7:45 pm 2) Land Use Committee Report on 2802 Mosby St. Home Child Day Care Center (Vote)</p> <p>7:50 pm 3) Land Use Committee Report on Small Business Text Amendment and Parking Study</p> <p>8:05 pm 4) Land Use Committee Report on 2312 Mt Vernon Ave. Hog Thaid Restaurant (Vote)</p> <p>8:30 pm 5) Land Use Committee Report on Zoning changes imposed by State of Virginia</p> <p>8:35 pm 6) North Potomac Yard Small Area Plan: Traffic Monitoring (Vote)</p> <p>8:40 pm 7) Announcements</p> <p>8:45 pm 8) Meeting Program: Del Ray &amp; Town of Potomac History by local historian Lee Perna</p>	<p><b>Motion on 2802 Mosby St, Home Child Day Care Center</b> To support the application to care for up to 9 children in a private home in accordance with City and State regulations.</p> <p><b>Motions on 2312 Mt Vernon Ave, Hog Thaid Restaurant</b> 1) To support conditions that also are consistent with staff report: a) No sales of alcohol for off-site consumption shall be allowed. b) No amplified sound shall be audible at the zoned commercial property line. c) Deliveries made from the restaurant shall use Mt. Vernon Avenue as the primary route of travel.</p> <p>2) To support conditions that also are consistent with staff report but strengthen them to require full SUP hearing to change: a) No outdoor dining shall be allowed adjacent to the building along Oxford Avenue. b) No door shall exit onto Oxford Avenue. c) No live entertainment or DJ shall be permitted.</p>
<p><b>To facilitate this evening's discussion:</b> Please stand and wait to be recognized by the Chair. When recognized, please give your name and your unit block address (e.g., J. Doe from 100 block of Your Street). Your remarks should be germane to the motion at hand. Your remarks should add something new, not repeat what has been said.</p>	<p>3) To support hours of operation that differ from staff report: a) Indoor hours of operation shall be Su thru Th, 7AM to midnight; Fr &amp; Sa, 7AM to 1AM. b) Outdoor hours of operation shall be Su thru Th, 7AM to 10PM; Fr &amp; Sa, 7AM to 11PM. The outdoor dining area shall be cleared of patrons and cleaned by the hour of closing. Staff report recommendation: a) Indoor hours of operation shall be Su thru Th, 7AM to 11PM; Fr &amp; Sa, 7AM to 4AMnight. b) Outdoor hours of operation shall be 7AM to 10PM daily.</p>
<p><b>Notes:</b> Voting is limited to DRCA members with Regular, Business or Senior memberships. Associate members may not vote. Also, in accordance with the bylaws, new members admitted after the April 12, 2010 membership meeting are not permitted to vote (Section 3.04, Voting Privileges). All DRCA members may participate in the discussion. This is not a public hearing. The chair will limit participation by non-DRCA members. City Council will hold a public hearing on May 15th.</p>	<p><b>Motion on North Potomac Yard Small Area Plan: Traffic Monitoring</b> Request that the North Potomac Yard Small Area Plan be amended to require that traffic counts and the updating of the predictions of the transportation model be performed at timely intervals.</p>



submitted by EPC



*City of Alexandria Virginia*  
*Environmental Policy Commission*  
*1000 King Street*  
*Alexandria, Virginia 22304*

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5-15-10

May 14, 2010

Honorable Mayor William Euille and Members of City Council  
City of Alexandria  
Suite 2300, City Hall  
301 King Street  
Alexandria, VA 22314

RE: Proposed Special Use Permit (SUP) 2010-0011, to open barbecue restaurant at 2312 Mount Vernon Avenue.

Dear Mayor Euille and Members of City Council:

The Environmental Policy Commission appreciates the opportunity to comment on the potential environmental effects of proposed Special Use Permit (SUP) 2010-0011, to establish a barbecue restaurant in Del Ray ("Hog Thaid") at 2312 Mount Vernon Avenue.

Unlike most restaurants, the proposed barbecue restaurant presents potential environmental health concerns; specifically, fine particulate matter from smoke generated in barbecuing meat using a wood smoker, and odor. Strong, unpleasant, or unwanted odor can be a nuisance, and fine particulate matter can have health effects including premature death, aggravation of heart and lung disease, and asthma attacks. Particulate matter (PM) constitutes one of the six criteria air pollutants covered under the National Ambient Air Quality Standards (NAAQS) established by the federal Environmental Protection Agency (EPA). Unfortunately, EPA has determined that the greater Washington, D.C. metropolitan area—including Alexandria—is a nonattainment area for fine particulate matter (particulates which are 2.5 micrometers in diameter and smaller, known as PM 2.5).

EPC strongly supports efforts by the City—both by itself and within the Metropolitan Washington Council of Governments—to reduce PM 2.5 emissions. As reported in the City's 2009 Greenhouse Gas and Criteria Air Pollutant Emissions Inventory, gas-powered lawn and garden equipment by itself emits an estimated 9.1 tons of PM 2.5 each year, and onroad vehicle use in the city generates 209 tons of PM 2.5 annually. In comparison, all residential, community, and industrial wood burning is estimated to result in one ton per year of PM 2.5 emissions. Although the property owner originally proposed to use a smoker which used wood as the sole fuel source, he has amended his proposal to instead use a smoker powered primarily by natural

The Honorable Mayor William Euille

May 14, 2010

Page 2

gas, with a significantly reduced amount of wood being burned to contribute flavor. The SUP application also includes a diffusion fan to more strongly disperse emissions from the cooker.

Under Virginia Department of Environmental Quality (DEQ) regulations, a source is considered exempt from permitting requirements if its potential uncontrolled emissions are less than 25 tons per year each of PM and VOC, and fuel burning equipment is considered exempt from permitting if it burns less than 1 MMBtu/hr of solid fuel and less than 50 MMBtu/hr of gaseous fuel. Furthermore, a source of air pollution is considered to be an "Insignificant Activity" if its potential uncontrolled emissions are less than 5 tons per year of any criteria pollutant. Under these regulations, the proposed meat smoker is a very small source of air pollution that is considered to be insignificant and does not require a permit from the DEQ. According to estimates made by both City staff and an outside consultant, the restaurant's cooker is expected to emit between 0.02 and 0.08 tons of PM 2.5 per year.

There are no federal or state standards for odor control, and the City relies on a performance-based approach to prevent and address nuisances. As noted by City staff in their memo on the SUP, the City typically receives less than 10 odor complaints a year, which they work to resolve in coordination with the business in question and complainants. This same framework would be used here. As described in Condition #21 of the staff recommendation on the SUP, "the applicant must control cooking odors, smoke, and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties." In order to minimize potential odor problems, applicant has agreed to install an extra filter in the ventilation hoods used in the restaurant cooking area, in addition to using the dilution fan and gas-powered cooker mentioned above. While additional technologies (such as carbon filtration) exist to address air pollution from the applicant's facility, those options come with a significant capital and annual operating expense. It is not clear at this time, especially in light of the applicant's decision to go with a gas-fired grill and dispersion fan, that such technology is necessary to address the community's concerns about potential pollutant emissions.

We believe the changes agreed to by the applicant sharply reduce the potential air pollution and odor emissions of the proposal, to acceptably low levels that should address the concerns of the community. Consequently, the Environmental Policy Commission voted unanimously to endorse approval of the SUP with the list of conditions set by the Department of Planning & Zoning. However, in light of the real possibility that this technology may not eliminate the potential for PM emissions to affect adjacent residents, EPC recommends that as part of the approval of the SUP, Council require the applicant to construct his ventilation system in a manner that would be compatible with the installation of a carbon filtration system or similar technology, should one be required in the future to meet Condition #21 of the staff-recommended SUP.

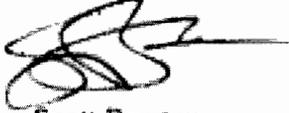
We applaud the community's engagement in the permitting process, and the time, effort, interest, and concern expressed by citizens in contacting us and others about the possible environmental

The Honorable Mayor William Euille  
May 14, 2010  
Page 3

health effects of the restaurant. We know citizens will contact City staff should they have concerns regarding emissions or odor once the restaurant is in operation. Thus, the applicant may need to install more advanced, and expensive, equipment later, or make substantial equipment upgrades, to address such concerns. We encourage the applicant to make allowances for potential required mitigation improvements now, during initial design and construction of the restaurant's facilities, in order to avoid increased expenses later on.

Thank you again for the opportunity to provide comment, and for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Barstow", with a long horizontal flourish extending to the right.

**Scott Barstow**  
**Chair, Environmental Policy Commission**

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5-15-10



**COA Contact Us: Hog Thaid LLC -SUP application # 2010-0011**

william.euille, frank.fannon, kerry.donley,

**Rainey Astin** to: alicia.hughes, council, delpepper, paulcsmberg,  
rose.boyd, jackie.henderson, elaine.scott, rob.krupicka

04/13/2010 11:08 AM

**Please respond to Rainey Astin**

**Time: [Tue Apr 13, 2010 11:08:30] Message ID: [20735]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Rainey

**Last Name:** Astin

**Street Address:** 1406 Mount Vernon Avenue

**City:** Alexandria

**State:** Virginia

**Zip:** 22301

**Phone:** 703-836-9699

**Email Address:** rastin@quad1.com

**Subject:** Hog Thaid LLC -SUP application # 2010-0011

First, I apologize for any duplication of emails; you may have a prior email from me on this subject which is incomplete. Please disregard any prior emails on this subject. Set forth below are my comments:

My

neighbors and I are very concerned about the Hog Thaid SUP application.

The applicant has asked to be open until 2am seven nights a week in a commercially low zoned area subject to the Mount Vernon Overlay.

Restuarants in this area are not open past 11pm during the week and 12am on weekends. The applicant is asking for a precedent setting change which

will, if granted, be requested and followed by every other restuarant on Mount Vernon Avenue. We believe this would change the nature of Del Ray and

convert what has become a wonderful example of mixed use living into

(eventually) a strip of late night bars (unfortunately, once restuarants have late hours, they sell more alcohol, and landlords see their sucess and

raise rents; eventually, the only tenants who can afford these rents are bars; small businesses and retail stores are forced out).

We very much

do not want to lose the family friendly mixed use neighborhood we, and the City, have created. Up till now, we have relied on the commercial low zoning and Mount Vernon overlay to protect us.

Unfortunately, with the

downturn in the economy, we sense that Planning and Zoning and the City may be willing to make a short sighted accomodation to a known and well-liked restuarant operator, Mike Anderson. We are concerned that this accomodation will have terrible long term consequences as the SUP can be transferred via an administrative application to another operator, and the accomodations given a well known and liked operator may evenutally fall into the hands of someone much less experienced. The combination of alcohol and late night hours is not a good one. We are also concerned, again, about a precedent setting deviation from the zoning requirements.

