

EXHIBIT NO. 1

12
6-15-02

Docket Item #15-A
MASTER PLAN AMENDMENT #2002-0002
REZONING #2002-0002
2100 MT VERNON AV (WELSH SITE)

Planning Commission Meeting
June 4, 2002

ISSUE: Consideration of a request for a master plan amendment to change the land use designation and request for rezoning of the subject from R-2-5/Residential to CL/Commercial Low, with proffer providing for a landscape hedge.

APPLICANT: Tom and Anne Welsh

LOCATION: 2100 Mt Vernon Avenue

PLANNING COMMISSION ACTION, JUNE 7, 2002: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission recommended approval of the master plan amendment and rezoning, subject to the proffer offered by the applicant. The motion carried on a vote of 7 to 0.

Reason: The Commission agreed with staff position.

Speakers:

Stephen Keonig, architect for the applicant, stated that the applicant agrees with staff position and conditions.

Carolyn Herda, 113C E. Windsor Avenue, spoke in opposition, reading a letter that she submitted to the Commission saying that the current operation is loud, that the owner operates late into the night, and that fumes from paints, glues and solvents are used in the operation.

Frank Lefler, 109 E. Windsor Avenue, spoke in opposition.

Mary Tatlisu, 113A E. Windsor Avenue, spoke in opposition expressing concern about odors, fumes, and traffic from deliveries.

Pat Miller, 1806 N. Cliff Street, as president of the Potomac West Business Association, spoke in support of the application. She praised the applicant for the improvements already made to the main residence grounds, and voiced expectation that the new structure will be built with the same great care.

Amy Slack, 2307 E. Randolph Avenue, spoke in support of the staff position. She noted that the Welshes have improved the property, and stated support for setbacks, generally, to protect residential areas from commercial development.

Gayle T. Reuter, 110 E. Del Ray Avenue, spoke in support. She praised the current condition of the property, and said that the new improvement will enhance the property and that the use adds to the diverse mix that is sought on Mt Vernon Avenue.

Dave Shuman, 22 E. Windsor Avenue, spoke in support. He said that home and property values in Del Ray have been increasing as properties have changed hands from absentee landlords to resident owners. He stated that the Welshes have been model residents and homeowners.

PLANNING COMMISSION ACTION, MAY 7, 2002: The Planning Commission noted the deferral of the request.

Reason: The staff requested the deferral.

MPA #2002-0002 and REZ #2002-0002
2100 Mt Vernon Av (Welsh site)

STAFF RECOMMENDATION:

Staff recommends approval of the change in zoning from R2-5/ Residential to CL/Commercial Low, with the following proffer:

“The applicant will install and maintain a solid evergreen hedge directly adjacent to the western property line as a visual buffer to the adjoining property zoned R-2-5. The evergreen hedge will be no less than 6' tall, no less than 2' deep, and no less than 30' long as measured south from the northwest corner of the property.”

DISCUSSION:

The applicants, Tom and Anne Welsh, own five legal lots at the corner of Mount Vernon Avenue and E. Windsor Avenue, the location of the Anne Welsh Hair Salon. The lots are mapped on the City's tax map as a single parcel, with one address for the parcel: 2100 Mount Vernon Avenue. Currently, the parcel has split zoning; the four lots closest to Mount Vernon Avenue within the tract are zoned CL-Commercial Low, while the rear lot is zoned R2-5, Residential Single and Two-Family. The applicant is requesting a master plan amendment and rezoning in order to change the land use designation of the rear lot from R2-5 Residential Single and Two-Family to CL-Commercial Low to be consistent with the other four lots within the parcel. There is an existing outbuilding partially on the rear lot, which is currently utilized by the property owner as a woodworking shop.

Staff supports the change, which will increase the commercial depth along Mount Vernon Avenue on this property to the same depth as both adjoining properties.

In addition, staff's review of the parcel zoning history shows that the current zone line may have been drawn at least in part, in error. Prior to 1992 half of the rear lot was zoned residential and half was commercial. No change to zoning was proposed for the lot in the 1992 Master Plan, yet the zone line was moved to a property line when the official zoning map was drawn, resulting in the entire rear lot being zoned residential. Had the line been drawn to correctly reflect the master plan, half of the rear would now be zoned commercial. In addition, in 1992 the city's official Tax Maps showed the property at 2100 Mount Vernon Avenue as consisting of only four contiguously owned lots instead of five. Between 1994 and 1998, the city discovered the error in its maps and corrected Real Estate Assessment Map 54.03 to show the five lots under common ownership. Staff believes that had the properties been properly mapped on the tax maps in 1992 it is quite possible that the zone line would then have been moved eastward to fully incorporate the fifth lot into the commercial zone rather than leaving it zoned half-commercial, resulting in the same depth of commercial zoning on this as was given on the two adjoining properties along Mount Vernon Avenue.

If the change in zoning is approved, it will allow commercial use within the existing outbuilding on the site as well as within the new building proposed in DSUP #2002-00015. Staff does not believe the types of commercial uses permitted by right within CL along Mount Vernon Avenue would create impacts on adjoining residential uses, given the configuration and building layouts of adjoining properties.

Because the rezoning is accompanied by a proposal to build a new commercial building within the zone transition set back requirement for the new CL zone, the applicant is proffering the provision of a screen hedge adjacent to the building as part of the proposed rezoning. Staff believes this will help buffer any potential commercial use and provide an attractive transition on this already-well landscaped site.

MPA #2002-0002 and REZ #2002-0002
2100 Mt Vernon Av (Welsh site)

Staff supports the master plan and rezoning applications, as well as the concurrent application to construct a commercial building (DSUP#2002-0015).

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Stephen Milone, Urban Planner.

RESOLUTION NO. MPA 2002-0002

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Potomac West Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on February 26, 2002 for changes in the land use designations to the parcels at 2100 Mt. Vernon Avenue; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on June 4, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Potomac West Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Potomac West Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Potomac West Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Potomac West Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the prosperity and general welfare of the residents of the City;

RESOLUTION NO. MPA 2002-0002

Page 2

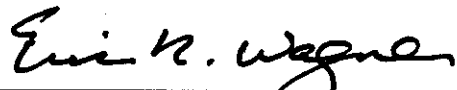
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Potomac West Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcels at 2100 Mt Vernon Avenue from R-2-5/Residential to CL/Commercial Low.

