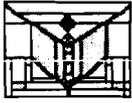


PC Docket Item #9  
SUP2010-0011

10  
5-15-10



Re: COA Contact Us: Pork Barrel BBQ Support   
Cicely Woodrow to: Celeste Crutchfield  
Cc: graciela.moreno, Barbara Ross, Kendra Jacobs

05/04/2010 05:04 PM

Dear Ms. Crutchfield:

Thank you for your email, which will be forwarded to the Planning Commission and City Council for their consideration. The public hearings on the proposed barbecue restaurant are scheduled for tonight, May 4 (Planning Commission), and May 15 (City Council) and you are encouraged to attend and speak.

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

Barbara Ross  
Deputy Director  
Planning and Zoning  
(703)746-3802

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|                     |   |                        |
|---------------------|---|------------------------|
| Celeste Crutchfield | COA Contact Us: Planning and Zoning Genera... | 05/04/2010 04:29:55 PM |
|---------------------|---|------------------------|

From: Celeste Crutchfield <ccrutch03@yahoo.com>  
To: pnzfeedback@alexandriava.gov, cicely.woodrow@alexandriava.gov, graciela.moreno@alexandriava.gov  
Date: 05/04/2010 04:29 PM  
Subject: COA Contact Us: Pork Barrel BBQ Support



Time: [Tue May 04, 2010 16:29:54] Message ID: [21347]

**Issue Type:** Planning and Zoning General Feedback  
**First Name:** Celeste  
**Last Name:** Crutchfield  
**Street Address:** 216 E. Del Ray Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-838-8507  
**Email Address:** ccrutch03@yahoo.com  
**Subject:** Pork Barrel BBQ Support  
Hello-  
Just wanted to let city officials know that my husband and I fully

(1)

**Comments:** support Pork Barrel BBQ restaurants arrival in Del Ray! Can't wait! Not everyone is against it.

309 E. Nelson Av.  
Alexandria VA 22301

City of Alexandria  
Planning Commission

Subject: Item 9. **SPECIAL USE PERMIT #2010-0011**  
**2312 MOUNT VERNON AVENUE**  
**PORK BARREL BBQ**

Dear Planning and Zoning Commission Members:

I am writing in support for approval of this SUP with the revisions the applicant has incorporated in response to several Del Ray neighborhood concerns. I believe the owners have made a major – and standard setting – commitment to mitigate odors and air pollution from the meat smoking, cooking process.

The elimination of customer access and delivery on Oxford Av. will help with noise and traffic on that block. The change of closing on Friday and Saturday nights to 1:00 a.m. should help, also.

There is one issue that continues to be unresolved with the Mt. Vernon Av. Small Area Plan: customer parking conflicting with residential parking on side streets along Mt. Vernon Av. I think it is time for the Planning & Zoning Dept. to develop a residential parking permit plan as in Old Town and near the Braddock Rd. Metro. The city, also, should encourage property owners on Mt. Vernon Av. to build one or more parking garages, perhaps with a shuttle service on “The Avenue”; one possible site is the Hyundai dealer’s vehicle inventory parking lot.

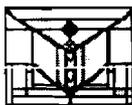
Thank you considering my recommendation to approve this SUP.

Sincerely,



Dave Levy  
703-549-5289

PC Docket + Item #9  
Sup 2010-0011



Re: COA Contact Us: Pork Barrel BBQ   
Cicely Woodrow to: Kate Moran  
Cc: graciela.moreno, Barbara Ross, Kendra Jacobs

05/04/2010 10:04 AM

Dear Ms. Moran,

Thank you for your email, which will be forwarded to the Planning Commission and City Council for their consideration. I note that you are unable to attend tonight's Planning Commission meeting. The next public hearing on the proposed barbecue restaurant is scheduled for May 15 (City Council) and you are encouraged to attend and speak.

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

Barbara Ross  
Deputy Director  
Planning and Zoning  
(703)746-3802

---

Cicely B. Woodrow, PHR  
Supv Admin Officer  
Department of Planning & Zoning  
301 King Street, Room 2100  
Alexandria, Virginia 22314  
Direct: 703-746-3810  
Fax: 703-838-6393

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Kate Moran

COA Contact Us: Planning and Zoning General...

05/04/2010 09:43:25 AM

From: Kate Moran <kpmva@yahoo.com>  
To: pnzfeedback@alexandriava.gov, cicely.woodrow@alexandriava.gov,  
graciela.moreno@alexandriava.gov  
Date: 05/04/2010 09:43 AM  
Subject: COA Contact Us: Pork Barrel BBQ

Time: [Tue May 04, 2010 09:43:24] Message ID: [21328]

**Issue Type:** Planning and Zoning General Feedback  
**First Name:** Kate  
**Last Name:** Moran  
**Street Address:** 312 Ashby Street, Unit D

**City:** Alexandria  
**State:** VA  
**Zip:** 22305  
**Phone:** 703-346-1468  
**Email Address:** kpmva@yahoo.com  
**Subject:** Pork Barrel BBQ

Although I am unable to attend the Planning Commission meeting tonight, which will be discussing the Pork Barrel BBQ, I want to state my full support of Mike Anderson and the vision that he has shared with us for his three restaurants he would like to open in Del Ray. I am a long time resident (34 years), and property owner in the City of Alexandria, and specifically in Del Ray. I support both his business proposal, including the hours of operation, and it would be a loss if he is not allowed to open this business. Del Ray has been lucky in that it has been able to thrive as a community with the success and support of small local business owners, without the inclusion of large chain restaurants and stores. For a brief period of time, I lived out in Reston where it was chain after chain, with no personality or charm. I like living in Del Ray because it is made up of invested citizens and business owners who listen to the concerns of their neighbors and when necessary make changes. I further like living in Alexandria as whole, because I know you will listen to our concerns and take the needed action to fully support these new businesses on Mt. Vernon Avenue.

PC Docket Item # 9  
3/22/2010-2011



Re: COA Contact Us: Pork Barrel BBQ  
Cicely Woodrow to: Gayle Reuter  
Cc: graciela.moreno, Barbara Ross, Kendra Jacobs

05/04/2010 10:00 AM

Dear Ms. Reuter

Thank you for your email, which will be forwarded to the Planning Commission and City Council for their consideration. The public hearings on the proposed barbecue restaurant are scheduled for May 4 (Planning Commission) and May 15 (City Council) and you are encouraged to attend and speak.

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

Barbara Ross  
Deputy Director  
Planning and Zoning  
(703)746-3802

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Gayle Reuter COA Contact Us: Planning and Zoning General...