**Comments:**

While we too are impressed by Mike Anderson, we cannot rely on him to ensure that Mount Vernon Avenue does not eventually become a late night bar strip. We must rely on the commerical low zoning and the Planning and Zoning Board, the Mayor, and the City Council to follow the law on this point and to safeguard Alexandria's citizens.

My neighbors

and I have reviewed the SUP application in depth, and set forth below are our requests for a reasonable compromise which I have raised with the Del Ray Land Use Committee and Barbara Ross at Planningn and Zoning:

(i)

change in hours so that the restaurant closes by or before 11:00pm nightly (or at a minimum closing at 11:00pm Sunday through Thursday with any outdoor dining to end every night by 10:00pm),

(ii) change in the cooker

operation/ventilation to minimize the exposure to residents of smoke and

cooking odors/pollutants),

(iii) restrictions

on live entertainment and noise levels (no audible noise from property line);

(iv) outdoor dining tables limited and hours of operation ceasing by 10:00pm daily.

We ask that you take the

above into consideration when reviewing the SUP application and most importantly limit the hours of operation during the work/school week to an 11pm closing (10pm closing on the patio).

Respectfully

Submitted,

Rainey Astin

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5-15-10



**COA Contact Us: Hog Thaid - SUP 2010-0011**

william.euille, frank.fannon, kerry.donley,  
**Paula DeMuth** to: alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott,  
rob.krupicka

04/14/2010 05:39 PM

**Please respond to Paula DeMuth**



**Time: [Wed Apr 14, 2010 17:39:04] Message ID: [20790]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Paula

**Last Name:** DeMuth

**Street Address:** 1410 Mount Vernon Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703.519.0090

**Email Address:** paulademuth@msn.com

**Subject:** Hog Thaid - SUP 2010-0011

I have lived in Del Ray for over nine years and am a big supporter of Del Ray businesses. I am a member of the Del Ray Citizens Association. I am a real estate attorney.

I have reviewed SUP request 2010-0011 for Applicant Hog Thaid, LLC. I am looking forward to the addition of BBQ, sushi, and Asian Fusion to our neighborhood restaurant options. I dine out a considerable number of evenings. I believe these businesses will further enhance a well established and beloved neighborhood. I am concerned, though, about the following requests and ask that the SUP be approved, with the noted modifications:

Request: Hours until 2:00 am every night,

including outdoor dining.

Proposed Response: I believe reasonable hours

would be closing at 11:00 every night or possibly remaining open until

midnight on Friday and Saturday nights, with outdoor dining to end at 10:00

on weekdays and 11:00 on weekends.

Applicant's request far exceeds the hours of operation for any and all similar types of establishments in the area. The real estate directly west of Applicant is residential and other residential real estate is proximate. An elementary school is nearby. I believe that having hours that extend to 2:00am 7 days a week will unreasonably disturb the sleep of residential neighbors during the work-week and during school nights.

I am interested in the Alexandria police department's input regarding the safety issues and increased risk to persons and property that a dining establishment in this neighborhood with these late hours is expected to create. I believe there is a reasonable

**Comments:** expectation for crime to increase with these requested hours. According to a study by USA Today, 26% of all crime happens between 12am and 6am. Not only would extended hours likely impact the physical security and property integrity of nearby neighbors, it would increase Police Department costs because of the additional security required during early morning hours and City clean up costs due to litter.

I also question who will be frequenting a restaurant that is open until 2:00am. Although it would be wonderful if these patrons were law enforcement personnel or shift workers, they are more likely to be individuals who have been drinking and are looking for a location in which to become sober. Too, the opening of Monroe Avenue may invite a transient crowd off Route 1 who is not aware of the residential component of the neighborhood. I am concerned these early morning patrons will threaten the safety of persons and motorists in the area and personal property (side swiping cars) of residents. Again, the Alexandria police department's input would be valuable on this issue.

I want to reiterate that I am an enthusiastic supporter of businesses in Del Ray and will patronize these restaurants. I respect the owners' business expertise and their need to have a business plan that will ensure their

financial success. However, Hog Thaid, LLC is choosing to do business in an established neighborhood with Commercial Low Zoning. Therefore, I ask that they not be permitted to adversely impact the character of this neighborhood we all love.

Sincerely,

Paula DeMuth

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5-15-10



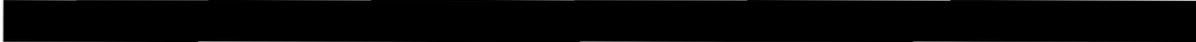
**COA Contact Us: Del Ray Restaurant Hours**

william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper, paulcsmedberg,  
**Daniel Mehaffey** to: rose.boyd, jackie.henderson, elaine.scott,  
rob.krupicka

04/14/2010 02:52 PM

**Please respond to Daniel Mehaffey**

History: This message has been forwarded.



**Time: [Wed Apr 14, 2010 14:52:16] Message ID: [20785]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Daniel  
**Last Name:** Mehaffey  
**Street Address:** 1408 Mount Vernon Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-338-0846  
**Email Address:** dan.mehaffey@gmail.com  
**Subject:** Del Ray Restaurant Hours  
To the Mayor, Vice Mayor, and Council Members,

I am writing you today to  
express concern about restaurant hours in Del Ray on Mount Vernon Avenue,  
particularly late hours in conjunction with alcohol sales. The catalyst for  
this email is SUP 2010-0011, referring to a new BBQ restaurant at the  
corner of Oxford and Mount Vernon.

As a father, I worry about the  
results from the mix of late hours and spirits. My wife and I settled in  
Del Ray precisely because it was a family place and not a bar district.  
True, it had (and has) a few establishments that serve alcohol, but the  
number was reasonable, the noise contained, and the hours more Alexandria  
than Adams Morgan. My wife, daughter, and I are patrons of these places.  
There's nothing we like better than walking down the street to grab a bite.

I want to encourage businesses to continue to come and settle in Del Ray while respecting the Mayberry brand of the neighborhood, so I would like to amend the SUP with the following considerations. I have heard through unverified neighborhood gossip and the usual grapevine that Mike (the applicant) is open to some of these, but of course, he can speak for himself. I would like to see him codify them in a written amendment to the SUP, however. I do trust new business owners, but would like to verify against written SUPs.

First, that the hours notch back from 2 AM to 11 PM on weekdays and 12 PM on weekend nights. I would like to see the restaurant close in keeping with other restaurants on Mount Vernon Ave. Mike has Completed the SUP to be open until 2 AM seven nights a week in a commercially low zoned area subject to the Mount Vernon Overlay. Restaurants in this area are not open past 11pm during the week and 12am on weekends. This is the neighborhood I moved into and would like to keep.

Second, that the hours of outdoor seating be clearly prescribed in the SUP. As I read it now, there are no prescribed hours in the SUP for outdoor seating. I would like to see the outdoor seating end (no one left outside) at 10 PM.

**Comments:** Third, that the SUP be amended to address the special cooking odors that come from a BBQ restaurant. The SUP says only that there will be typical restaurant cooking odors. But BBQ smoking is not a typical restaurant odor and the smoke is also not typical. I'm not sure Mike has thought through that phrase and I would like him to do so.

Fourth, that noise levels be properly defined. Again, this is a matter of phrasing, and perhaps some carelessness at completing the SUP. I don't think you can define an establishment that is open until 2 AM serving alcohol until then as a "Family Restaurant" and therefore don't think that you can define the noise levels coming from that establishment as "Typical family style restaurant levels" (Mike's words). Either he moves his

hours back to be more in keeping with family hours or he should change his phrasing in answer to question 7A to be, "Typical bar levels."

Fifth, that some amendment be made to the SUP to address entertainment.

I would like to see, in writing, a statement that he have no audible noise from property line.

Sixth, I would like to see the SUP amended to describe the type of alcohol that can be served. I would support beer and wine but not hard spirits.

Seventh, that deliveries be more clearly defined in the SUP. I worry about the precedent of unsupervised deliveries at 4 AM 30 yards from where children sleep and where parents must get up to get them off to school and grab the 10B to work. I would like to see deliveries during normal business hours or in the morning before the restaurant opens up, when families are already about their business.

Please allow me to close as I opened. I support new businesses on Mount Vernon not just with letters to the Mayor and Council, but also with my wallet. I see no reason why the neighborhood and Mike should be in opposition over a few hours and a more clearly defined SUP. Instead, I'm grasping for, in writing, some honestly stated and well considered boundaries to keep the spirit of the neighborhood I love so much.

Thank

you for both your service and consideration.

10  
5-15-10



**COA Contact Us: Pork Barrel - Sup 2010-011**

william.euille, frank.fannon, kerry.donley,

**Rainey Astin** to: alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott, rob.krupicka

05/11/2010 10:04 AM

**Please respond to Rainey Astin**

---

**Time: [Tue May 11, 2010 10:04:27] Message ID: [21514]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Rainey

**Last Name:** Astin

**Street Address:** 1406 Mount Vernon Avenue

**City:** Alexandria

**State:** Virginia

**Zip:** 22301

**Phone:** 703-836-9699

**Email Address:** rastin@quad1.com

**Subject:** Pork Barrel - Sup 2010-011

Dear Mayor and Council Members,

I am writing to ask that the City

Council accept the Planning and Zoning staff recommendation regarding hours of operation for this applicant (11pm closing during the week and midnight on the weekends).

Most importantly, I ask that the closing hours be limited during the SCHOOL AND WORK WEEK to 11pm (with outdoor dining ending at 10PM).

I live across the street from another restaurant on Mount Vernon Avenue, and it can be very loud and disruptive when customers leave restaurants especially as it gets later at night and people have been drinking.

Respectfully, I ask that the City Council consider that Del

Ray is heavily populated by children and working parents who need sleep and peace and quiet after a reasonable hour at night.

To date, the City has achieved a great balance for the residents by supporting a 10pm limitation on outdoor dining and a 11pm closing of restaurants during the school and work week.

Mike Anderson continues to maintain that Del Ray needs late night dining, but respectfully, I do not think the ability for some to eat and drink until 1am during the school and work week should come at the expense of residential neighbors. I do not think this is in keeping with the zoning and Mount Vernon Overlay which, as I understand them, require that the commercial businesses in Del Ray are not allowed to operate at the expense of the residents.