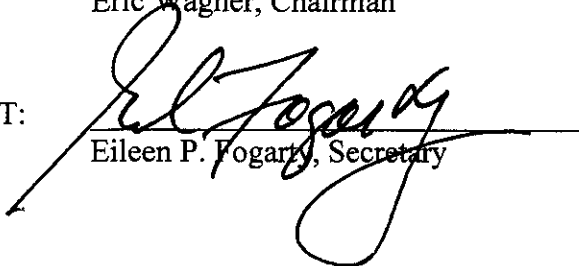
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 4th day of June, 2002.



Eric Wagner, Chairman

ATTEST:



Eileen P. Fogarty, Secretary

2/27

APPLICATION FOR:

MASTER PLAN AMENDMENT

MPA # 2002-0002

ZONING MAP AMENDMENT

REZ # 2002-0002

PROJECT NAME: THE WELSH PROPERTY

PROPERTY LOCATION: 2100 MOUNT VERNON AVE. ALEXANDRIA, VA. 22301

APPLICANT Name: TOM + ANNE WELSH

Address: 2100 MOUNT VERNON AVE. ALEXANDRIA, VA 22301

PROPERTY OWNER Name: SAME AS APPLICANT

Address: SAME AS APPLICANT

Interest in property: Owner Contract Purchaser
 Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:
 yes: If yes, provide proof of current City business license.
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

THOMAS + ANNE WELSH
Print Name of Applicant or Agent

Thomas + Anne Welsh
Signature 821-7433

2100 MOUNT VERNON AVE.
Mailing/Street Address

703 548-8583 703 836-~~836~~
Telephone # Fax #

ALEXANDRIA VA 22301
City and State Zip Code

2/25/02
Date
STEPHEN KOENIG AIA @ 703-519-3727
703-568-6211

FOR CITY STAFF USE ONLY:
Date application received: 2-26-2002 Fee Paid: \$ 200.00
Date application complete: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

MPA # 2002-0002

REZ # 2002-0002

SUBJECT PROPERTY:

Provide the following information for each property for which an amendment is being requested.
(attach separate sheets if needed)

Address Tax Map-Blk-Lot	Land Use		Master Plan Designation		Zoning Designation		Front- age (feet)	Land Area (acres)
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
1 <u>MAP 3402</u> <u>BLK 2</u> <u>LOT 3</u>	<u>ACC.</u>	<u>ACC.</u>	<u>PL</u>	<u>CL</u>	<u>R2.S</u>	<u>CL</u>	<u>126.73'</u>	<u>14,400 SF</u>
2 _____	<u>BLDG.</u>	<u>BLDG.</u>	_____	_____	_____	_____	<u>25'</u>	<u>2,875 SF</u>
3 _____	<u>+ OPEN</u>	<u>+ OPEN</u>	_____	_____	_____	_____	<u>R2.S SECTION</u>	_____
4 _____	<u>SPACE</u>	<u>SPACE</u>	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP:

Individual Owner

Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1 Name: THOMAS + ANNE WELSH Extent of Interest: 100%

Address: 2100 MT. VERNON AVE. ALX, VA 22301

2 Name: _____ Extent of Interest: _____

Address: _____

3 Name: _____ Extent of Interest: _____

Address: _____

4 Name: _____ Extent of Interest: _____

Address: _____

MPA # 2002-0002

REZ # 2002-0002

JUSTIFICATION FOR AMENDMENT:

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Commercial use of of this property in its entirety is precisely consistent with the character of Mount Vernon Avenue in SubArea 2 of the Potomac West Small Area Plan.

The proposed amendment would establish a boundary between zones which reflects the actual use of the property. It would rectify a split-zone condition which divides a single use property and bifurcates long existing improvements.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

CL zoning of this property in its entirety is congruent with the intent of the Zoning Ordinance.

The proposed amendment would establish a boundary between zones which reflects the actual use of the property. It would rectify a split-zone condition which divides a single use property and bifurcates long existing improvements.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposed amendment would entail no changes to existing infrastructure or services.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

not applicable

Map 15

Proposed Land Use

- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CG - Commercial General
- CSL - Commercial Service Low
- CDD - Coordinated Development District
- INST - Institutional
- U/T - Utility / Transportation
- P - Parks and Open Space
- I - Industrial

RM - Residential Medium
 (as amended by Ordinance #3805)

RM - Residential Medium
 (as amended by Ordinance #3767)