05/04/2010 07:41:47 AM

From: Gayle Reuter <gayle.reuter@mail.house.gov>  
To: pnzfeedback@alexandriava.gov, cicely.woodrow@alexandriava.gov,  
graciela.moreno@alexandriava.gov  
Date: 05/04/2010 07:41 AM  
Subject: COA Contact Us: Pork Barrel BBQ



Time: [Tue May 04, 2010 07:41:44] Message ID: [21323]

**Issue Type:** Planning and Zoning General Feedback  
**First Name:** Gayle  
**Last Name:** Reuter  
**Street Address:** 110 E. Del Ray  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 202-225-8187  
**Email Address:** gayle.reuter@mail.house.gov  
**Subject:** Pork Barrel BBQ  
Dear Chair and Members of the Planning Commission,

(6)

I am writing in

strong support of the Pork Barrel BBQ and their SUP and their extended hours. The only thing keeping me from being there in person to speak in support is I am in Hawaii about to see my granddaughter born today. I have lived in Del Ray for almost 30 years and am so disappointed by the behavior of some of my neighbors and the misinformation that has been distributed. My house will be directly affected by this business as my back yard abuts to it. Am I worried or concerned - not at all. I have read their application, gone to numerous meetings and know that they are not doing anything that would cause harm to our community. And if something in the future should arise, I trust them 100% that they would address it. These are three businesses that are much needed and desired in Del Ray - they will help other businesses in Del Ray and their later hours will provide a much needed service to the community.

As I've watched what has been

taking place the last couple of months regarding Del Ray's reaction/treatment of Pork Barrel BBQ/HogThaid, I have to say it has been heartbreaking. I know, sounds pretty dramatic but for those of us that have lived in Del Ray since the 90's or before, we know the work and time that people have dedicated and continue to dedicate to make Del Ray one of most desired neighborhoods in the country.

Pork Barrel BBQ wants to be a

good neighbor but one of the flyers distributed against Pork Barrel BBQ and statements made by a few neighbors have just not been true. They have

**Comments:**

given much misinformation and I believe misled alot of neighbors. I believe a few very vocal neighbors have tried to force Pork Barrel BBQ to make totally unnecessary changes and extremely expensive additions to their business plan. There demands have not been based on fact. Once Del Ray gets the reputation of fighting new businesses or making what I believe are unreasonable demands that make it financially impossible to open a new business, businesses will quit coming to Del Ray and we will have empty

store fronts

What neighbors love about Del Ray and why many move here

include the ability to walk to the Avenue to frequent the businesses and to

go to events like the Halloween Parade, First Thursdays, Annual Tree

Lighting, Luminaries and Santa, Cinema Del Ray, Art on the Avenue, Del Ray

Music Festival, etc. All these events take place thanks to the businesses

who sponsor and organize them. These are small mom and pop businesses

trying to run a successful business. And no matter how tough it is for

them, they still donate, they still volunteer, they still serve on boards

and commissions – whatever it takes to keep Del Ray safe and successful.

The Avenue needs business owners exactly like Mike, Brett, Bill &

Heath.

I hope you can support the application of Pork Barrel BBQ and

work with the owners to not add any more unreasonable demands or take away

any needed requests.

With regards,  
Gayle Reuter  
110 E. Del Ray

Avenue  
Alexandria, VA 22301  
202-225-8187

PC Docket Item #9  
SUP 2010-0011



To:  
Cc:  
Bcc:  
Subject: Fw: SUP 2010-0011 to be included in staff report

— Forwarded by Barbara Ross/Alex on 05/04/2010 09:51 AM —

From: Lisa Donofrio <lisadonofrio@hotmail.com>  
To: Ashley Klick <amkdc05@yahoo.com>, Barbara Ross <barbara.ross@alexandriava.gov>, Nathan Randall <nathan.randall@alexandriava.gov>, Erica Bannerman <erica.bannerman@alexandriava.gov>, William Skrabak <william.skrabak@alexandriava.gov>, Mike Anderson <mike@mangomikes.com>, <thebillblackburn@yahoo.com>, <brett.l.thompson@gmail.com>, Amy or David Fromm <alsdmf@earthlink.net>, <pjerber@yahoo.com>  
Date: 04/27/2010 10:57 AM  
Subject: FW: SUP 2010-0011 to be included in staff report

fyi

From: lisadonofrio@hotmail.com  
To: tetaannie@mac.com  
Subject: RE: SUP 2010-0011 to be included in staff report  
Date: Tue, 27 Apr 2010 10:50:22 -0400

Annie:

I am writing to ask that you not cc me anymore on the matter of this SUP. When I met you last weekend for the first time, I thanked you for your efforts in this regard. But it became apparent that we do not share the same ideas of how to go forward. After meeting with you, I realize that you have been spending a large amount of time at City Hall, talking to officials. I do not know if you have been invoking my name, but I ask that you do not do so there or in the community. Your participation has gone far beyond what I perceived as handing out flyers. Indeed, I was alarmed at the flyer you were handing out on Saturday and told you so. I had never seen it before and would never have condoned its dissemination. So we are clear:

I am not now nor have I ever been a Red Wagon Mother.

I believe Mr. Anderson has done everything required of him by law regarding disclosure matters. If any other official has some type of ownership interest in this venture, it would be his or her ethical responsibility to disclose that. When I was an attorney, judges, prosecutors and defense attorneys would inevitably socialize. We certainly did not have to disclose that unless a relationship was more involved. I have no interest in this matter and in no way want to be associated with it.

I have no interest in asking for an environmental impact study for a restaurant. Based on worst case scenarios, it has always been my worry that the cooking processes to be used in this restaurant, in this residential area, without any mitigation, could be problematic, at least as a nuisance and maybe as a health hazard for those closest to it. I do believe an involved study as you wish, for a restaurant, would not be practical. I am assuming whatever Mr. Gillespie did is sufficient. To that end, I have no intention of asking for a deferral at the Planning Commission meeting.

I would love for Mr. Anderson to install the Best Technology for my sake and for the neighborhood. I appreciate his efforts to look into the matter and believe he is trying to be a good neighbor to us. I do not denigrate the efforts that have already been made.

(9)

I have no interest in accusing any city official of malfeasance or "administrative impropriety." I think they have worked hard to seek out solutions given that there are competing interests in that regard and that it is hard to sometimes balance businesses and their needs with residents and theirs. This is not the only matter they are tasked with evaluating and they have given much time to it. I do not know who you are referring to when you state "those who are questioning it," in reference to investment and ownership issues. You are not referencing me. I tried to listen to your explanation of this, but realized last weekend that you are going to go your own way. Do not take me along with you. I do not think you are going to uncover Tammany Hall on the Potomac and have no intention of having my name associated with this matter. I had not realized the extent of your attention to this matter until this last email. I listened to you on Sunday as you narrated what must have been hours spent at City Hall last week. You have every right to go your own way on any matter. While I listened and felt that some of your points made sense, I certainly found myself questioning your conclusions. I cannot condone the language in the preceding email. I have no intention of doing so, and the language in it truly alarms me. If there are any "rampant rumors" in the community, I ask yourself to consider whether emails like this propagate them.

I have never claimed that Mr. Anderson's restaurant will be putting out a "great deal of air pollution." What I have claimed is that it has the potential to impact air quality to the extent of presenting nuisance problems and health problems for those in the community nearby, particularly those who will live and work so close to it day after day. That is alarming enough to me. And such a scenario would certainly pose problems for businesses and residents. I want the best, and not the worst case scenario.