**Comments:**

I hope, and respectfully ask that the CITY

FOLLOW THE RECOMMENDATION OF ITS OWN, AND VERY EXPERIENCED PLANNING AND

ZONING STAFF AND NOT THE RECOMMENDATION OF BUSINESS OWNERS WHO HAVE JOINED

AND NOW BELONG TO THE DEL RAY CITIZENS ASSOCIATION (and who are recommending (at the expense of the residential neighbors) later hours). I attended the DRCA meeting last night and the objective of the business owners is for Del Ray to become a destination.

Respectfully, DEL RAY is

HOME for a number of people. It is not a destination for the residents.

Del Ray is where we live and sleep and raise our children, and the neighborhood should not become a "destination" at the expense of the residents who made and make Del Ray the wonderful neighborhood that it is.

Thank you for your time, attention, and service to the City.

Sincerely,

Rainey Astin



**COA Contact Us: Later Hours in Del Ray**

**Karen Schaefer** to: william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott,  
rob.krupicka

05/11/2010 09:51 AM

**Please respond to Karen Schaefer**

**Time: [Tue May 11, 2010 09:51:49] Message ID: [21512]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Karen  
**Last Name:** Schaefer  
**Street Address:** 305 E. Bellefonte Ave.  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-296-2104  
**Email Address:** karen@urbestside.com  
**Subject:** Later Hours in Del Ray  
I support later dining hours in Del Ray. It's the perfect part of town for  
the late night diners. Most people walk or metro here so there aren't late  
night traffic/DUI/accident concerns. It's a safe, responsible and conscious  
**Comments:** neighborhood.  
Please lend your support to extend the hours of business  
here!  
Thank you, Karen Schaefer  
Del Ray resident

10  
5-15-10



**COA Contact Us: Hog Thaid SUP- DOcet #10**

**Ashley Myler Klick** to: william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper,  
paulcsmberg, rose.boyd, jackie.henderson,  
elaine.scott, rob.krupicka

05/13/2010 03:52 PM

**Please respond to Ashley Myler Klick**

**Time: [Thu May 13, 2010 15:52:30] Message ID: [21607]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Ashley

**Last Name:** Myler Klick

**Street Address:** 109 E Oxford

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703-838-0575

**Email Address:** amkdc05@yahoo.com

**Subject:** Hog Thaid SUP- DOcet #10

My husband and I plan to address the Council on Saturday representing many of the residents on East Oxford Avenue. With only 3 minutes in which to frame our remarks, I wanted to take the opportunity to share the opinion of the family immediately adjacent to the Hog Thaid endeavor.

I know much

discussion has focused on the hours of operation. We, as well as many residents on and beyond Oxford, do support the hours that the City Staff has recommended. We do not understand why the DRCA Land Use Committee has chosen to give Hog Thaid special treatment and offered later hours than the zoning documents outline and more than any other restaurant on Mt. Vernon Avenue. At the DRCA meeting, the most compelling argument for late night hours was "to watch West Coast sports." At the April Land Use Committee meeting the Oxford residents proposed a compromise of earlier hours during the work week (11pm) and later hours on the weekend (Mike's 1am), and 10pm closing of the outdoor area daily. While not our ideal, we

felt this preserved our right to have reduced intensity on our street during the work and school week and also met the needs of the late night bar scene crowd. This was a significant compromise for many of the residents who remember, and not fondly, the days of Mac's Bar. At the time, Hog Thaid representatives Bill Blackburn & Brett Thompson seemed receptive. However, neither the City Staff nor the LUC considered this compromise. If you are not going to accept the recommendation of the City Staff and Commission, we urge you to consider this compromise.

I spoke

to 15 BBQ chefs/owners from New York City to Midlothian, Virginia over the past 7 weeks in an effort to understand the impact of woodsmoke on a community. We have valid concerns about how this operation will impact our quality of life, especially for our children, ages 4 and 2 and our health, as both my son and I have reactive respiratory disease. We believe that the best technology available for this restaurant to mitigate odor and smoke concerns in our commercial low zone is an electrostatic precipitator (ESP) unit, also known as CaptiveAire (the unit used at Rocklands). We sincerely hope the plan the applicant and City have suggested works. We will be able to tell if Hog Thaid is maintaining and cleaning the equipment, as I learned from BBQ aficionados, that "the dirtier the equipment, the blacker the smoke." We do request that "shall" be included in condition #21, as we do not want the installation of the dilution fan and Flameguards to be considered optional.

At the

Commission Meeting, Mr. Anderson stated that the Birchmere uses similar smoking equipment (and has for 13 years) to what he proposes and has never had a complaint. I spoke to the assistant chef at the Birchmere on May 8 to confirm this. He said they use an Old Hickory system to cook ribs and chicken on the days the Birchmere is open. They do NOT use a standard vent exhaust. Due to the size of their kitchen they have a sophisticated venting system. Not as sophisticated as Rocklands, but definitely more than a standard vent. The Birchmere is not a BBQ restaurant and only uses

**Comments:**

their equipment at most 5 hours per day (as you know they are not open 7 days a week). Hog Thaid proposes to cook 7 days a week, operating the smoker a minimum of 10-12 hours per day. Also the Birchmere's kitchen exhaust fan is positioned against the commercial property and is more than 150 feet from the row of townhouses that back up to the Birchmere parking lot. I want to make sure that as we discuss the impact of the odors and smoke in this commercial low zone, we are comparing apples to apples. In that regard, the comparison should be with Rocklands or another BBQ restaurant operating within 65 feet of a residence.

Finally, as you did with the Vocelli SUP, I request that you add a condition regarding roof top exhaust fans (not including the proposed dilution fan which must shoot straight up): "Any rooftop exhaust fan or HVAC unit shall be installed with a visual mechanical screen/noise deflector and submitted for review and approval by the Directors of Planning and Zoning, Code Administration and Transportation and Environmental Services. The output (noise and odor) from any rooftop exhaust fan shall be directed away from the residences located behind and adjacent to the property. The applicant shall locate exhaust fan(s) as far away as possible from residential property and in a manner as to not impact the intake vent of adjacent businesses or properties." There are presently six large units visible on the roof as of today.

We relocated to Del Ray in 2002 from DC. We moved adjacent to a parking lot behind a gas station, and while it was not the prettiest of gas stations the owner was a good neighbor to the street. Despite residing on arguably the busiest block (Cheesetique, Taqueria, Dairy Godmother, St. Elmos, the Farmer's Market), we have never complained about a restaurant or had any issues with patrons. The gas station closed by 6pm, and as the other restaurants close by 10 or 11pm nightly, the parking lot was cleared by that time as well.

We have patiently

waited for over 2 years for this long and loud construction project to conclude. We were hopeful that it would include a mix of retail and restaurants as it is called "The Shops of Del Ray." Honestly, a 166 seat multi dining area/sports bar open late seven days a week was not our hope. I did not even know it was a possibility! It was not a part of our vision for the neighborhood as we improved our home and started a family. We relocated to a commercial low zone so that we had the best of both worlds. Shopping and access to restaurants like Evening Star and Del Merei were equally as important as a yard for the dogs and the ability to relax on our patio with minimal interference.

I understand the desire of the Council to want to be business friendly and not to place undue burdens on businesses. However, it was Hog Thaid that chose to come to Del Ray. Were they unaware that it was commercial low? Did they care? Have they read the Mount Vernon Avenue Business Plan and Overlay Zone documents? I have, and an operation that was open 7 days a week until 1 and 2am was NEVER a goal. In a commercial low zone, do not the needs of BOTH residents and a business have to be considered?

We welcome new businesses to Del Ray but not with hours and operations that will impact our family's quality of life, as well as our neighbors, and the character of Del Ray. Thank you.



**COA Contact Us: Hog Thaid SUP- DOcet #10**

**Ashley Myler Klick** to: william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper,  
paulcsmedberg, rose.boyd, jackie.henderson,  
elaine.scott, rob.krupicka

05/13/2010 03:52 PM

**Please respond to Ashley Myler Klick**

---

**Time: [Thu May 13, 2010 15:52:30] Message ID: [21607]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Ashley

**Last Name:** Myler Klick

**Street Address:** 109 E Oxford

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703-838-0575

**Email Address:** amkdc05@yahoo.com

**Subject:** Hog Thaid SUP- DOcet #10

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to 15 BBQ chefs/owners from New York City to Midlothian, Virginia over the past 7 weeks in an effort to understand the impact of woodsmoke on a community. We have valid concerns about how this operation will impact our quality of life, especially for our children, ages 4 and 2 and our health, as both my son and I have reactive respiratory disease. We believe that the best technology available for this restaurant to mitigate odor and smoke concerns in our commercial low zone is an electrostatic precipitator (ESP) unit, also known as CaptiveAire (the unit used at Rocklands). We sincerely hope the plan the applicant and City have suggested works. We will be able to tell if Hog Thaid is maintaining and cleaning the equipment, as I learned from BBQ aficionados, that "the dirtier the equipment, the blacker the smoke." We do request that "shall" be included in condition #21, as we do not want the installation of the dilution fan and Flameguards to be considered optional.

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**Comments:**

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waited for over 2 years for this long and loud construction project to conclude. We were hopeful that it would include a mix of retail and restaurants as it is called "The Shops of Del Ray." Honestly, a 166 seat multi dining area/sports bar open late seven days a week was not our hope. I did not even know it was a possibility! It was not a part of our vision for the neighborhood as we improved our home and started a family. We relocated to a commercial low zone so that we had the best of both worlds. Shopping and access to restaurants like Evening Star and Del Merei were equally as important as a yard for the dogs and the ability to relax on our patio with minimal interference.

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of the Council to want to be business friendly and not to place undue burdens on businesses. However, it was Hog Thaid that chose to come to Del Ray. Were they unaware that it was commercial low? Did they care? Have they read the Mount Vernon Avenue Business Plan and Overlay Zone documents? I have, and an operation that was open 7 days a week until 1 and 2am was NEVER a goal. In a commercial low zone, do not the needs of BOTH residents and a business have to be considered?

We welcome new

businesses to Del Ray but not with hours and operations that will impact our family's quality of life, as well as our neighbors, and the character of Del Ray. Thank you.

10  
5-15-10



**COA Contact Us: Pork Barrel - SUP 2010-011**

**Daniel Mehaffey** to: william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott,  
rob.krupicka

05/12/2010 11:29 AM

**Please respond to Daniel Mehaffey**

---

**Time: [Wed May 12, 2010 11:29:43] Message ID: [21550]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Daniel  
**Last Name:** Mehaffey  
**Street Address:** 1408 Mount Vernon Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-338-0846  
**Email Address:** dan.mehaffey@gmail.com  
**Subject:** Pork Barrel - SUP 2010-011  
I ask that City Council accept the Planning and Zoning staff recommendation regarding hours of operation for Pork Barrel Restaurant - RE: SUP 2010-011 (11pm closing during the week and midnight on the weekends).