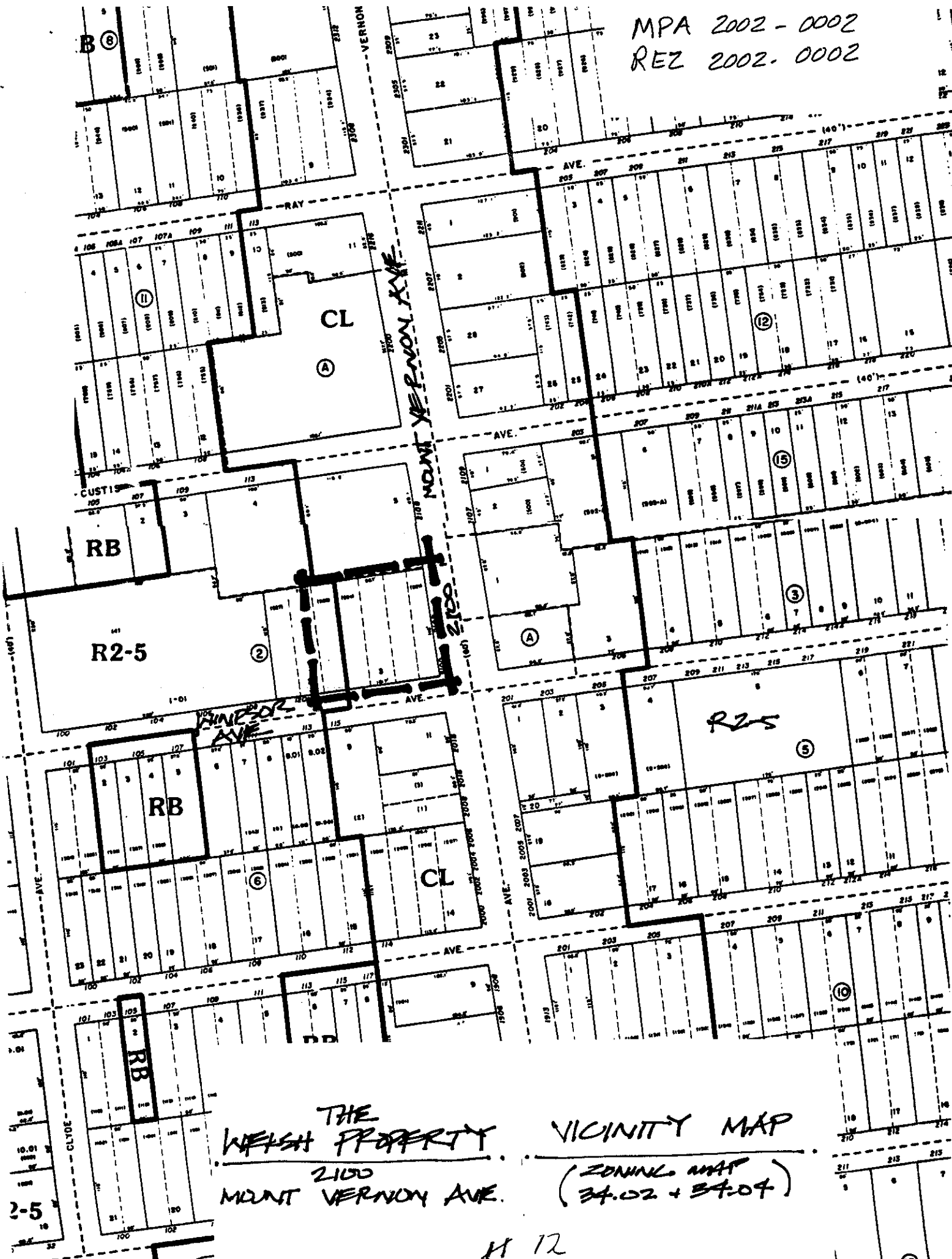
CRMU-M Commercial Residential Mixed Use Medium
 (as amended by Ordinance #3767)

2100 MT VERNON AVE.

Amended 12/17/1994
 Ordinance #3767
 Amended 6/17/1995
 Ordinance #3805



MPA 2002-0002
REZ 2002-0002



THE WELSH PROPERTY
2100
MOUNT VERNON AVE.

VICINITY MAP
(ZONING MAP
34.02 + 34.04)

526

MPA 2002 - 0002
REZ 2002 - 0002

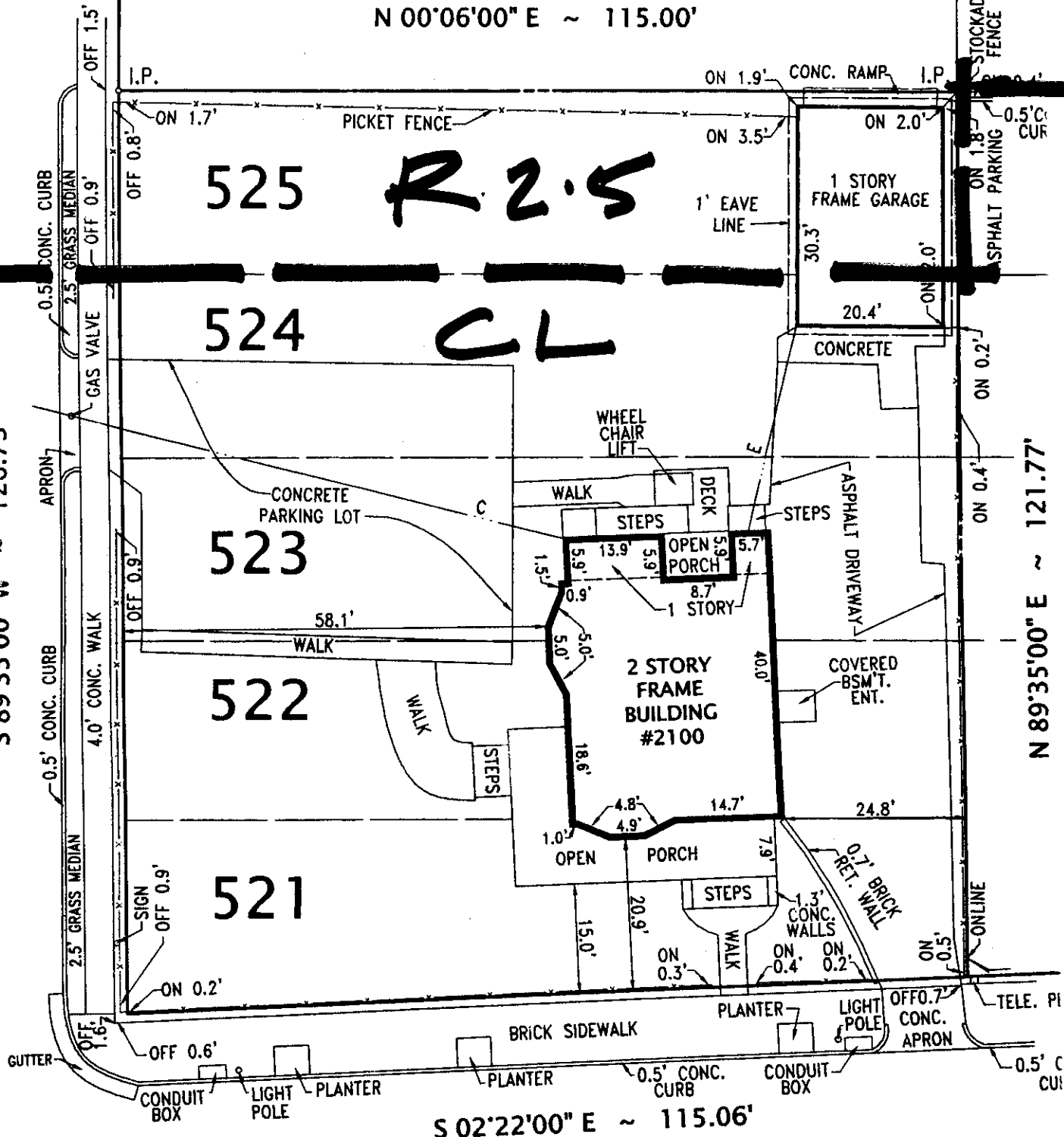
N 00°06'00" E ~ 115.00'