Good luck in your endeavors.

Lisa

To: lisadonofrio@hotmail.com; rastin@quad1.com; amkdc05@yahoo.com  
From: tetaannie@mac.com  
Subject: Fwd: SUP 2010-0011 to be included in staff report  
Date: Tue, 27 Apr 2010 07:21:50 -0400

Begin forwarded message:

**From:** annie <tetaannie@mac.com>

**Date:** April 27, 2010 7:21:03 AM EDT

**To:** [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov), [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**Subject:** Fwd: SUP 2010-0011 to be included in staff report

FYI: I hope to resolve the ownership issue prior to May 4th. But as we all know, the SUP application 2010-0011 was not completed in full by the applicant, At issue is determination of property ownership and disclosure of percentages held by those holding a 10% or above interest. i .Your office is charged with reviewing the application insuring that all required information is provided in full . This did not happen.

I will request one day prior to the planning commission hearing (may 3rd) that the SUP application be removed from the docket. The request for removal will be based on administrative impropriety. . I will ask that the SUP be removed from the docket until such a time that the application is completed in full .

Although the issue of property ownership may seem like a small issue, there is a great deal of speculation about it. Many citizens are concerned and rumors are

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rampant. As I told you in previous discussions, Mike Anderson is not shy about touting his long standing relationship with city officials and his power base as a leader in the Alexandria Chamber of Commerce. There is a growing sense that Mike had received a pass on required parking and that the overlay plan was purposely ignored in terms of the call for mixed use (retail and restaurant and office space) for the building his eatery will occupy, and this occurred due to his connections. As I informed you several weeks ago: real or imagined there is talk that Mike Anderson is being favored in his SUP request due to his connections. I cautioned you then to keep this in mind while reviewing the SUP .

Please insure application 2010-0011 is completed in full as is required. Correction is simple: it is a phone call and walk across the street from your office, to Eric Dorn's, Barbara. It is a simple adjustment written adjustment and declaration from Eric Dorn. I think that will satisfy those who are questioning it .

Annie

**From:** [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov)

**Date:** April 26, 2010 5:49:48 PM EDT

**To:** annie <[tetaannie@mac.com](mailto:tetaannie@mac.com)>

**Subject:** Re: SUP 2010-0011 to be included in staff report

Kendra: I need to know what you are telling her...especially about ownership issue, etc...be cautious, because I asked Nathan already to work on that one.

From: annie <[tetaannie@mac.com](mailto:tetaannie@mac.com)>

To: [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov), [Maya.Contreras@alexandriava.gov](mailto:Maya.Contreras@alexandriava.gov), Kathleen Stanley <[Kathleen.Stanley@fairfaxcounty.gov](mailto:Kathleen.Stanley@fairfaxcounty.gov)>, [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

Cc: Ashley Klick <[amkdc05@yahoo.com](mailto:amkdc05@yahoo.com)>, Lisa Donofrio <[lisadonofrio@hotmail.com](mailto:lisadonofrio@hotmail.com)>, Kathleen Stanley <

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[Kathleen.Stanley@fairfaxcounty.gov](mailto:Kathleen.Stanley@fairfaxcounty.gov)>

Date: 04/26/2010 04:28 PM

Subject: Re: SUP 2010-0011 to be included in staff report

Barbara,

Thank you, again. Kendra has offered to help keep us on track. She has also agreed to clarify the ownership issue (Eric Dorn's building ownership percentage, if Mike Anderson and company are actual building owners and she will also identify any property owner who holds a 10% interest. It stands to reason that Eric Dorn is the sole owner or represents Burke and Herbert investors. We just need confirmation).

Kendra will also send an email informing me when my statement is forwarded to the commission.

Kendra also reviewed the format our group intends to use when responding to the staff report and presenting to the planning commission. She will review and answer format questions (not content) that will help keep us, again, streamlined.

At this time , I would like to provide the following comment concerning the staff report:

Again, I would like for Mike Anderson to receive his SUP permit and open without delay providing certain conditions are met .There are some remaining opposing points that need to be addressed. Most will be determined by planning and council vote. I believe your staff and office on the whole has been fair in considering the facts while making your recommendations. I also appreciate your efforts to facilitate compromise on the "hot topic" issues and the patience you have demonstrated to me while I attempted to navigate zoning regs and procedures.

As you know, I have shadowed SUP 2010-0011 as it pertains to the environment. It is my personal opinion, that due diligence was not practiced when conducting a environmental study of the SUP 2010 -0011 . This is especially true when your office examined Mike Anderson's ventilation system vs. the ventilation system proposed and endorsed by the residents who live in close proximity to Hog Thaid (see petition attached to staff

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report).

As Kendra helped me realize ,I believe my expectation of what would be produced as an impact study varied greatly from what is offered in the staff report. How and why this happened is not an issue. Going forward is. Therefore, I will be sending by week's end a document that includes, in my view ,an operational standard for ventilation that has been created by the five wood burning restaurants who operate within Alexandria city limits.

When interviewing these restaurants managers, partners and owners, each stated ventilation was never an issue when they applied for permits through your office because the restaurants willingly provided the highest standard for ventilation . When requested why they chose such a course of action, they stated it was because they simply were following the industry standard for wood burning restaurants who operate in highly populated areas. Additionally, there is case history to show the expense of being forced to correct a faulty ventilation system is much greater than to do it right the first time. There was also the staff health and resident proximity to consider. When I asked for comment about the additional cost for installing a scrubber system or like system, it was explained to me that installing such systems is considered as initial operating overhead when a restaurant chooses to produce professional barbecue. It was also brought to my attention that many mixed use wood oven kitchens will voluntary scrub their stacks every month as opposed to every six months (which is required by code). The monthly scrubbing is something done because in a large volume restaurant like Overwood on Lee Street, a varied menu is offered, and I was told it stands to reason that a restaurant would want to do everything possible to keep grease particles and wood particle smoke from gathering at an accelerated rate. The stack cleaning will also help cut down of the density of wood smoke admitted into the atmosphere. I was also told that the manufacturers of any wood burners -gas or otherwise- will at no cost to the owner- study and provide recommendations for the ventilation system most effective for a specific restaurant and most compatible with wood smokers. This practice takes into consideration the proximity of residences. This consulting service is a standard offering at the urging of NSF international.

I appreciate that Mike Anderson is changing his equipment to increase his gas use which will reduces the amount of smoke

coming from his vent stack. However, he is still producing a great deal of smoke where now there is none.

The city is concerned about placing an undue financial burden on Mike Anderson's restaurant. I and every resident I have spoken to does not wish to do so either. That would be unfair. After conducting the amount of research that I have, I must question why Mike Anderson is not being held to the same ventilation standard the city's other wood fire restaurants have employed. This, I believe is not only unfair to our Del Ray residents, who want what other residents of Alexandria enjoy in terms of the air quality in and about a wood fire restaurants, but, additionally I think it unfair to those Alexandria restaurateurs who voluntarily take on the financial burden of installing equipment that provides the highest environmental protections for their staff, customers, surrounding residents and city at large.