I have written to you before about this subject, and I would like to repeat that I am in favor of the restaurant. I believe that our community is strengthened by its businesses. The SUP process does not make a truce in a battle between citizens and businesses but rather represents an written agreement about how businesses and neighborhood can support each other.

I agree with the Planning and Zoning staff recommendation that the best way for Pork Barrel Restaurant to support its neighborhood is by

closing at 11 PM during school nights when we are trying to get our sons

and daughters to sleep and trying ourselves to get rest for the next

business day. I agree with the Planning and Zoning staff recommendation

that outdoor seating should end at 10 PM. And I agree that Midnight is an

acceptable closing time on weekends. I think these times represent the best

**Comments:**

agreement for a neighborhood that wants to support both its business

owners, be they living here or elsewhere, and its residents who chose to live in a commercial low zone.

Finally, I agree with the hours and the

Planning and Zoning staff recommendation for more fundamental reason. I

agree because the recommendations are in keeping with the law: the zoning

law that defines how our neighborhood lives together.

A last point on

the broader issue of Del Ray and its future. We often hear the word

"destination" bandied about when we enter into these kinds of

discussions. Somehow, people want Del Ray to be a

"destination." I respectfully submit that Del Ray is already a

destination. I ride the 10B to my Del Ray destination, or walk to my Del

Ray destination or bike to my Del Ray destination, but however I reach it,

I come to Del Ray every single night. That's because it is my home.

Thank you for your attention in this matter and thank you for your service to Alexandria.

Daniel Mehaffey

10  


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5-15-10



FW: COA Contact Us: Pork Barrel - Sup 2010-011

Elizabeth L. Jones

to:

Jackie.Henderson

05/12/2010 11:45 AM

Please respond to elizabeth.jones

Show Details

FYI, don't know if you need for the record.

Elizabeth L. Jones  
Aide to Councilman Rob Krupicka  
City of Alexandria, VA  
Phone: 703-746-4500  
[elizabeth.jones@alexandriava.gov](mailto:elizabeth.jones@alexandriava.gov)

Follow the City of Alexandria on Twitter and Facebook.

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**From:** Astin, Rainey [<mailto:rastin@quad1.com>]  
**Sent:** Wednesday, May 12, 2010 10:16 AM  
**To:** elizabeth.jones@alexandriava.gov; PaulCSmedberg@aol.com; Linda.Owens@alexandriava.gov; Frank.Fannon@alexandriava.gov  
**Subject:** RE: COA Contact Us: Pork Barrel - Sup 2010-011

Elizabeth, Paul, Linda and Frank, thank you for your response. You were the only ones to respond to my email, and I thank you for your response and ask that you forward this email to your Council members and other members as you see fit.

I believe the Council met last night, and I wanted to let you know some additional information which I discovered yesterday and did not have a chance to convey to you:

Over **200** neighbors have signed a petition opposing the later hours for Pork Barrel (and the neighbors have signed their names and given their addresses unlike the anonymous emails forwarded by Jill Erber to Planning and Zoning which, I believe, are invalid for technical insufficiency because they cannot be validated). We do not feel that we need our privacy protected; we stand behind our remarks/opinions.

We have that this applicant be held to the "norm" for restaurants on the row and have similar closing hours; **our primary request at this time is that the restaurant close at 11pm (customer out the door by midnight) during the school and work week (with outdoor dining ending at 10pm).** We are less concerned about the weekend hours (but ask that last customer at least be out the door by 1am).

The City's Planning and Zoning Committee issued a 50 page report and recommended closing during the week at 11pm and on midnight on weekends in keeping with the existing zoning and the Mount Vernon Overlay (which allows business development so long as it does not have a detrimental effect on the residents). Over 200 people believe longer hours will have an adverse effect on residents and will violate the existing zoning and Overlay. While a large amount of people support the applicant and want longer hours, to our knowledge, this support is based on personal desire and not the legal requirements under the zoning and Mount Vernon Overlay.

Many of the residents did not attend Monday's meeting of the DRCA because the Planning and Zoning Committee had issued its report (and the commission approved it). In the past, Council has tended to follow the recommendation of its Planning and Zoning Commission, and accordingly, many residents did not believe they needed to attend the DCRA meeting. We feel the vote at the DRCA meeting (which consists of business owners and residents) (to not accept the Planning and Zoning Commission's recommendation) DID NOT reflect the desire of the majority of the residents. There were approximately 90 people at the meeting; there was lengthy debate. The majority of the audience consisted of business owners who very much want Del Ray to become a destination where other people can come to eat and shop. We, the residents, will accept most of the inconveniences this creates (notably lack of parking) so long as we can be assured a reasonable quality of life when it comes to getting sleep for ourselves and our children during the work week. Many of the applicant's

supporters have stated that those of us who want sleep should never have moved into the neighborhood. Our response is that when we moved to Del Ray many of the restaurants were not here (Fireflies was an old auto parts store; Pork Barrel was a gas station; Taqueria was retail space); and that we have RELIED on the legal protections of the Zoning and Overlay to protect us. As a side note, we are sad to see the retail space slowly being forced out as landlords raise rents; we worry eventually the Avenue will, like King Street, have many restaurants and fewer and fewer local shops and stores (and as a result, the Avenue will cease to be the charming Main Street that everyone so enjoys and wants to experience).

We hope the Council is not going to disregard the Mount Vernon Overlay requirements and the recommendation of its very experienced Planning and Zoning Committee and Commission (and we believe the 200 signatures on the petition opposing longer hours create an issue of fact as to whether longer hours will adversely affect the residents and violate the Mount Vernon Overlay). If so, we are concerned that this will be a decision based on the politics of who the applicant is and his longstanding connections to the City and not on the zoning and Overlay.

Those of us who live at the end of the Avenue (across from Fireflies) know that the concerns expressed by the folks on Oxford Avenue will prove true (especially as they relate to noise late at night). We have also had experience with a "local operator" as Fireflies is owned by Alexandria residents. We note that Fireflies originally obtained its SUP to sell only beer and wine and to operate a coffee bar. They subsequently expanded their use to the sale of hard liquor and to provide live entertainment; concern was expressed at every step of the SUP amendment process and our concerns (verified by police reports have borne out). Last summer, Fireflies submitted an application to operate a 24 hour restaurant (serving alcohol until 2am) and to sell tickets for live entertainment. The owners, Marylisa and Dan Lichens, have often said they will do what's best for the residents. However, last summer, they tried to change their use because the economy was poor, and they told the residents that they had to do what was best for them and to earn a livelihood (at the expense of the residents). We caution the City against making decisions that are not based on the law, but are instead based on who an applicant is and his/her connections to the City. As we've seen with Fireflies, promises are only good so long as they suit the applicant.

We respectfully respect that the Council adhere to the Mount Vernon Overlay and follow the recommendation of the City's Planning and Zoning Committee and Commission.

Thank you for your time and attention to this matter, and again for the service you provide the City.

Respectfully,

Rainey Astin

---

**From:** Elizabeth L. Jones [mailto:[krupickaaide@comcast.net](mailto:krupickaaide@comcast.net)]  
**Sent:** Tuesday, May 11, 2010 7:51 PM  
**To:** Astin, Rainey  
**Subject:** RE: COA Contact Us: Pork Barrel - Sup 2010-011

Ms. Astin,

Thank you for writing. I will be sure to share your concerns with Councilman Rob Krupicka. I believe you have also exchanged a couple emails on this topic with Rob.

Regards,  
Elizabeth Jones

Elizabeth L. Jones

Aide to Councilman Rob Krupicka  
City of Alexandria, VA  
Phone: 703-746-4500  
[elizabeth.jones@alexandriava.gov](mailto:elizabeth.jones@alexandriava.gov)

Follow the City of Alexandria on Twitter and Facebook.

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**From:** Rainey Astin <[rastin@quad1.com](mailto:rastin@quad1.com)>  
**Date:** May 11, 2010 10:04:27 AM EDT  
**To:** [william.euille@alexandriava.gov](mailto:william.euille@alexandriava.gov), [frank.fannon@alexandriava.gov](mailto:frank.fannon@alexandriava.gov),  
[kerry.donley@alexandriava.gov](mailto:kerry.donley@alexandriava.gov), [alicia.hughes@alexandriava.gov](mailto:alicia.hughes@alexandriava.gov), [council@krupicka.com](mailto:council@krupicka.com),  
[delpopper@aol.com](mailto:delpopper@aol.com), [paulcsmedberg@aol.com](mailto:paulcsmedberg@aol.com), [rose.boyd@alexandriava.gov](mailto:rose.boyd@alexandriava.gov),  
[jackie.henderson@alexandriava.gov](mailto:jackie.henderson@alexandriava.gov), [elaine.scott@alexandriava.gov](mailto:elaine.scott@alexandriava.gov), [rob.krupicka@alexandriava.gov](mailto:rob.krupicka@alexandriava.gov)  
**Subject:** COA Contact Us: Pork Barrel - Sup 2010-011  
**Reply-To:** Rainey Astin <[rastin@quad1.com](mailto:rastin@quad1.com)>

**COA Contact Us: Mayor, Vice Mayor, and Council Members**  
**Time:** [Tue May 11, 2010 10:04:27] **Message ID:** [21514]

**Issue Type:**

Mayor, Vice Mayor, and Council Members

**First Name:**

Rainey

**Last Name:**

Astin

**Street Address:**

1406 Mount Vernon Avenue

**City:**

Alexandria

**State:**

Virginia

**Zip:**

22301

**Phone:**

703-836-9699

**Email Address:**

[rastin@quad1.com](mailto:rastin@quad1.com)

**Subject:**

Pork Barrel - Sup 2010-011

**Comments:**

Dear Mayor and Council Members,

I am writing to ask that the City

Council accept the Planning and Zoning staff recommendation regarding hours of operation for this applicant (11pm closing during the week and midnight on the weekends).

Most importantly, I ask that the closing hours be limited during the SCHOOL AND WORK WEEK to 11pm (with outdoor dining ending at 10PM).

I live across the street from another restaurant on Mount Vernon Avenue, and it can be very loud and disruptive when customers leave restaurants especially as it gets later at night and people have been drinking.

Respectfully, I ask that the City Council consider that Del Ray is heavily populated by children and working parents who need sleep and peace and quiet after a reasonable hour at night.

To date, the City has achieved a great balance for the residents by supporting a 10pm limitation on outdoor dining and a 11pm closing of restaurants during the school and work week.