40' R/W

S 89°35'00" W ~ 126.73'

N 89°35'00" E ~ 121.77'

S 02°22'00" E ~ 115.06'



MOUNT VERNON AVENUE

60' R/W

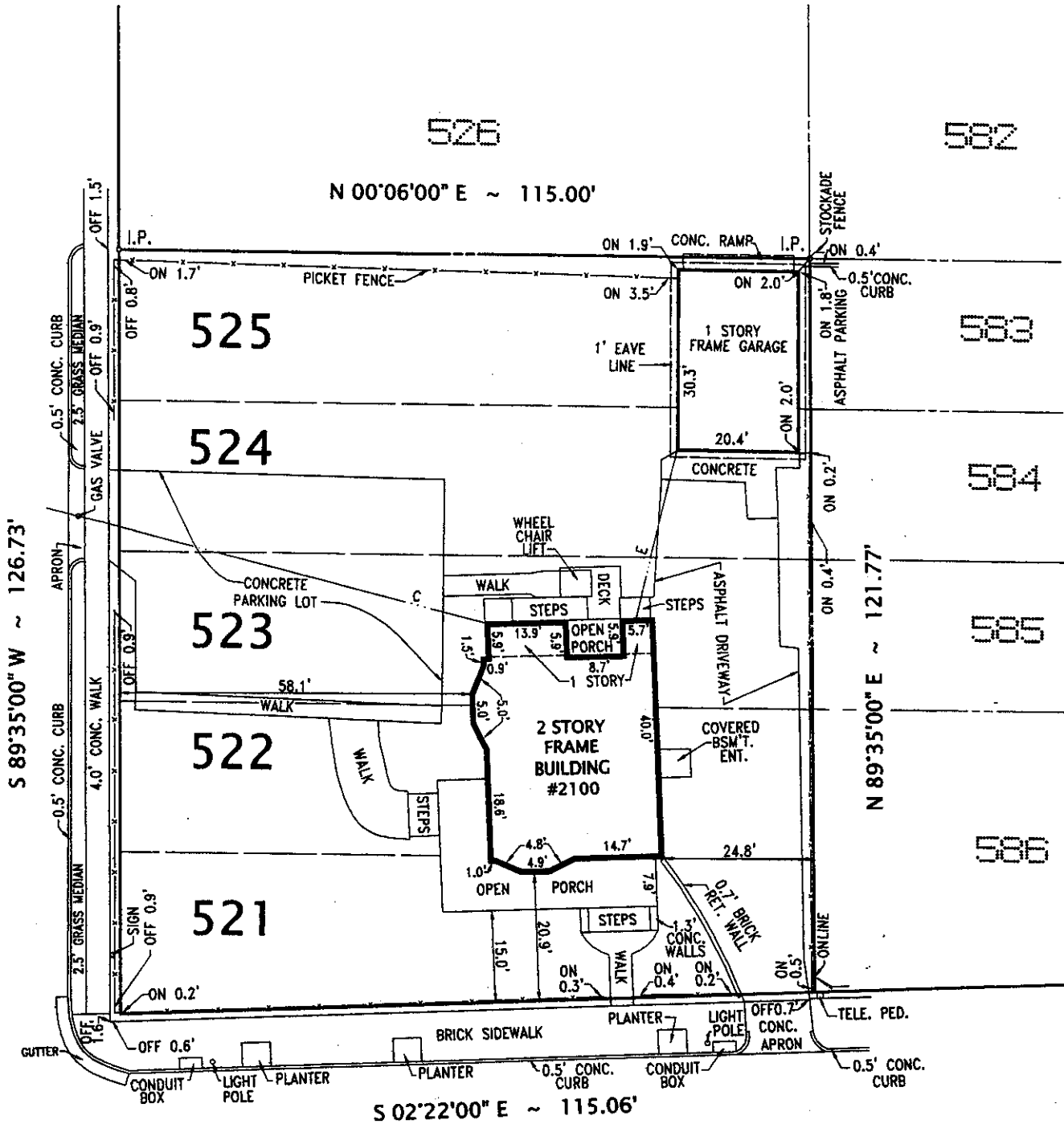
WEAVER THE PROPERTY

2100
MOUNT VERNON AVE.

12 13

MPA 2002-0002
REZ 2002-0002

EAST WINDSOR AVENUE
40' R/W



MOUNT VERNON AVENUE
60' R/W

13 14

MPA 2002-0002

REZ 2002-0002

LARSON

KOENIG

A R C H I T E C T S P L L C

April 28, 2002

CASE 2002 ~ 0002 MasterPlan Amendment
CASE 2002 ~ 0002 ReZoning

2100 Mount Vernon Avenue ~ Tom Welsh

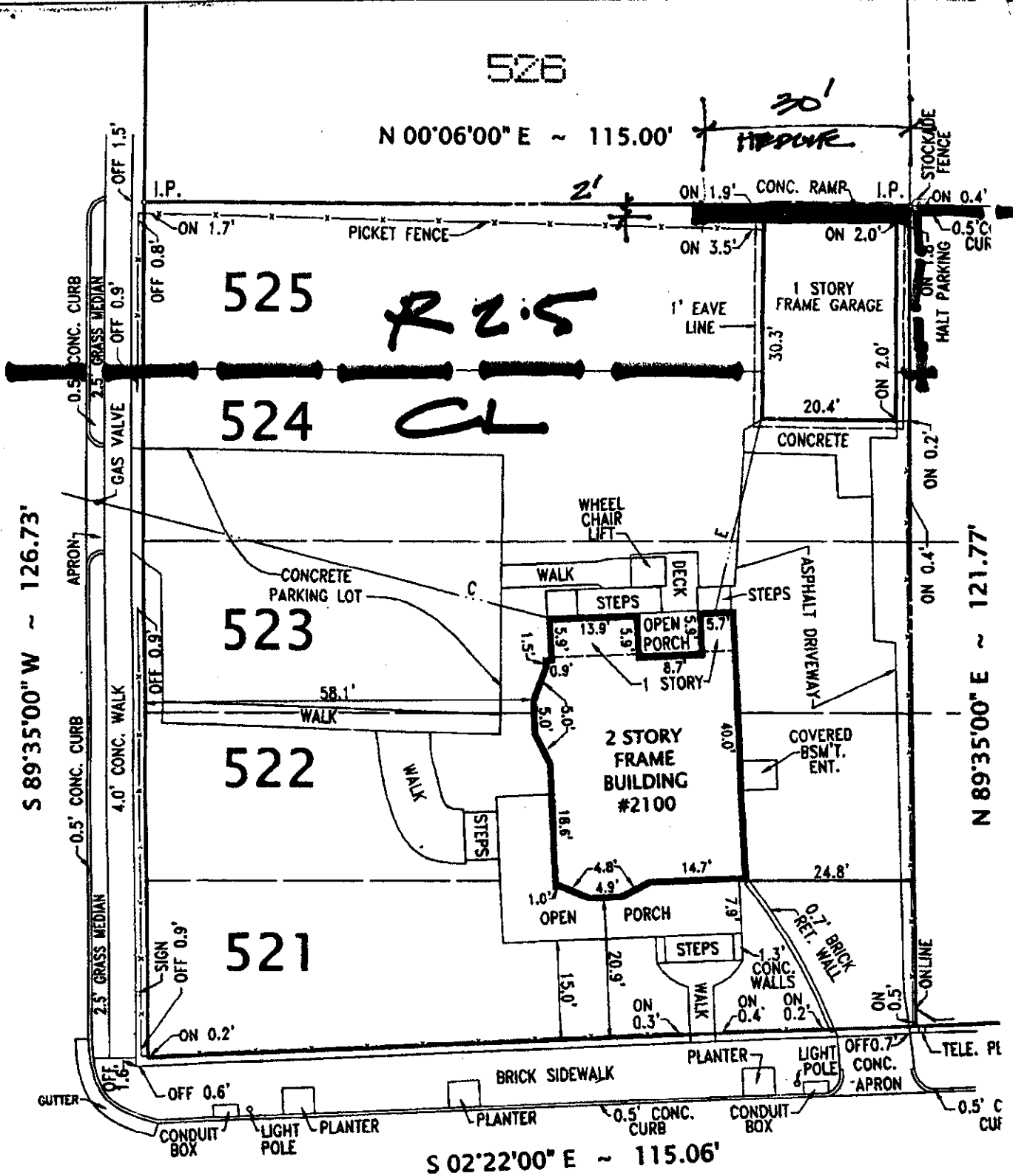
Proffer Text:

Tom Welsh 5/24/02

"The applicant will install and maintain a solid evergreen hedge directly adjacent to the western property line as a visual buffer to the adjoining property zoned R-2-5."

"The evergreen hedge will be no less than 6' tall, no less than 2' deep, and no less than 30' long as measured south from the northwest corner of the property."

~~14~~ 15



MPA 2002-0002
 REZ 2002-0002

MOUNT VERNON AVENUE
 60' R/W

WELSH THE PROPERTY
 2002 - 0002
 4.28.02

LARSON/KOENIG
 ARCHITECTS
 2107 Mount Vernon Avenue Suite 100
 Alexandria, VA 22301