There is no need to respond to this email. I will submit my research to your office. I will ask you, Nathan and Mike Anderson to review it f. We will also ask for it 's review from environmental services and the EPC as well as the zoning commission and city council.

As I have repeatedly said, if the research is reviewed by knowing parties and it is still believed that Mike Anderson's proposed ventilation system is comparable to that requested by many Del Ray residents, I, and I believe most of my neighbors will respect the decision and be at peace with it.

I had hoped your office would conducted the research or requested it from environmental services or even Mike Anderson himself and then be included in the staff report. I firmly believe if it had, there would no longer be a dispute on air quality and Hog Thaid ventilation systems.

Thank you.

Annie

Annie:

I tried to call you earlier, but evidently you were meeting with Kendra during that time. I have now listened to your voice mail message and thank you for confirming what I already know about Kendra. Be assured that we value her, and know how helpful she is. I assume she has answered your questions and that you will let her and me know if you need anything else or have additional questions.

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Barbara Ross

From: annie <[tetaannie@mac.com](mailto:tetaannie@mac.com)>  
To: [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov)  
Date: 04/25/2010 01:39 AM  
Subject: Re: SUP 2010-0011 to be included in staff report

Barbara,

Thank you for forwarding my email. I am assuming that it was forwarded to each member of the commission. Could you inform me of the day and time it was sent.

Our group has several procedural questions in preparation of the hearing. Going forward, could you inform me who I am to contact in the zoning and planning office?

I also could not locate the environmental impact study that was conducted for this SUP. I was told it would be contained in the staff report. Could you direct me to it.?

Annie

On Apr 23, 2010, at 4:34 PM, [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov) wrote:

> Annie, thank you for this. This came too late to go with the staff  
> report but we will send it on to the planning commission separately.  
> Barbara Ross

>

>

>

> ----- Original Message -----

> From: annie [[tetaannie@mac.com](mailto:tetaannie@mac.com)]

> Sent: 04/23/2010 12:02 PM AST

> To: Barbara Ross; Kathleen Beeton

> Cc: [nathan.randal@alexandriava.gov](mailto:nathan.randal@alexandriava.gov); Maya Contreras;

> [Jessie.Maines@alexandriava.gov](mailto:Jessie.Maines@alexandriava.gov); Erica Bannerman

> Subject: SUP 2010-0011 to be included in staff report

>

>

>

> I would like the following included in the zoning staff report which  
> will be delivered to the planning commission :

>

>

> My name is Annie Meighan Kendrick of 12 East Del Ray Avenue. I am

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- > very excited about the business development taking place in my
- > neighborhood. The prospect of having a fusion, BBQ, and sushi
- > establishment within walking distance of my home is especially
- > gratifying to me since my family is
- > comprised of equal parts vegetarian and enthusiastic carnivore. I
- > hope to be a frequent customer of Mike Anderson's new establishment.
- > As a professional chef I am intimately aware of the challenges of
- > opening a restaurant and making it profitable.
- >
- > More importantly, I am a mother, who, through the zoning process, has
- > become educated in the health risks posed by placing wood fire
- > smokers in close proximity to my residence and the children of my
- > neighborhood. I am one of six such mothers who have banded together
- > because of the health risks associated with operating a wood fire
- > restaurant detailed in SUP 2010-0011.
- >
- > You and many of your staff are aware of our collective concerns and
- > complaints. I am now presenting for review a summary of my personal
- > concerns.
- >
- > 1. Administrative Procedure.
- >
- > The SUP application requires that owners with a 10% interest in a
- > property be identified. We have been unable to identify all owners as
- > they are not listed. It is important to me that this is clarified. Is
- > Mike Anderson the property owner or simply leasing the property? He
- > has claimed either or both at various
- > points of discussion. But even if he with his business partner is a
- > 55% property owner we are at a loss as to who is responsible for the
- > remaining ownership. Eric Dorn is an owner but to what percent and we
- > are confused if he is a sole owner or if he is investing as part of
- > the Burke and Herbert Trust.
- > The focus has been on Mike Anderson. Full disclosure of ownership is
- > important to me because of the responsibilities ownership entails,
- > especially when facing nuisance and interference ordinances. I am
- > officially asking for clarification. I have not received it to date.
- >
- >
- > 2. Request for the Office of Environmental Quality to produce an
- > Environmental Impact Study
- >
- > I have personally requested an environmental impact study that would
- > study the impact of wood smoke operations on our neighborhood's air
- > quality (this also would include odors). I was alarmed by Barbara
- > Ross' personal assertion to me that the proximity of the restaurant
- > to the Mt. Vernon
- > Elementary School is a non-issue since the distance between the
- > proposed restaurant and the wood smoking system is adequate.
- >
- > In response to Ms. Ross' statements to me, I requested the following
- > be examined by Erica Bannerman, Alexandria's Senior Air Pollution
- > Control Specialist and commented on in the environmental impact study :
- >
- > A study on proposed ventilation systems. Ventilation systems to

- > insure neighborhood air quality have been proposed by both the Oxford
- > residents who live the closest to proposed restaurant and Mike
- > Anderson who will operate the restaurant itself. There is a
- > significant cost difference and each deals with smoke air particles
- > in a different manner. This is a polarizing topic and we as a
- > neighborhood need the expert opinion of the office of environmental
- > quality.
- >
- > I believe wood smoke to be a health issue and needs to be addressed
- > as such. To this end, I requested that the health department (who is
- > charged with diligently endeavoring to prevent disease, prolong life
- > and promote public health through organized programs, including
- > prevention and control of
- > environmental health hazards and control of health problems of
- > particularly (to vulnerable population groups) study the wood smoke
- > ventilation issues and aid Environmental Quality in producing final
- > recommendations to the planing commission.
- >
- > I have asked and request that zoning SUP personal and environmental
- > quality personal read and commented upon the following when producing
- > the staff report to planning: Benzene EPA web (note EPA classifies
- > Benzene as a group A human carcinogen)--wood smoke is addresses on
- > this website.
- > as well as <http://www.atsdr.cdc.gov/toxprofiles> ; I will let the
- > text from these websites speak for me here: " Benzene (EPA) is
- > present in wood smoke. In so much as we can not ignore its
- > significant health effect upon humans to any degree .....in short
- > benzene causes cancer."
- >
- > I requested comment on the National Interagency Fire Center (NIFC)
- > and the power point presentation (available download) titled the
- > Public Health Effects of Wood Smoke.
- >
- > I requested for a air particulate counter measurement study for each
- > citizen and restaurant owner proposed ventilation system.
- >
- > I requested the following to be considered: The Surgeon General of
- > the United States has determined there is no risk free level of
- > ambient smoke. Taking into account the previous statement and
- > consideration of numerous studies which measure air particulate of
- > wood smoke and determine it can be smelled one half mile from the
- > source. And if it can be smelled, there are chemicals present.
- > Because of the potential risk involved I request the following be
- > reviewed: Cincinnati Children's Hospital Medical Center: Smoke and
- > Sleep Problems Exist in Children with Asthma and the Health Day
- > Reporter:
- > Wood Fire Can Harm Youngest Lungs.
- >
- >
- > I request that NSF International be contacted, specifically their
- > Environmental division to weigh in on the proposed ventilation
- > systems.
- >
- >