Mike Anderson continues to maintain that Del Ray needs late night dining, but respectfully, I do not think the ability for some to eat and drink until 1am during the school and work week should come at the expense of residential neighbors. I do not think this is in keeping with the zoning and Mount Vernon Overlay which, as I understand them, require that the commercial businesses in Del Ray are not allowed to operate at the expense of the residents.

I hope, and respectfully ask that the CITY

FOLLOW THE RECOMMENDATION OF ITS OWN, AND VERY EXPERIENCED  
PLANNING AND

ZONING STAFF AND NOT THE RECOMMENDATION OF BUSINESS OWNERS  
WHO HAVE JOINED

AND NOW BELONG TO THE DEL RAY CITIZENS ASSOCIATION (and who are  
recommending (at the expense of the residentail neighbors) later hours). I  
attended the DRCA meeting last night and the objective of the business  
owners is for Del Ray to become a destination.

Respectfully, DEL RAY is

HOME for a number of people. It is not a destination for the residents.

Del Ray is where we live and sleep and raise our children, and the  
neighborhood should not become a "destination" at the expense of  
the residents who made and make Del Ray the wonderful neighborhood that it  
is.

Thank you for your time, attention, and service to the  
City.

Sincerely,

Rainey Astin

10  
5-15-10



**COA Contact Us: 2312 Mt. Vernon Ave (Hog Thaid)**

william.euille, frank.fannon, kerry.donley,

**Sarah Haut** to: alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott, rob.krupicka

05/11/2010 05:33 PM

**Please respond to Sarah Haut**

---

**Time: [Tue May 11, 2010 17:32:59] Message ID: [21531]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Sarah  
**Last Name:** Haut  
**Street Address:** 228 E. Nelson Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-838-9060  
**Email Address:** hautsl@yahoo.com  
**Subject:** 2312 Mt. Vernon Ave (Hog Thaid)

Dear Mayor Euille and City Council Members,

I write to you today to

support SUP application #2010-0011 for 2312 Mt Vernon Avenue (AKA Hog Thaid). I think the three new restaurants that will result from the application will be a great asset to Del Ray. I support the conditions that were recommended in the Staff report and approved by the Planning Commission.

I have concerns about the closing hours requested by the applicant. The applicant has requested at 1 AM closing time Friday-Saturday and a 12 AM closing time Sunday-Thursday. The City defines closing time as no new patrons allowed in the restaurant and all patrons must leave within an hour – essentially this is a 2 AM closing time on weekends and a 1 AM closing time on weekdays.

The property falls within the CL zone and the Mt. Vernon Avenue Overlay Zone. I think the hours the applicant has requested conflicts with the intent of the CL zone

that states "proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development...and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties." The intent of the Mt. Vernon Avenue Overlay Zone is to "support economic activity and protect residential neighborhoods."

Does allowing a restaurant to stay open until 2 AM on weekends and 1 AM on weekdays protect existing residential neighborhoods? Is it commensurate with nearby residential development? I personally don't think so.

**Comments:**

If the applicant is granted a 2 AM closing time, other restaurants will likely request the same hours. Imagine the

impact:

• 23 restaurants on Mt. Vernon Avenue between Luray

and the Calvert

• at least 4 have live music

• at

least 7 do not have adequate parking and have either arranged for parking in adjacent lots or have been granted a parking

reduction

• boisterous patrons returning to their cars which

are parked on side streets at 2 AM on weekends.

Another concern that I

have is parking. Based on the DSUP, the applicant has adequate parking.

However, prior to the redevelopment of that parking lot, there were several businesses that had agreements identified in their SUPs to use the parking lot on that property as their off site parking. Now, those spaces are gone. What happens to their SUPs? Surely, the side streets will need to absorb more of the on-street patron parking.

Del Ray has grown into a

family friendly community where businesses operate in harmony with

residences which is in keeping with the intent of the CL zone. If we start

to allow restaurants and bars to stay open until 2 AM, I fear it will turn

into another Adams Morgan. I have heard Del Ray described as "where Main Street still exists." I request that you approve the SUP with the conditions approved by the Planning Commission so that it can continue to be where Main Street still exists.

Thank you,

Sarah Haut

10  
5-15-10



**COA Contact Us: Pork Barrell BBQ**

william.euille, frank.fannon, kerry.donley,

**Tyler Green** to: alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott, rob.krupicka

04/30/2010 02:39 PM

**Please respond to Tyler Green**

**Time: [Fri Apr 30, 2010 14:39:23] Message ID: [21212]**

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Tyler

**Last Name:** Green

**Street Address:** 3906 Elbert Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-899-6949

**Email Address:** tylergreen5@yahoo.com

**Subject:** Pork Barrell BBQ

I am writing to express my support for the Pork Barrel BBQ, Sushi Bar and Asian Fusion project in the Del Ray neighborhood of Alexandria. I live less than a mile from the proposed location of this proposed restaurant and am very excited for it to open. Del Ray is a thriving community of small businesses, and this will be a successful project that will add to the unique dynamic of Del Ray and the diverse choices of food offerings in the neighborhood.

I understand that certain neighbors have raised issues regarding this proposed restaurant, and want to express my appreciation for all that the owners have done to address these issues, including compromising on their BBQ cooker. Having tasted Pork Barrel BBQ a few times before, I must say that I am disappointed that they have had to make such concessions to their cooking process, but I think it shows their commitment to the process that they are willing to take the time, and most importantly, spend their money to try to suit the perceived needs of the community.

**Comments:**

The owners have also made concessions with respect to their hours of operations and are now requesting to be open until midnight on the weeknights and 1 am on the weekends. While I would like to be able to go to these restaurants until 2 am, I believe their compromise is extremely reasonable. There are not many quality late night dining options in or near Del Ray, and for someone like me who works late, I would love to stop by on the way home. The Del Ray Citizens Association Land Use Committee and the Del Ray Citizens Association Executive Board supports these hours of operation and I do too.

Del Ray has grown into a vibrant and exciting area primarily because small business owners took a chance on starting businesses there. We must support new local businesses in Alexandria and in Del Ray in order to continue this tradition and to grow our community.

Mike Anderson has owned and operated successful restaurants in Alexandria for many years, and his expertise will make this a successful project. I am sure Mike and Bill Blackburn, a 10-year Alexandria resident, will work hard to not only make this business thrive, but to continue to work on relations with the community. I urge your support of this project and their compromised cooking process and hours of operation. Please feel free to contact me with any questions.

Thank you for your time and your support,

Tyler C. Green

Date: May 14, 2010

For ACTION \_\_\_\_\_

For INFORMATION  X

Board Agenda: Yes  X   
No \_\_\_\_\_

**FROM:** Margaret Barkley Byess, Deputy Superintendent, Planning and Support Operations

**TO:** Morton Sherman, Ed.D.

**COPY:** The Honorable Yvonne Folkerts, Chair, and Members of the Alexandria City School Board  
Executive Staff

**TOPIC:** Potomac Yard Landbay F School Site Designation

**BACKGROUND:** Over the past six months ACPS and City staff have worked collaboratively to provide a solution to the school capacity needs that will result from the development of Potomac Yard. ACPS staff greatly appreciates the support from City Planning and Zoning staff to identify a site for an exciting, viable urban model elementary school to serve students in northeast Alexandria. This new site is identified in the small area plan for Landbay F of Potomac Yard.

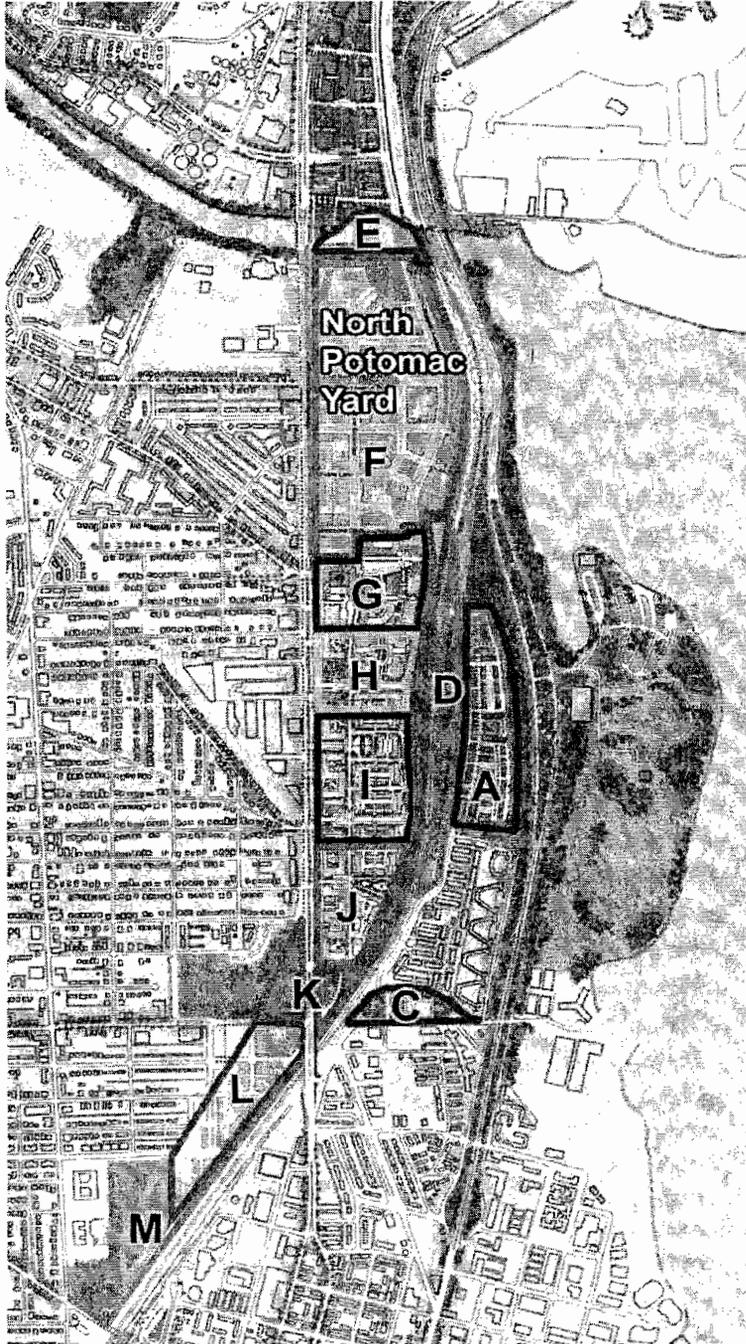
The maps shown on the following pages provide an overview of all the Potomac Yard planning areas and Landbay F itself. Landbay F (see Map 1) is at the northernmost portion of the zone, and is bordered by Four Mile Run Park on the north and the Potomac River on the east. Block 4 (see Map 2) has been identified in the plan recommendations as a future site for an elementary school. The site is in a residential area with adjacent access to the parkland along Four Mile Run.