15 16

#15-A MPA 2002-0002 & Rez 2002-0002

#15-B DSUP 2002-0015

THE DEL RAY CITIZENS ASSOCIATION

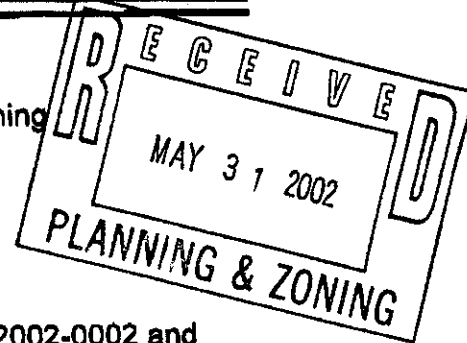
P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

To: ✓ Members of Alexandria Planning Commission
 Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use committee Co-chair
 Sarah Haut, Land Use committee Co-chair
 Bill Hendrickson, President

Date: June 1, 2002

Subject: Master Plan Amendment #2002-0002, Rezoning #2002-0002 and
 Development Site Plan # 2002-002, 2100 Mount Vernon Avenue

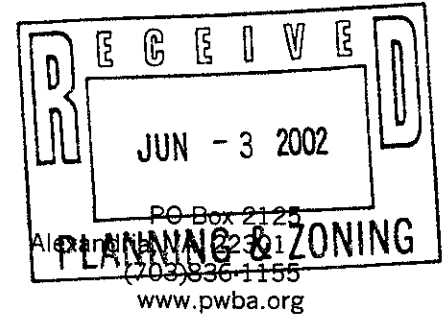
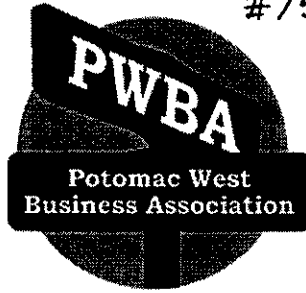


At its May 21 meeting, the DRCA Executive Board voted to support the above applications, which involve the construction of a new woodworking shop/office on the site of a current garage. We did so on the condition that a permanently landscaped, 10-foot deep buffer be maintained along the western property line (not including the new building). The board believed that this was a sufficient buffer between the commercial and residential zones given current circumstances.