- > I request that successful and environmentally responsible Alexandria
- > restaurant owners of wood burning establishments such as Rockland's
- > and Overwood be contacted for advice on wood burning ventilation .
- >
- >
- > And most importantly I have repeatedly requested that Environmental
- > Policy Commission study this issue and be included in the planning
- > process. This has not happened to date.
- >
- >
- >
- > 3. Hours of Operation.
- >
- > I would like the hours of the establishment to be the same as other
- > restaurants in the surrounding area. If hours are to be later, I
- > would hope the kitchen to remain open (full menu or majority menu and
- > not a bar menu) thereby insuring that the restaurant does not turn
- > into a drinking hole. To allow this is to demonstrate a disregard for
- > the Mt. Vernon Ave Plan.
- >
- >
- > Thank you for you consideration in reviewing the above.
- >
- > Annie Meighan Kendrick
- >

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The New Busy is not the too busy. Combine all your e-mail accounts with Hotmail. Get busy.

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The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail . Get busy.

PC Docket Item #9  
SUP 2010-0011



To:  
Cc:  
Bcc:  
Subject: Fw: Questions and concerns re; SUP Request 2010-0011/ Hog Thaid

— Forwarded by Barbara Ross/Alex on 05/04/2010 09:48 AM —

From: Lisa Donofrio <lisadonofrio@hotmail.com>  
To: Barabara Ross <barbara.ross@alexandriava.gov>  
Date: 04/26/2010 11:05 PM  
Subject: RE: Questions and concerns re; SUP Request 2010-0011/ Hog Thaid

Thank you. I will look this over. It has come to my attention that someone has been spending much time at City Hall requesting certain information. I would like you to know, that while I know her and we have some goals in common regarding this matter, she does not represent me or my neighbors. I recently met her and am glad she is advocating for her principles. While I have communicated with her, I cannot control what she does or says, nor would I expect to. I hope you know that I have tried to be measured and reasonable in this matter (though not brief enough.....) while also advocating for my point of view.

Thank you, Lisa

To: lisadonofrio@hotmail.com  
CC: amkdc05@yahoo.com; erica.bannerman@alexandriava.gov;  
nathan.randall@alexandriava.gov; piereck@gmail.com; william.skrabak@alexandriava.gov;  
donna.fossum@verizon.net; erwagner@comcast.net; hsdunn@ipbtax.com; jlr@cpma.com;  
john.komoroske@nasd.com; jssjennings@aol.com; komorosj@nasd.com  
Subject: Re: Questions and concerns re; SUP Request 2010-0011/ Hog Thaid  
From: Barbara.Ross@alexandriava.gov  
Date: Mon, 26 Apr 2010 18:47:06 -0400

Lisa, please see the responses in ALL CAPS below.  
Barbara Ross

From: Lisa Donofrio <lisadonofrio@hotmail.com>  
To: Nathan Randall <nathan.randall@alexandriava.gov>  
Cc: Barabara Ross <barbara.ross@alexandriava.gov>, <erica.bannerman@alexandriava.gov>,  
<william.skrabak@alexandriava.gov>, Ashley Klick <amkdc05@yahoo.com>, Bernardo Piereck <piereck@gmail.com>  
Date: 04/26/2010 11:46 AM  
Subject: Questions and concerns re; SUP Request 2010-0011/ Hog Thaid

Hello Nathan:

Thanks for all your hard work on this matter. This may very well be the longest Planning and Zoning Staff Report in history! But I have a few concerns. Please know that the questions I ask are not meant to be accusatory. Email has a way of making everything seem so. I assure you that i am so very grateful to read that you and other members of the city staff have taken our concerns very seriously. With that in mind, I ask the following:

1. I scanned in over twenty signatures to the petition and did not see my contribution in the final report. I have proof of the scan. Can I ask what the problem was? And can you include them along with proof they were scanned on Thursday before the deadline last week? THE ADDITIONAL SIGNATURES CAME TO US AFTER THE STAFF REPORT WAS IN PRODUCTION LAST WEEK, TOO LATE TO BE INCLUDED THERE, BUT THEY WERE SUPPOSED

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TO GO OUT TODAY, WITH OTHER INFORMATION FILED AFTER THE STAFF REPORT. IT IS NOT UNUSUAL TO RECEIVE MATERIAL AFTER THE STAFF REPORT GOES OUT AND TO SEND IT ON TO THE COMMISSION SEPARATELY.

2. I see that Jill Erber submitted a compilation of emails sent (i) to our local listserve and (ii) directly to her. Yet she deleted the names of many. Are there any rules regarding this? Myself and my neighbors have put alot on the line in the community regarding this matter. We have been ridiculed and insulted all for merely stating our concerns and requesting that our rights in this commercial low zone be protected. To see that a not insignificant number of people whose opinions about us and about this matter are ill informed, and to see their prominent place in this report is quite distressing. Are there any rules for anonymous contributions? I was informed that our petitions had to have email addresses, physical addresses, and signatures in order to be considered. Had these anonymous opinions been in the form of a signed petition, would they have been included in the record if they did not provide certain information? A number of people have called our efforts "eleventh hour," and stated that we were irresponsibly voicing objections at the last minute when the Applicant had already spent time and effort to move his venture forward. I am sure you know that our efforts (particularly Ms. Klick's) to address this have been over a year in the offing. We were told often that we had to wait until an SUP request was proffered in order to comment. Yet the impression that we are irresponsible is apparent if you read these emails. I find their inclusion disappointing in a process that demands transparency from all others concerned. IT IS TRUE THAT THE GROUP OF EMAILS SUBMITTED BY THE BUSINESS ASSOCIATION HAD THE NAMES OF INDIVIDUAL WRITERS DELETED. THERE IS NO RULE AGAINST INCLUDED MATERIAL LIKE THAT, ALTHOUGH I WOULD THINK THE LACK OF ATTRIBUTION MAY GO TO THE WEIGHT TO BE APPLIED. I AM NOT SURE WHO HAS BEEN GIVING YOU MISTAKEN INFORMATION, BUT THERE IS NO PARTICULAR TIME FOR ACCEPTING INFORMATION OR COMMENTS.

3. There is a number of emails that were not included in the record. They are, off the top of my head, one from William Gillespie to me that I believe was forwarded to you. In it, he stated that dilution was not the best method of emissions or odor control. There is also an email from me to Barbara Ross, mainly about hours, that did not make it into the record. Also, there is correspondence between me and Erica Bannerman and between Ms. Bannerman and Mike Anderson that did not make it in. Were these just overlooked? Can you remedy that? WE ARE DOUBLE CHECKING TO MAKE SURE THAT WE INCLUDED EVERYTHING. IF WE OMITTED ANYTHING IT WAS INADVERTENT AND WE WILL CORRECT THE SITUATION BY FORWARDING THE MATERIAL NOW.