This is a new model for Alexandria City Public Schools, but one that is an essential part of the future of Alexandria as the density of development increases, population continues to grow with its concomitant demand for parks and open spaces, and dedication of land to single use open space becomes increasingly costly. The site itself can accommodate a combination of school (with a gym, cafeteria, and 35 classrooms including preschool facilities) and potentially residential development, thus lending itself to a public private partnership to help support construction and operating costs. It can also support roof-top playgrounds to enhance outdoor school activities. Maximum heights allowed are shown in Map 3.

This site and the Potomac Yard plan have been reviewed with the Superintendent's Long-range Facilities Planning Group, and the subcommittee on the school of the future continues to work on developing a model for an urban school.

The entire plan is available on the City of Alexandria website:  
<http://apps.alexandriava.gov/WebComments/CommentBoardSummary.aspx?id=16>. The Planning Commission has recommended approval of the plan, and it is on the City Council's docket for their May 14, 2010 meeting.

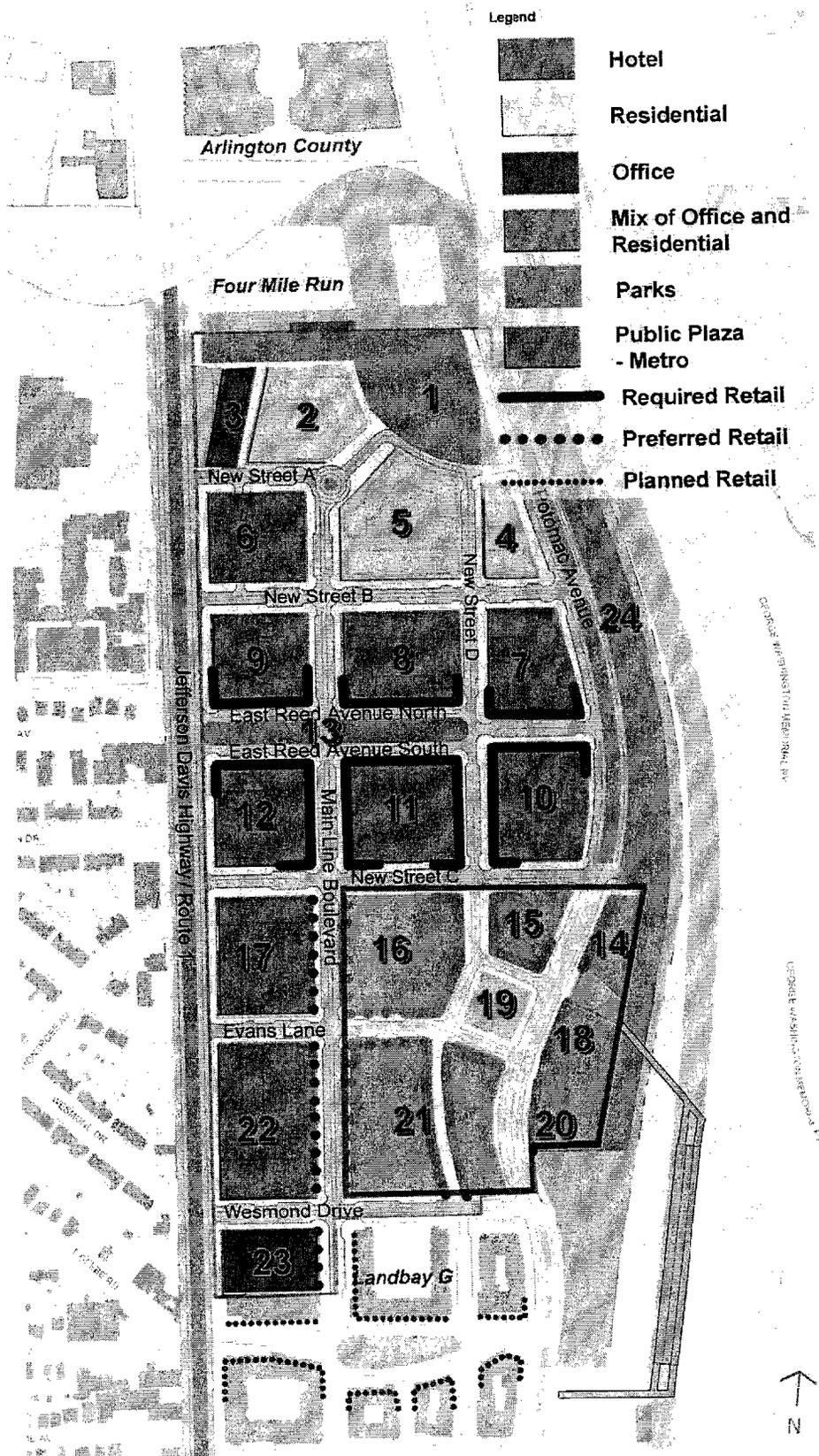
**RECOMMENDATION:** That the School Board adopt a motion supporting the small area plan designation of a school site in Landbay F at the June 10, 2010 School Board meeting.



**IMPACT:** Board support will be formalized before the adoption of zoning conditions

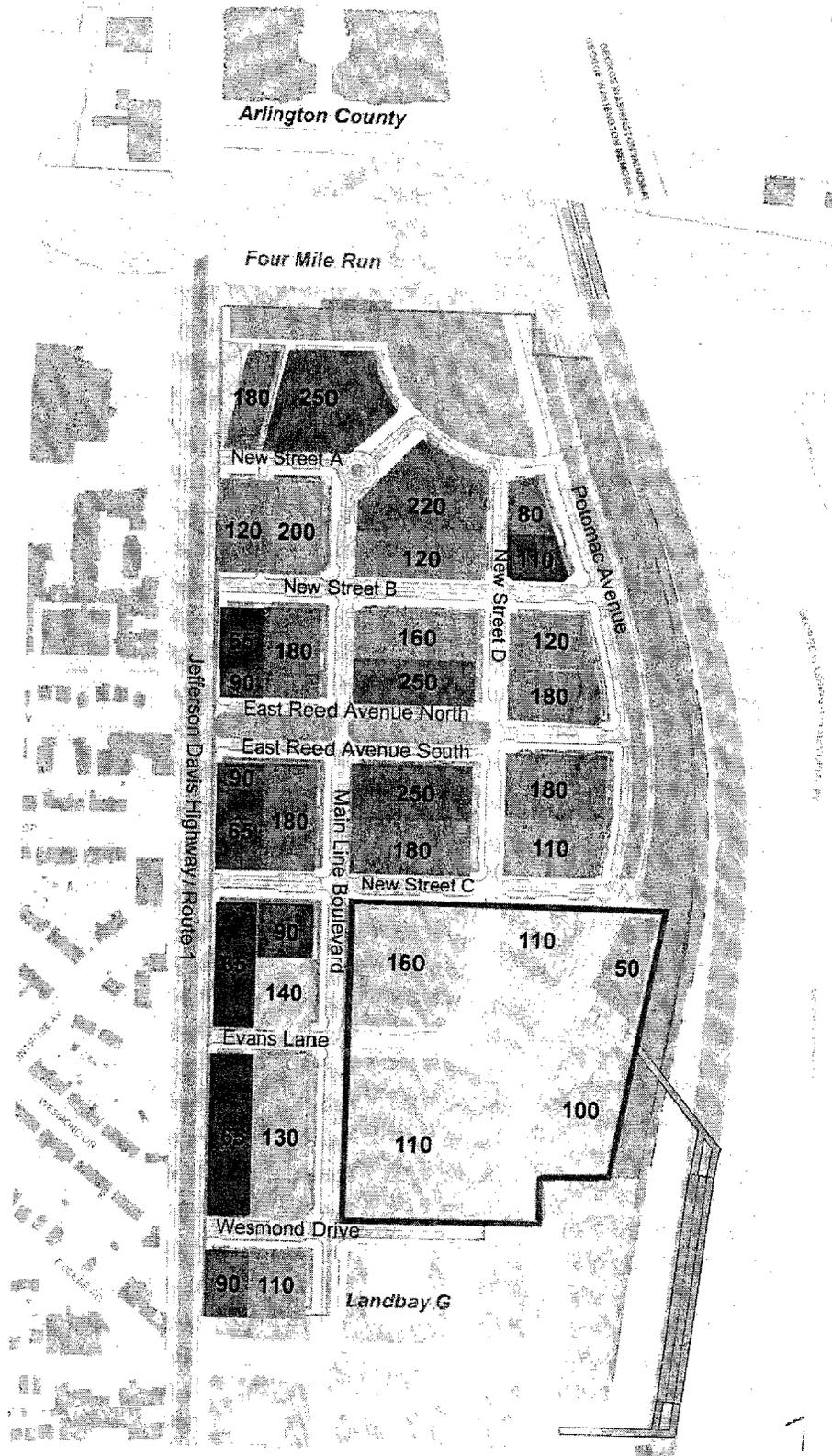
**CONTACT PERSON:** Margaret Barkley Byess

**Map 1:** Potomac Yard vicinity and Landbay map. Landbays within Potomac yard are geographic areas used for zoning and development purposes.



**Map 2:** Land Use Plan. Block 4 in the residential area in the northern part of the landbay is designated for a school site.

**Map 3:** Maximum building heights.



### Attachment 1: Enrollment and Capacity Analysis

Planning for Potomac Yards has been done in the context of overall ACPS demographic and facilities long-range planning. ACPS has experienced significant student enrollment increases over the past four years and anticipates continued increases over the next 20 years, corresponding to the increase in Alexandria City total population. The enrollment increases reverse a trend of out-migration from urban and fringe-urban areas, and is replicated in many major metropolitan areas around the United States. (See the Brookings Institution Report, *The Great American Migration Slowdown: Regional and Metropolitan Dimensions* at:

[http://www.brookings.edu/~media/Files/rc/reports/2009/1209\\_migration\\_frey/1209\\_migration\\_frey.pdf](http://www.brookings.edu/~media/Files/rc/reports/2009/1209_migration_frey/1209_migration_frey.pdf) )

Chart 1 shows historical and projected enrollment for ACPS, not including growth from the development of the Potomac Yard areas. These enrollment projections were used to determine the need for new schools through 2016 for existing neighborhoods and are based on the standard ACPS projection methodology using cohort survival rates.