In making its decision, the Executive Board rejected a Land Use Committee recommendation to oppose this project. The committee felt that the applicant, in return for permission to encroach into the zone transition setback, should have agreed to set aside a commensurate amount of open space elsewhere on the property in order to preserve the historically residential development pattern of the property.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

#15-A MPA 2002-0002*Reg 2002-0002
#15-B. DSUP 2002-0015



Businesses working together
to make Potomac West
a better place to live,
work and shop.

June 3, 2002

TO: Planning Commission
Commissioner H. Stewart Dunn, Jr.
Commissioner Donna Fossum
Commissioner Ludwig Gaines
Commissioner John Komoroske
Commissioner Richard Leibach
Commissioner J. Lawrence Robinson
Commissioner Chair Eric Wagner

FROM: Pat Miller, President
Potomac West Business Association

I am writing on behalf of the Potomac West Business Association in support of five items that will be discussed on your docket at the June 4th meeting. Here are the items and I'll be short and to the point:

15.A, request by Anne and Tom Welsh for a master plan amendment to change the land use designation and request rezoning of a portion of their property. We support this change.

15.B, request by Anne and Tom Welsh for SUP with site plan for construction of a woodworking shop and office. We support this business.

19., request by Mancini's Restaurant for SUP review. We support their renewal.

20., request by Afghan Restaurant for SUP review. We support their renewal.



**Businesses working together
to make Potomac West
a better place to live,
work and shop.**

PO Box 2125
Alexandria, VA 22301
(703)836-1155
www.pwba.org

25., request for SUP to operate a restaurant and request for a parking reduction by the Neighborhood Restaurant Group. We support this request.

All of the above are important to businesses in Potomac West and we hope you will agree.
Thank you for your consideration.

#15-A. MPA + REZ 2002-0002
Received by CC, sent to
Planning

6/15/02 DF

Alexandria Planning Council
June 4, 2002 at 7:30 p.m. City Hall
Tax Map Reference 034-04-02-03

Page 1 of 4

My purpose is to direct your attention to the issue of changing the zoning of Mr. Tom Welsh's garage/workshop/lot from Residential to Commercial. This is the lot behind the Beauty Salon which Mrs. Anne Welsh operates at 2100 Mt. Vernon Avenue.

The information provided is that this business is similar to an "arts and crafts" venture like a pottery shop and therefore is a proper addition to our neighborhood in Del Ray. If you believe this, let me tell you something about this venture.

Mr. Tom Welsh introduced himself to me as a building contractor (his words). His business, building wood products, such as Cabinets, etc. is not an "arts and crafts" business. It is normally classified as light-industrial and belongs in an industrial park on Route 1 or in Shirlington. It does not belong in the backyards of this family-oriented community. Woodworking involves screeching electric saws, drills, presses, fine, misty sawdust, paints, solvents, thinners, acids, glue and other hazardous materials.

Furthermore, Mr. Walsh has been operating his business in his backyard for at least the last 1 ½ years and venting these materials out into the neighborhood. Mr. Walsh has advised me his hours are 8:00 a.m. until 8:00 p.m. However, Mr. Walsh is in business for profit, and therefore works toward his product due date. In other words he works until he finishes his task – regardless of the time or day which is normal for industry. That is another reason this business belongs in an industrial park. The reason I know these details, is because my bedroom window is across the street from the garage/workshop (approximately 170 feet) and I have the opportunity to experience the saws and other equipment morning, noon and night.



I am not the only person on Windsor Avenue who is aware of the noise and hazardous waste. The Methodist Minister and his wife have their bedroom window on the ground floor of the Parsonage, some 120 feet from the workshop. Pastor Friend has been with the Del Ray United Methodist Church for 1 ½ years and has been plagued with health problems since he moved into the Parsonage. Originally these problems were attributed to the mold which grew in the insulation under the house caused by improper drainage from the driveway. However, once the drainage problem was addressed, new insulation installed, new padding and carpeting installed, the walls cleaned and painted, the hope was that the health problems would resolve.

Unfortunately, Pastor Friend and his wife continue to have health problems. The \$30,000 that the Congregation spent on the Parsonage has relieved but not corrected the problems. They continue to have sinus infections and other issues related to immune system compromises. These conditions DO IMPROVE once they are away from this area.

Additionally, there is daily exposure of the Nursery School children in back of the Church where time is spent in the enclosed play area (around 200 ft from the workshop) and occasionally on the front lawn of the church. The after-school program, exposes the older children to the same chemical elements.

The people at the outdoor seating area of the Thai Restaurant are being showered with these same hazardous materials as are the people at the outdoor seating area of St. Elmo's, a block away. They are all unaware of this exposure.

Many residents in the area are retirees who enjoy sitting on their porches or decks with their morning cup of coffee, reading the paper or their bibles. Many of these seniors

already have health problems and are unaware of being exposed to new ones.

If you think paint, solvents, thinners, etc. are not hazardous materials, ask yourself why would Alexandria City Officials restrict disposal of these products? You as a resident may not put them in the trash. You must wait until the designated date in the Spring and in the Fall for the city to collect them; otherwise, you must take them to the Hazardous Waste Materials site on Wheeler Avenue.

Let me make an analogy to this issue with a favorite old story by Hans Christian Anderson's "The Emperor's New Clothes", in which two strangers came to town with a proposal appealing to the Emperor's vanity for new clothes. They would weave a very fine cloth from gold and silver coins and make a very fine fabric which only wise men could see. Those who could not see this fabric were stupid or unfit for office. The Emperor was intrigued and provided the strangers with the gold and silver they wanted, along with a palace room in which to weave the wonderful cloth. The Ministers all went to see the fabric – and could see nothing – but feared this admission would indicate they were stupid or unfit for office. Therefore, they all praised the weavers for their fine work and when the Emperor put on the invisible outfit and paraded down the street to the festival, all the villagers gathered to admire the new clothes. A small child pushed forward to see and said "The Emperor is naked". The guard tried to hush up the child, but the child again said, "He has nothing on at all". The villagers nodded and whispered to one another, "Our Emperor is naked".