4. Regarding the dilution fan: We are certainly glad that Mr. Anderson has been considering certain measures to mitigate problems. Given Mr. Gillespie's comments, and the fact that most bbq restaurants we have researched that are located in residential areas use better control technology, we would certainly desire more. While I have many as yet unanswered questions about its efficacy, I have a question about its placement in the conditions. There is a condition # 23 states there should be a rooftop screening of the dilution fan, but I do not see any conditions with language directing the Applicant "shall" install the dilution fan. I do believe that is necessary. Am I wrong? In watching the Vocelli SUP hearing (SUP 2008-0048), I see Del Papper had concerns that exhaust fan agreed upon by the Applicant to control odors would not be placed internally unless "shall" was made part of the permit. YOU ARE CORRECT THAT STAFF DID NOT INCLUDE A REQUIREMENT FOR ANY SPECIFIC EQUIPMENT; IT RECOMMENDS USING ITS STANDARD PERFORMANCE BASED CONDITION ONLY.

5. Regarding the dilution fan: On page 35 of the report, Bill Blackburn wrote back to you that he needed to get more information from Eric Dorn regarding the roof and placement of

the dilution fan. He also stated that he was waiting for a call back from the vent contractor on the idea of combining two hoods to the dilution fan. I see no follow-up correspondence about that in the record. Was it ever provided? Why is it not in the record? In addition, has anyone from code enforcement yet looked at the feasibility of a dilution fan from certain standpoints such as noise, height, efficacy and placement among all other required equipment? What happens if the dilution fan will not work up there for any reason? I am sure the requested information was asked with an eye toward such concerns. Have they been addressed? If the dilution fan is not possible, will the P & Z staff recommend that Mr. Anderson be allowed to vent straight exhaust so near our homes and businesses such as "The Dairy Godmother?" As you know, K-Vent, the company contracted to design the machinery, called it "dirty air." Where can I view the rest of the correspondence and Code Enforcement's analysis? THE APPLICANT AT A MEETING RESPONDING TO SEVERAL QUESTIONS STAFF HAD. IT ADVISED STAFF THAT IT CAN CONNECT THE TWO HOODS TO THE DILUTION FAN. IT ALSO TOLD US THAT IT HAS DISCUSSED THE NEIGHBORING BUSINESS OWNER'S (DAIRY GODMOTHER) CONCERNS WITH HER DIRECTLY AND AGREED TO SOLVE ANY PROBLEM THAT ARISES. AT OUR REQUEST IT IDENTIFIED THE LOCATION ON THE ROOF FOR THE PLACEMENT OF ITS EQUIPMENT AND SHOWED US HOW THE SCREENING WOULD BE LOCATED. AS TO BUILDING CODE ISSUES, STAFF HAD A SPECIAL MEETING WITH STAFF IN CODE ADMINISTRATION TO DETERMINE THAT THERE WERE NO SPECIAL OR UNUSUAL ISSUES WITH THE PROPOSED DILUTION FAN AS ADDITIONAL EQUIPMENT AT THE BUILDING.

6. On page 44 and 45, there was discussion between Barbara Ross and Mr. Anderson regarding where the wood for the smoker will be stored. I had not even thought of it. Has there been a definitive determination about that matter? YES. THE APPLICANT HAS AGREED TO STORE WOOD IN THE REAR, SCREENED DUMPSTER AREA. IF IT DOES NOT FIT IN THAT LOCATION SUFFICIENT FOR GOOD OPERATION OF THE TRASH DUMPSTERS, ETC, THEN IT WILL BE STORED IN THE BASEMENT OF THE BUILDING.

7. I noticed the hours recommended by staff and am grateful our concerns, particularly with outdoor dining and Sunday to Thursday, were taken into account. But some have brought my attention to a Small Business Amendment or a "two hour rule" that would allow the Applicant to come back after a period of time to request Administratively, without any hearings, for an extension of hours. Is that true? How much time would have to elapse? Who would make the decision to allow that? What is the procedure and opportunity for hearings in that regard? THE RULE YOU REFER TO IS FOUND IN THE ZONING ORDINANCE AT SECTION 11-511(A)(2)(b)(1) AND REFERS TO ONE OF THE POTENTIAL WAYS AN APPROVED SUP CAN EXPAND ITS OPERATION BY MINOR AMENDMENT. THE ACTUAL LANGUAGE IS "TWO ADDITIONAL HOURS OF OPERATION, BUT NOT TO EXCEED HOURS CONSISTENT WITH AN ESTABLISHED NEIGHBORHOOD STANDARD." THE ADMINISTRATIVE REGULATIONS FOR ADMIN SUP RESTAURANTS SPECIFY THAT ON MOUNT VERNON AVENUE RESTAURANTS ARE RESTRICTED TO THE FOLLOWING HOURS: 6AM-11PM, SUNDAY THROUGH THURSDAY, AND FROM 6AM TO MIDNIGHT, SATURDAY AND SUNDAY, ALTHOUGH THE CLOSING HOUR FOR INDOOR SEATING MAY BE EXTENDED UNTIL MIDNIGHT FOUR TIMES A YEAR FOR SPECIAL EVENTS. FOR A MINOR AMENDMENT FOR A RESTAURANT ON MOUNT VERNON AVENUE, WE TAKE THE ABOVE HOURS TO BE THE NEIGHBORHOOD STANDARD.

8. I noticed there is only a one year period of review in the conditions. But I see from precedent, particularly from the Vocelli Pizza SUP (#2008-0048) that certain things were included, particularly that a 90 day review period was included to assess impact on neighbors from noise, odors and hours. We have requested that as well and I am wondering why that was not recommended considering Hog Thaid will be a much larger venture with more pungent cooking odors, more smoke, more noise, more trash pick-up and more

(2)

deliveries. A ONE YEAR REVIEW PERIOD IS THE NORM FOR SUPS. THERE ARE OCCASIONAL EXCEPTIONS, BUT WE DID NOT SEE THE NEED TO MAKE ONE IN THIS CASE.

9. I am trying to access the staff report to Planning and Zoning regarding the SUP for Vocelli (#2008-0048) similar to the one I am referencing in the current case. I only see a report without any public comment. On the SUP Finder, I can pull up 5 reports, but #1 seems to be missing. Can you tell me how to access that? I would like to read the letters from the public, emails and such and see any internal staff documents also included. I ASKED NATHAN RANDALL TO PULL TOGETHER THIS INFORMATION FOR YOU AND WILL SEND IT SEPARATELY.

10. On page 10 or 11 of the Hog Thaid report is the following: "barring cost constraints, the OEQ wil always prefer installation of the most advanced air pollution control technology such as carbon filtration or an electrostatic precipitator coupled with carbon filtration ." I am glad to see this in the report. Is there any internal documentation from OEQ that we can see regarding this matter? WE WILL LOOK INTO THIS.

thanks for your hard work in this regard.