New classrooms will be added to Patrick Henry, Charles Barrett, and James K. Polk Elementary Schools to be available for use when school opens in the fall of 2012. A new school serving pre-kindergarten through 8<sup>th</sup> grade will be constructed on the Patrick Henry school site, adjacent to the existing school. Planning is underway to construct a new school, school administration offices, and other facilities through a public-private partnership on the Jefferson-Houston site. A new school will be built on the current Cora Kelly site.

As internal planning was being done, ACPS staff were working with City Planning and Zoning staff to develop historical data to use in analyzing student yield from new residential developments. This work was used in the planning for the Potomac Yard developments. Table 1 shows the range of projected new students, by school level, anticipated as a result of the developments in Potomac Yard. Landbay F is estimated to generate an additional 351 to 492 students K-12. Across all Potomac Yard developments, a total of 594 to 795 new students are expected.

The student yield data was developed following a year long collaboration between ACPS and City Planning and Zoning staff which integrated ACPS student enrollment data with City housing data. This analysis generated data on the number of students that different types of new housing generated. (Portions of this work were presented to the School Board on March 5, 2009. Details are available at <http://www.acps.k12.va.us/budgets/long-range-planning/> .)

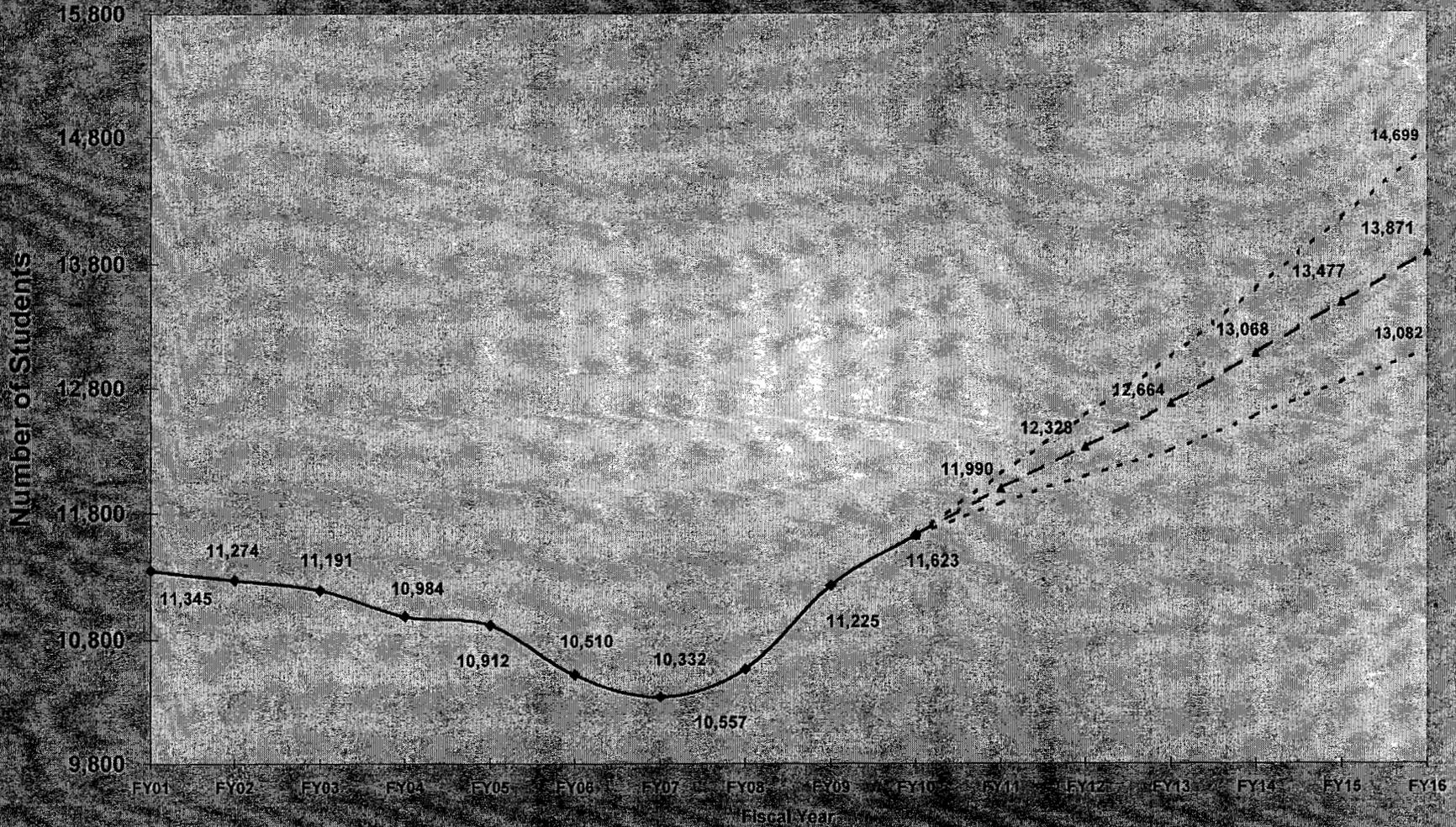
Although the analysis assumes that full build-out will occur by 2030, this assumption is NOT part of the City's planning document. Build out could occur substantially earlier, depending on the economic and real estate environment in the area. The subsequent analyses indicate that if the build out occurs earlier, ACPS will be able to accommodate the earlier growth by speeding up the construction timetable.

Table 2 shows the actual and projected student enrollment in eastern and central Alexandria schools from 2005 to 2030. These projections do NOT include the additional students arriving as a result of the Potomac Yard development. The projections from 2015 through 2030 are based on extrapolation of student growth trends and overall City population

projections. Table 3 combines both sets of projections, with the elementary student population reaching a possible high of 5,421 elementary students in 2030.

Additional elementary classroom needs are calculated using the total student population as shown in Table 4. Without the construction of Jefferson-Houston and Cora Kelly, there is a deficit of 5 classrooms in 2015. With the construction of the two new schools the classroom deficit is eliminated by 2017. As construction in Potomac Yard occurs, additional classrooms are needed. By 2030, we estimate an additional 73 classrooms are needed to meet enrollment growth in east and central Alexandria. School construction on the Landbay F and the Simpson Field site are anticipated to cover the capacity requirements of the higher elementary student population.

### AGPS Enrollment Trends Actual and Projected



September Actual Enrollment  

 1 Percentage Point Below Trendline  

 September Projected Enrollment  

 1 Percentage Point Above Trendline

**Table 1. Potomac Yard: Estimated Number of School Age Children  
 At Full Build Out  
 (Assumed to occur by 2030)**

School Level	Potomac Yard: All Landbays				Total	
	Landbay F - Low	Landbay F - High	Remainder of PY - Low	Remainder of PY - High	Low	High
Elementary	211	258	123	140	334	398
Middle	70	117	67	93	137	210
<b>Grand Total</b>	<b>281</b>	<b>375</b>	<b>190</b>	<b>233</b>	<b>471</b>	<b>608</b>

**Table 2. ACPS Projections: East and Central Elementary and Middle Schools  
 DOES NOT INCLUDE NEW POTOMAC YARD POPULATION**

School Level	Actual		Projections <sup>1</sup>				Annual Growth, 2010-2030
	2005 Actual	2010 Actual	2015	2020	2025	2030	
Elementary	2,888	3,320	4,033	4,420	4,712	5,023	2.1%
Middle	1,057	965	1,148	1,208	1,220	1,212	1.1%
<b>Grand Total</b>	<b>3,945</b>	<b>4,285</b>	<b>5,181</b>	<b>5,628</b>	<b>5,932</b>	<b>6,235</b>	<b>1.9%</b>

Includes Charles Barrett, Cora Kelly, Douglas MacArthur, George Mason, Jefferson Houston, Lyles Crouch, Maury, Mount Vernon, and George Washington grades pre-kindergarten through 8.

<sup>1</sup>Assumes elementary rates of growth at less than 2% from 2015 forward (lower than current growth rates and consistent with City growth estimates). Until 2015 growth rates range from 2-3% depending on the school. However, growth is unlikely to occur in a strictly linear fashion.

**Table 3. ACPS Projections Including Potomac Yard Growth: East and Central Schools**

School Level	2010	2020		2025		2030		Annual Growth, 2010-2030	
	Base Year	Low	High	Low	High	Low	High	Low	High
Elementary	3,320	4,531	4,553	4,935	4,977	5,357	5,421	2.4%	2.5%
Middle	965	1,254	1,278	1,311	1,360	1,349	1,422	1.7%	2.0%
<b>Grand Total</b>	<b>4,285</b>	<b>5,785</b>	<b>5,831</b>	<b>6,246</b>	<b>6,337</b>	<b>6,706</b>	<b>6,843</b>	<b>2.3%</b>	<b>2.4%</b>
Growth		1,500	1,546	461	506	460	506		

**Table 4. Elementary Classroom Analysis**

Elementary Classroom Balance (East and Central Schools) in 2015, without Cora Kelly and Jefferson Houston construction		(5)	
Additional Elementary Classrooms Needed <sup>2</sup>			
	2015	5	
	2020	25	
	2025	21	
	2030	22	
	<b>Total</b>	<b>73</b>	
Sources of Additional Elementary Classrooms <sup>3</sup>			Net Balance
Jefferson Houston (Increase in rooms compared to current building)	2014	-	(5)
Cora Kelly (Increase in rooms compared to current building)	2017	5	-
Landbay F site	2020	35	10
Simpson Field/Monroe Ave	2025	35	24
	2030	-	2
	<b>Total</b>	<b>75</b>	

<sup>2</sup> Assumes every 110 additional elementary students requires 5 full size and 1 resource size classroom. Resource classrooms are then counted as a 0.5 classroom. Office space, gym, library, cafeteria, multipurpose room, and other core space requirements not included in this analysis.

<sup>3</sup> Jefferson Houston and Cora Kelly are currently planned; a site for a school is included in the small area plan for Landbay F, and the Monroe Avenue/Simpson Field site has been previously designated for a school by City Council.

May 15, 2010

City Council Item #2 Citizen General Discussion Notes

Presented by Annie I Meighan Kendrick, 12 East Del Ray Avenue, Alexandria, Va 22301

As noted in the zoning and planning documents concerning SUP 2010-0011, I have for the past nine weeks provided a great deal of information to my neighbors regarding the development and redevelopment of Potomac West. As of today's date, I have distributed over 1,000 documents concerning various interest groups' position papers on development of our area, copies of actual SUPs and overlay plans as well as several civil applications and documents that direct citizens to various organizations for personal relief and assistance. I have made numerous phone calls, attended living room meetings, as well as meetings here in city hall all in an attempt to understand and resolve issues affecting my neighbors and neighborhood during the implementation of the Mt. Vernon Overlay Plan.