I am that voice among the villagers...and I am telling you...this venture is a light industrial business which uses hazardous materials. It is a FAIRY TALE to call it an "Arts and Crafts" venture.

Mr. Tom Welsh will make a considerable sum of money when he sells these two pieces of property as a commercial package. The City Treasurer will also be happy with the new tax basis they will have.

THE PUNCH LINE FOR YOU, THE RESIDENT IS...

The reason this commercial venture will affect your property values, is that people who buy a \$250,000 to \$300,000 house do not normally invest this type of money in a piece of property beside an industrial park. Ask yourself the question, "Would I buy a home in Del Ray if I knew I was exposing my family to hazardous waste?" "Would anyone else buy my home at the current rates if they were aware of this light "industrial-type" business"? **THE ANSWER IS NO!**

And lastly if none of this is meaningful to you, ask the folks who live near American University, (where the Army buried the experimental weapons) and where all the children have high levels of Arsenic in their blood, "how do they like their neighborhood now"?

I spent some 40 years working with the Federal Government (33 years with the Navy) and I can tell you Department of Defense DOES NOT KNOW what to do about all the toxic waste they have created. YES, they will tell you that some 25-30 years later, there is no after-effect from the weapons and other toxins buried in that area.

I AM TELLING YOU THAT IS ALSO A FAIRYTALE!

Respectfully,
C.O. Herda
113C East Windsor Avenue
Alexandria, Virginia

THE DEL RAY CITIZENS ASSOCIATION

12,13,14,15
6-15-02

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Members of Alexandria City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use committee Co-chair
Sarah Haut, Land Use committee Co-chair
Bill Hendrickson, President

Date: June 11, 2002

Subject: Master Plan Amendment #2002-0002, Rezoning #2002-0002 and Development Site Plan # 2002-002, 2100 Mount Vernon Avenue

At our membership meeting on June 10, 2002, we voted to support the subject requests as recommended by Planning and Zoning and as amended by the Planning Commission to limit the hours of operation to 8 AM to 8 PM.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

Alexandria City Council
June 15 2002 Docket
Development Special Use Permit #2002-15
2100 MT VERNON AVENUE (WELSH SITE)

12, 13, 14, 15
6-15-02

June 14, 2002

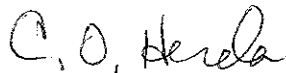
Re: The issue of zoning above named property from R-2-5/Residential (CL Pending) and CL/Commercial Low

I am a resident of one of the townhouses on East Windsor Avenue. I am concerned about the development of an industrial venture under my bedroom window and near my front door. This building/business is only 65 feet from the Methodist Ministers' bedroom window at 108 East Windsor and only about 100 feet from my bedroom window at 113C East Windsor Avenue. Mr. Tom Welsh operates his business (i.e. saws, drills and other woodworking equipment) "whenever he has time"...i.e. morning, noon and night.

Apparently, the Alexandria Planning Commission feels this is appropriate use of the residential lot which faces Windsor Avenue. However, Mr. Robinson of the Planning Commission heard my complaint about the noise and air pollution, during the meeting of 4 June 2002 and advised Mr. Welsh to use equipment that would control the air pollution. He further advised Mr. Welsh not to operate the saws, etc. at night.

I would therefore, respectfully request the hours to be set at something like 8:30 a.m. to 6:00 p.m. daily and closed on Sunday.

Thank you for your consideration.



C. O. Herda
113C East Windsor Avenue
Alexandria, Virginia
(703) 836-7318

5 June 2002

Mr. Robinson
624 South St. Asoph Street
Alexandria, Virginia 22301

Dear Mr. Robinson:

I am writing this note of thanks for your attention to the details of the agenda item #15A & B (4 June Docket) regarding the Special Use Permit for Tom Welsh's carpentry and paint shop (which is actually on Windsor Avenue although the package is identified as 2100 Mt. Vernon Avenue). I very much appreciate your telling him clearly that no woodworking should be done at night, and further that no odors or noise be projected. That was worth the 4 hours of waiting to be heard. I am sure Pastor Friend whose bedroom widow is 65 feet from that shop also appreciates your help.

It is truly frustrating to come home in the evenings and hear the "saw-mill" running. I really do believe this is an industrial venture – most growing cities do not want industrial industries within the city limits but Alexandria seems to be unique.

In 1984 and 1985 I went to City Planning with an issue for the development of a parking lot on the residential property beside my house (2010-2016 Mt Vernon Avenue). I did "win" a 65 foot long brick wall to separate the business from my property along with provisions for drainage, lighting, an 8 foot set-back from the wall, some landscaping and the provision that no auto maintenance would be performed in the parking lot. All those concessions seem to be gone in 2002, now, except the wall, a tree and bush and the drainage. I have asked Amy Slack of the Del Ray Civic Association, to help me research this to see why the agreements "Encoded" in 1985 are no longer effective from the ruling Mayor Beatley signed on. Because of this, I am concerned that the concessions agreed upon last night will only be temporary.

You have a difficult job of balancing the commercial ventures with the residential property owners, but I am grateful for your assistance in the case of Windsor Avenue.

Respectfully,



Carolyn O. Herda
113C East Windsor Avenue
Alexandria, Virginia 22301

12, 13, 14, 15
6-15-02

Received by CC, sent to
Planning

~~6/15/02 DE~~

Alexandria Planning Council
June 4, 2002 at 7:30 p.m. City Hall
Tax Map Reference 034-04-02-03

Page 1 of 4

My purpose is to direct your attention to the issue of changing the zoning of Mr. Tom Welsh's garage/workshop/lot from Residential to Commercial. This is the lot behind the Beauty Salon which Mrs. Anne Welsh operates at 2100 Mt. Vernon Avenue.

The information provided is that this business is similar to an "arts and crafts" venture like a pottery shop and therefore is a proper addition to our neighborhood in Del Ray. If you believe this, let me tell you something about this venture.

Mr. Tom Welsh introduced himself to me as a building contractor (his words). His business, building wood products, such as Cabinets, etc. is not an "arts and crafts" business. It is normally classified as light-industrial and belongs in an industrial park on Route 1 or in Shirlington. It does not belong in the backyards of this family-oriented community. Woodworking involves screeching electric saws, drills, presses, fine, misty sawdust, paints, solvents, thinners, acids, glue and other hazardous materials.