Lisa McNichols

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DC Docket Item #9  
Sup 2010-2011



**Fw: Updated list of supporting emails**  
Barbara Ross to: Kendra Jacobs

05/04/2010 09:47 AM

Jill Erber, updated collection of emails with names included  
— Forwarded by Barbara Ross/Alex on 05/04/2010 09:52 AM —

From: "Jill Erber - Cheesetique" <jill@cheesetique.com>  
To: <Barbara.Ross@alexandriava.gov>  
Date: 04/26/2010 04:08 PM  
Subject: Updated list of supporting emails

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Hi, Barbara.

Attached is list of the supporting emails I received, including names (and addresses, in some cases). I hope this helps in some way.

Thank you, as always, for your time. Please let me know what else we can do.

Best,  
Jill

**Jill Erber, Proprietor/Cheese Lady**  
**Cheesetique Specialty Cheese Shop / Cheese & Wine Bar**  
**Celebrating our 5-Year Anniversary!**

2411 Mt. Vernon Avenue  
Alexandria, VA 22301  
[jill@cheesetique.com](mailto:jill@cheesetique.com)  
[www.cheesetique.com](http://www.cheesetique.com) - sign up for our newsletter!



Pork Barrel Letters of Support.doc

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The following 41 emails were sent directly to me at [jill@cheesetique.com](mailto:jill@cheesetique.com)

1) Jill--Please add my comments to those you are collecting. I live on Bellefonte and love Del Ray. I enjoy being able to walk to wonderful restaurants, including yours. I have been reading the discussion on our listserv the last week or two and find many of the comments amusing. It is my experience that you can often smell good restaurants from outside. No one seems to be concerned about the smell of Mexican or Thai, or any of the other restaurants in our neighborhood. To have three new, vibrant destinations is good for all of us and I hope that their application is approved. --Kathy Bailey

--

Kathy Bailey  
Principal

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2) Jill - I am unable to make tomorrow's open house (and possibly next week's meeting), but please feel free to share my comments with the owners of Pork Barrel BBQ and the committee.

I am so, so excited at the prospect of a good barbecue restaurant in this neighborhood. I grew up in the midwest, and good barbecue around here is hard to come by. When I first saw the Pork Barrel folks on the show "Shark Tank" last year, I was ecstatic that there would be a new restaurant in the area -- and then I realized it would be in my neighborhood! Thrilling. I sampled the food at the Arts on the Avenue festival, and I've been eagerly monitoring the progress of the development. (I'm also excited about the sushi, but that seems to have garnered less opposition.)

I understand that some residents are concerned about the impact to life on The Avenue that we all love. But I think that these concerns are being overblown, and are far outweighed by the benefit of another restaurant in the 'hood. I urge those residents to visit the Rocklands on Wisconsin Avenue in Glover Park, DC. That restaurant is on a strip similar (though slightly more dense) than Del Ray's main street. It's a small restaurant that you can smell from a block away -- in a good way. Yes, if you eat inside, you may smell like barbecue when you leave. You won't smell like barbecue if you just walk by. It's an addition to the sensory map of the neighborhood, much like the aromas from Gold Crust Bakery let you know when you're nearby.

Launching a new restaurant is difficult. Launching one in this economy is practically unheard of. How many other new businesses are opening nearby? And yet, if you pay attention in Del Ray, you'll see that there is demand for restaurants in this neighborhood. The area has a reputation for supporting interesting, independent restauranteurs. Many of the restaurants are reliably full -- with people from the neighborhood as well as people seeking a good dining experience who are willing to explore a bit of our area to find it.

I'm eager to patronize Pork Barrel BBQ. It will be a good addition to the neighborhood -- culinarily and economically.

Ann Thompson  
East Maple Street (Rosemont)

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3) OK - fair enough! I for one am super pumped about all three restaurants. I was just wishing the other day that Del Ray had it's own BBQ and sushi joints as I would MUCH rather patronize the businesses in this area and not go elsewhere.

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I am happy to hear about the responsiveness of the new owner and he/they sound like a fabulous addition to our community. I'll be at the question and answer session as I would like to know if they are considering delivery.

I am also waiting with baited breath to try the food and will be second in line behind the other guy.

Rebekah

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4) Count me as a supporter as well. I love being able to walk to dinner in Del Ray with my family and it would be great to have a few more options available. I am also encouraged by what others have said regarding Mr. Anderson's commitment to our community and am impressed by the fact that he is taking the time to reach out to us via the planned listening session tomorrow night.

Jill-I also want to compliment you on your articulate advocacy on behalf of Del Ray businesses. The DRBA is lucky to have you. Every time I read one of your posts, I feel like I need to buy more cheese ; )

Linda Kelly

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5) Jill,  
Please count me among those who whole heartedly support the new BBQ restaurant--without reservations (no pun intended!!)

Julie Gentry  
225 E. Mason Ave

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6) Jill:

I am an 8-year Del Ray resident (well, a couple of those years were technically in Rosemont, but since everyone expands the definition of Del Ray, I will too!) I have only recently started following the Del Ray listserv, and haven't chimed in on anything, and generally don't plan to as it's a raucous vocal few who, while making the neighborhood quirky and cool, also make it unwelcoming with their narrow perspectives online.

I appreciate you giving us this chance to forward you e-mails which are slightly less wild-wild-west than the listserv.

**I am wholeheartedly and enthusiastically supportive of a barbecue joint on the avenue!**

I am flabbergasted that anyone can find any reason to not want a BBQ place nearby. I am even more confused that anyone would complain about the potential smell. Uh, that stuff smells like heaven on earth!

And to consider wood burning to be a major pollutant is a step too far onto the crazy truck as burning wood is significantly more natural than burning gas. I wonder if the folks who hung their hats on this

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argument have fireplaces. And I am no scientist, but I have a really good feeling that humanity was cooking meat over fire well before they figured out Wisconsin custard or doggie treats.

My only trepidation is that this will be some evil type of BBQ, like mustardy South Carolina style BBQ, or only pork BBQ will be served, as opposed to the God-blessed Texas style beef brisket that is the best style in the universe and sanctioned by the Pope himself. If those gents put any mustard on that BBQ, I suspect there will be riots in the street, and cats and dogs living together. And if they serves chili, and if they puts beans in it, we may have some real problems there too. THESE are the serious points of contention! These are the things worth debating.

And I am a little concerned that some of that damn sushi might get too close to the beef and pig!

And besides, we all know cheese is much stinkier than BBQ! (-;

OK, I better be clear in case some folks that read this don't have much of a sarcasm detector, the preceding three paragraphs were in good fun...well, except the part about mustard.

Please pass my e-mail and my e-mail address on to Mike. As you rightly noted, a listserv and a very generous community informational meeting are not even close to representative of the whole community. **Please assure Mike that I have not met a single neighbor on my street or on the avenue who was voiced anything except enthusiasm for the upcoming BBQ place.**

This will literally become my go to place for take-out for the rest of my Del Ray days...as long as there is no mustard and as long as none of my family in Texas ever finds out I ate chili that might have beans.