Many lessons have been learned over these past weeks and it is because of this that I ask the following of you:

Topic: Citizen request #1: I request the council to form an "implementation advisory group" as the city of Alexandria implements its overlay, redevelopment, and development plans for the small area known as Potomac West (referred to by citizens as the neighborhoods of Del Ray, Arlandria, and Potomac Greens).

According to Planning and Zoning there are currently over 23,000 citizens residing in Potomac West. A great deal of development is or will be taking place in this area. Citizen representation is desperately needed as such civic organizations as DRCA do not represent all citizens who reside within neighborhood boundaries (e.g. Del Ray residents number in the thousands and DRCA currently has a membership of mid-500s).

Those who will be affected by Potomac West development have many, many concerns. There needs to be a neutral authority to address and/or at least acknowledge those concerns. There is a great deal of precedent for forming an implementation advisory group and I ask for transparency during this process, which frankly has been extremely difficult to achieve during this process. I strongly urge you to do so for the good of my neighborhood.

Topic: Citizen request #2: I request that a formal cost neutral environmental impact statement be added to the staff report for any SUP that comes for review to this council.

I have been told by zoning and planning time and time again that Virginia is pro-business in response to environmental concerns. I did not understand the reference. I do now.

I have been told many times by planning and zoning that I am one of a few alarmists who are unduly concerned about neighborhood environmental impacts caused by development and redevelopment.

For the record, I, like many of my neighbors, believe Main Street and Green Street can not only co-exist but help each other thrive. I, like many of my neighbors, believe one does not have to be pro-business or pro-environment, but instead together can be pro-Alexandria and it takes both to be successful.

For the record, I like some of my neighbors, am alarmed by environmental impacts caused by the redevelopment of my neighborhood. I am alarmed that running groups whose path take them along Russell Road and Commonwealth have noticed a huge change in air quality in the past five years that affects their running performance; I am alarmed that my neighbor who suffers from hydrocephalus and is house bound can only make his foray into the outside world on code green days; I am alarmed that pediatricians in this area note that the rise in childhood allergies and asthma is caused by environmental factors; I am alarmed that on hot summer days a woman will sit with her child in a bus shelter along Mt. Vernon Avenue and because of the degree of fumes have to cover her child's mouth with tissues in order to help that child breath. But mostly I am alarmed that in 2010 my zoning board does not see the need to include a cost neutral environmental impact statement when assessing SUPs.

For the sake of those I mentioned and the thousands of citizens I have not, I ask you to make the environmental impact statement a requirement of SUPs.



*City of Alexandria Virginia*  
*Alexandria Environmental Policy Commission*  
*P. O. Box 100*  
*Alexandria, Virginia 22303*

May 14, 2010

Honorable Mayor William Euille and Members of City Council  
City of Alexandria  
Suite 2300, City Hall  
301 King Street  
Alexandria, VA 22314

RE: Proposed Special Use Permit (SUP) 2010-0011, to open barbecue restaurant at 2312 Mount Vernon Avenue.

Dear Mayor Euille and Members of City Council:

The Environmental Policy Commission appreciates the opportunity to comment on the potential environmental effects of proposed Special Use Permit (SUP) 2010-0011, to establish a barbecue restaurant in Del Ray ("Hog Thaid") at 2312 Mount Vernon Avenue.

Unlike most restaurants, the proposed barbecue restaurant presents potential environmental health concerns; specifically, fine particulate matter from smoke generated in barbecuing meat using a wood smoker, and odor. Strong, unpleasant, or unwanted odor can be a nuisance, and fine particulate matter can have health effects including premature death, aggravation of heart and lung disease, and asthma attacks. Particulate matter (PM) constitutes one of the six criteria air pollutants covered under the National Ambient Air Quality Standards (NAAQS) established by the federal Environmental Protection Agency (EPA). Unfortunately, EPA has determined that the greater Washington, D.C. metropolitan area—including Alexandria—is a nonattainment area for fine particulate matter (particulates which are 2.5 micrometers in diameter and smaller, known as PM 2.5).

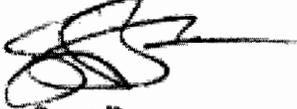
EPC strongly supports efforts by the City—both by itself and within the Metropolitan Washington Council of Governments—to reduce PM 2.5 emissions. As reported in the City's 2009 Greenhouse Gas and Criteria Air Pollutant Emissions Inventory, gas-powered lawn and garden equipment by itself emits an estimated 9.1 tons of PM 2.5 each year, and onroad vehicle use in the city generates 209 tons of PM 2.5 annually. In comparison, all residential, community, and industrial wood burning is estimated to result in one ton per year of PM 2.5 emissions. Although the property owner originally proposed to use a smoker which used wood as the sole fuel source, he has amended his proposal to instead use a smoker powered primarily by natural

The Honorable Mayor William Euille  
May 14, 2010  
Page 3

health effects of the restaurant. We know citizens will contact City staff should they have concerns regarding emissions or odor once the restaurant is in operation. Thus, the applicant may need to install more advanced, and expensive, equipment later, or make substantial equipment upgrades, to address such concerns. We encourage the applicant to make allowances for potential required mitigation improvements now, during initial design and construction of the restaurant's facilities, in order to avoid increased expenses later on.

Thank you again for the opportunity to provide comment, and for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Barstow", with a long horizontal line extending to the right.

**Scott Barstow**  
**Chair, Environmental Policy Commission**



*City of Alexandria Virginia*  
*Environmental Policy Commission*  
*2010-0011*  
*Alexandria, Virginia 22304*

May 14, 2010

Honorable Mayor William Euille and Members of City Council  
City of Alexandria  
Suite 2300, City Hall  
301 King Street  
Alexandria, VA 22314

RE: Proposed Special Use Permit (SUP) 2010-0011, to open barbecue restaurant at 2312 Mount Vernon Avenue.

Dear Mayor Euille and Members of City Council:

The Environmental Policy Commission appreciates the opportunity to comment on the potential environmental effects of proposed Special Use Permit (SUP) 2010-0011, to establish a barbecue restaurant in Del Ray ("Hog Thaid") at 2312 Mount Vernon Avenue.

Unlike most restaurants, the proposed barbecue restaurant presents potential environmental health concerns; specifically, fine particulate matter from smoke generated in barbecuing meat using a wood smoker, and odor. Strong, unpleasant, or unwanted odor can be a nuisance, and fine particulate matter can have health effects including premature death, aggravation of heart and lung disease, and asthma attacks. Particulate matter (PM) constitutes one of the six criteria air pollutants covered under the National Ambient Air Quality Standards (NAAQS) established by the federal Environmental Protection Agency (EPA). Unfortunately, EPA has determined that the greater Washington, D.C. metropolitan area—including Alexandria—is a nonattainment area for fine particulate matter (particulates which are 2.5 micrometers in diameter and smaller, known as PM 2.5).

EPC strongly supports efforts by the City—both by itself and within the Metropolitan Washington Council of Governments—to reduce PM 2.5 emissions. As reported in the City's 2009 Greenhouse Gas and Criteria Air Pollutant Emissions Inventory, gas-powered lawn and garden equipment by itself emits an estimated 9.1 tons of PM 2.5 each year, and onroad vehicle use in the city generates 209 tons of PM 2.5 annually. In comparison, all residential, community, and industrial wood burning is estimated to result in one ton per year of PM 2.5 emissions. Although the property owner originally proposed to use a smoker which used wood as the sole fuel source, he has amended his proposal to instead use a smoker powered primarily by natural

The Honorable Mayor William Euille  
May 14, 2010  
Page 2

gas, with a significantly reduced amount of wood being burned to contribute flavor. The SUP application also includes a diffusion fan to more strongly disperse emissions from the cooker.

Under Virginia Department of Environmental Quality (DEQ) regulations, a source is considered exempt from permitting requirements if its potential uncontrolled emissions are less than 25 tons per year each of PM and VOC, and fuel burning equipment is considered exempt from permitting if it burns less than 1 MMBtu/hr of solid fuel and less than 50 MMBtu/hr of gaseous fuel. Furthermore, a source of air pollution is considered to be an "Insignificant Activity" if its potential uncontrolled emissions are less than 5 tons per year of any criteria pollutant. Under these regulations, the proposed meat smoker is a very small source of air pollution that is considered to be insignificant and does not require a permit from the DEQ. According to estimates made by both City staff and an outside consultant, the restaurant's cooker is expected to emit between 0.02 and 0.08 tons of PM 2.5 per year.

There are no federal or state standards for odor control, and the City relies on a performance-based approach to prevent and address nuisances. As noted by City staff in their memo on the SUP, the City typically receives less than 10 odor complaints a year, which they work to resolve in coordination with the business in question and complainants. This same framework would be used here. As described in Condition #21 of the staff recommendation on the SUP, "the applicant must control cooking odors, smoke, and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties." In order to minimize potential odor problems, applicant has agreed to install an extra filter in the ventilation hoods used in the restaurant cooking area, in addition to using the dilution fan and gas-powered cooker mentioned above. While additional technologies (such as carbon filtration) exist to address air pollution from the applicant's facility, those options come with a significant capital and annual operating expense. It is not clear at this time, especially in light of the applicant's decision to go with a gas-fired grill and dispersion fan, that such technology is necessary to address the community's concerns about potential pollutant emissions.

We believe the changes agreed to by the applicant sharply reduce the potential air pollution and odor emissions of the proposal, to acceptably low levels that should address the concerns of the community. Consequently, the Environmental Policy Commission voted unanimously to endorse approval of the SUP with the list of conditions set by the Department of Planning & Zoning. However, in light of the real possibility that this technology may not eliminate the potential for PM emissions to affect adjacent residents, EPC recommends that as part of the approval of the SUP, Council require the applicant to construct his ventilation system in a manner that would be compatible with the installation of a carbon filtration system or similar technology, should one be required in the future to meet Condition #21 of the staff-recommended SUP.

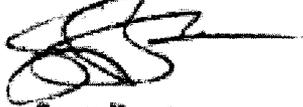
We applaud the community's engagement in the permitting process, and the time, effort, interest, and concern expressed by citizens in contacting us and others about the possible environmental

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health effects of the restaurant. We know citizens will contact City staff should they have concerns regarding emissions or odor once the restaurant is in operation. Thus, the applicant may need to install more advanced, and expensive, equipment later, or make substantial equipment upgrades, to address such concerns. We encourage the applicant to make allowances for potential required mitigation improvements now, during initial design and construction of the restaurant's facilities, in order to avoid increased expenses later on.

Thank you again for the opportunity to provide comment, and for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Barstow', with a long horizontal flourish extending to the right.

**Scott Barstow**  
**Chair, Environmental Policy Commission**