Furthermore, Mr. Walsh has been operating his business in his backyard for at least the last 1 ½ years and venting these materials out into the neighborhood. Mr. Walsh has advised me his hours are 8:00 a.m. until 8:00 p.m. However, Mr. Walsh is in business for profit, and therefore works toward his product due date. In other words he works until he finishes his task – regardless of the time or day which is normal for industry. That is another reason this business belongs in an industrial park. The reason I know these details, is because my bedroom window is across the street from the garage/workshop (approximately 170 feet) and I have the opportunity to experience the saws and other equipment morning, noon and night.



I am not the only person on Windsor Avenue who is aware of the noise and hazardous waste. The Methodist Minister and his wife have their bedroom window on the ground floor of the Parsonage, some 120 feet from the workshop. Pastor Friend has been with the Del Ray United Methodist Church for 1 ½ years and has been plagued with health problems since he moved into the Parsonage. Originally these problems were attributed to the mold which grew in the insulation under the house caused by improper drainage from the driveway. However, once the drainage problem was addressed, new insulation installed, new padding and carpeting installed, the walls cleaned and painted, the hope was that the health problems would resolve.

Unfortunately, Pastor Friend and his wife continue to have health problems. The \$30,000 that the Congregation spent on the Parsonage has relieved but not corrected the problems. They continue to have sinus infections and other issues related to immune system compromises. These conditions DO IMPROVE once they are away from this area.

Additionally, there is daily exposure of the Nursery School children in back of the Church where time is spent in the enclosed play area (around 200 ft from the workshop) and occasionally on the front lawn of the church. The after-school program, exposes the older children to the same chemical elements.

The people at the outdoor seating area of the Thai Restaurant are being showered with these same hazardous materials as are the people at the outdoor seating area of St. Elmo's, a block away. They are all unaware of this exposure.

Many residents in the area are retirees who enjoy sitting on their porches or decks with their morning cup of coffee, reading the paper or their bibles. Many of these seniors

already have health problems and are unaware of being exposed to new ones.

If you think paint, solvents, thinners, etc. are not hazardous materials, ask yourself why would Alexandria City Officials restrict disposal of these products? You as a resident may not put them in the trash. You must wait until the designated date in the Spring and in the Fall for the city to collect them; otherwise, you must take them to the Hazardous Waste Materials site on Wheeler Avenue.

Let me make an analogy to this issue with a favorite old story by Hans Christian Anderson's "The Emperor's New Clothes", in which two strangers came to town with a proposal appealing to the Emperor's vanity for new clothes. They would weave a very fine cloth from gold and silver coins and make a very fine fabric which only wise men could see. Those who could not see this fabric were stupid or unfit for office. The Emperor was intrigued and provided the strangers with the gold and silver they wanted, along with a palace room in which to weave the wonderful cloth. The Ministers all went to see the fabric – and could see nothing – but feared this admission would indicate they were stupid or unfit for office. Therefore, they all praised the weavers for their fine work and when the Emperor put on the invisible outfit and paraded down the street to the festival, all the villagers gathered to admire the new clothes. A small child pushed forward to see and said "The Emperor is naked". The guard tried to hush up the child, but the child again said, "He has nothing on at all". The villagers nodded and whispered to one another, "Our Emperor is naked".

I am that voice among the villagers...and I am telling you...this venture is a light industrial business which uses hazardous materials. It is a FAIRY TALE to call it an "Arts and Crafts" venture.

Mr. Tom Welsh will make a considerable sum of money when he sells these two pieces of property as a commercial package. The City Treasurer will also be happy with the new tax basis they will have.

THE PUNCH LINE FOR YOU, THE RESIDENT IS...

The reason this commercial venture will affect your property values, is that people who buy a \$250,000 to \$300,000 house do not normally invest this type of money in a piece of property beside an industrial park. Ask yourself the question, "Would I buy a home in Del Ray if I knew I was exposing my family to hazardous waste? "Would anyone else buy my home at the current rates if they were aware of this light "industrial-type" business"? THE ANSWER IS NO!

And lastly if none of this is meaningful to you, ask the folks who live near American University, (where the Army buried the experimental weapons) and where all the children have high levels of Arsenic in their blood, "how do they like their neighborhood now"?

I spent some 40 years working with the Federal Government (33 years with the Navy) and I can tell you Department of Defense DOES NOT KNOW what to do about all the toxic waste they have created. YES, they will tell you that some 25-30 years later, there is no after-effect from the weapons and other toxins buried in that area.

I AM TELLING YOU THAT IS ALSO A FAIRYTALE!

Respectfully,
C.O. Herda
113C East Windsor Avenue
Alexandria, Virginia

APPLICATION FOR:

MASTER PLAN AMENDMENT

MPA # 2002-0002

ZONING MAP AMENDMENT

REZ # 2002-0002

PROJECT NAME: THE WELSH PROPERTY

PROPERTY LOCATION: 2100 MOUNT VERNON AVE. ALEXANDRIA, VA. 22301

APPLICANT Name: TOM + ANNE WELSH

Address: 2100 MOUNT VERNON AVE. ALEXANDRIA, VA 22301

PROPERTY OWNER Name: SAME AS APPLICANT

Address: SAME AS APPLICANT

Interest in property: Owner Contract Purchaser
 Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- yes: If yes, provide proof of current City business license.
- no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

THOMAS + ANNE WELSH
Print Name of Applicant or Agent

Thomas P. Welsh
Signature 832-7433
683-7444
703 548-8583 703 836-
Telephone # Fax #

2100 MOUNT VERNON AVE.
Mailing/Street Address

ALEXANDRIA VA 22301
City and State Zip Code

2/25/02
Date
STEPHEN KOENIG, AIA @ 703-519-3727
703-568-6211

FOR CITY STAFF USE ONLY:

Date application received: 2-26-2002 Fee Paid: \$ 200.00
Date application complete: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation. (SEPARATE MOTION)