Sincerely,

Brian Hart

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7) Jill -- thanks so much for passing these messages on....

I am also writing in support of the three restuarants coming to DelRay. As an almost 7 year resident, I have watched (and eaten) with delight as Mt. Vernon Avenue has become a great destination for shopping, dining and meeting friends. From what I am seeing from Mike Anderson, Pork Barrel BBQ and his two other venues are going to add to the great atmosphere we love here. I would be dissappointed if this SUP is denied.

Thanks again for passing this along.

David Douglass  
W. Monroe Avenue

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8) Myself, my family and my neighbors that I have spoken to are all STRONGLY in support of Mike and the new restaurants. The complex is a welcome addition to Del Ray, and we are excited to see it open. Our taste buds are watering...we love the fact that Mike is a resident, and we will be there on opening night, and for many lunches and dinners thereon.

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Unfortunately we cannot make the question and answer session, but wish you the best of luck, and please know that you have a lot of people backing you. But please add my name to the list of supporters, and may the spirit of Del Ray prevail, in all its glory, to allow this business to go forward.

Sincerely,  
Tammy Loverdos

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9) Jill, first let me tell you how much I love Cheesetique. You run a lovely shop and the wine bar is on par with some of the best I have visited anywhere in the country. Second, let me get to the reason for my email: to support a new business in Del Ray.

My name is Alyson Austin and I have lived in Alexandria off-and-on for the last 15 years. I worked in D.C. for many years then seized an opportunity to move west and start my own business. I only took this particular opportunity because it allowed me to split my time between Orange County, California, and Alexandria, Virginia.

When in Virginia I live in Del Ray, I'd rather not go anywhere else. I stay in Del Ray because of everything that Del Ray has to offer... food, shopping, quiet streets, accessible transportation (bus and metro-line), fun people and above all a safe neighborhood. I never rent a car when I visit, because I can walk everywhere I need to go or catch the bus/metro. It is an ideal location for me and all of the time that I spend in the D.C. area.

When I heard that a BBQ restaurant was being considered as an addition to the Del Ray community, I was thrilled! Another option (different from anything else I've seen) and it means more commerce coming into Del Ray when other cities and towns are losing businesses at an alarming rate in this economy.

Let me explain that when I am in California, I live in a 15-story "high-rise" building. We have two restaurants and a few shops that occupy the ground floor of our building and nearby buildings. One is a Vietnamese restaurant and it is a delight to have in our community. It offers good food, great traffic and a perfect gathering place for me and my friends. I have never been offended by the food or smells coming from that location. They serve hearty dishes that do not offend the senses. I feel the same can be said for food from a BBQ restaurant. The necessary kitchen ventilation will be dictated by city/state code and none of the neighbors will feel the impact of a restaurant like that coming to Mt. Vernon Avenue.

I want good things for Del Ray and I feel this particular restaurant (with the luxury of an experienced restaurateur at its helm) will be a welcome addition to the neighborhood.

Thanks for allowing me to share. I hope cooler heads on the DRCA Land Use Committee will prevail and this business will be permitted to thrive in Del Ray!

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Take care, Jill, and I'll be sure to introduce myself next time I am in Cheesetique for a flight of white!

Alyson Austin

Personal cell: 909-224-1869

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10) Unfortunately, I won't be able to make the meeting. I would very much like for my sentiments to be expressed though.

As a business owner and long-time resident, I understand the delicate balance that must be negotiated in order to maintain the unique, strong community we enjoy in Del Ray. While I understand the concerns raised by some of the residents, I am hopeful that a mutually agreeable balance can be struck. It would be a terrible shame to lose what seems to me to be a strong, committed business owner before he is able to open his doors on Mt Vernon Avenue.

I would like to relate a story about a very positive experience I had in the past couple of weeks with Mike Anderson, the owner of the BBQ restaurant. It was a lovely, warm afternoon and the my two kids and I were enjoying the afternoon with a walk along Mt Vernon Avenue. As we walked by the construction site I noticed a large hole that had spread outside of the construction fence. It was a deep, water-filled hole and it clearly represented a safety concern. As the construction work had finished for the day, there was no one there to address my concern. I wasn't sure how to fix the problem, so I contacted the engineering supervisor for the site. While he wasn't able to fix the problem either, he did promise that he'd get in touch with the construction manager.

About an hour later, Mike Anderson contacted me. Because he was unable to reach the construction manager he came to the site to look into the problem. I was encouraged by the level of concern that he demonstrated. He promised that he would temporarily secure and cover the hole for the evening and would have it permanently fixed in the morning. Just as promised, two construction personnel worked for much of the day creating a more secure wall inside the fence and they filled the hole outside of the fence with concrete. Crisis averted. It is exactly this kind of personally committed, responsive business owner that we need on the Avenue. Based on this experience, I feel very confident the Mike will work with the residents to be an involved, responsible and agreeable member of our community. How fortunate we are to have small business owners who want to be a part of the magic formula that makes Del Ray the place to live and work.

Regards,

Suzanne Caldwell

Resident on Commonwealth Avenue, Small business Owner and Member of the Board for the Del Ray Business Association

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11) I want to add my support of this new venture - they will be a welcome addition to Delray. I frequently bring friends from across the DC area to enjoy my favorite places here and would gladly have a few new places to enjoy.



I will add that I work in an office building with a BBQ restaurant in the main floor. We struggled with odor issues when they first moved in but once they took the necessary steps to control the issue that have been discussed on this listserve, we have had no problems.

Betty Whitaker  
7-year Delray resident

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12) Thanks for your offer to compile responses. Please pass along our enthusiastic support to Mr. Anderson and the appropriate city authorities. My wife and I have never been active in local politics, but we are figuring this might finally be the time. Please let us know what we can do to help.

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13) Hi Jill -

I am writing this privately because there is way too much traffic on the list serve. Additionally, I have already weighed in a couple times on the list serve in response to the anti-barbeque coalition. My name is Karen Johnson. My husband Kirk Hansen and I live at 2600 DeWitt Avenue. I have lived there since 1992 - Kirk moved in last year :). We are also HUGE CHEESETIQUE fans -- thanks so much for being part of the Avenue! We LOVE it!

I have lived in Del Ray since 1987! My girlfriends and I lived together on East Nelson Avenue because it was CHEAP and close to a metro. Our rent then was \$625 per month!! But we never left our block -- other than to the metro. We would never dream of eating in Del Ray. It was filled with biker bars and bait shops.

But I loved the charm of the neighborhood. So, along with Pat Miller, Dennis Reeder and Charles Buki, I helped found the Del Ray Farmer's Market.

Charles and I recruited the vendors, applied for the SUP, appeared before the planning committee and heard from LOTS of neighbors. Believe it or not there was plenty of opposition to the market. Noise, Smells (garbage), Traffic and Parking were among the many complaints (sound familiar?). Looking back, I find it hard to believe that we were actually successful -- but the market did exactly what Charles said it would -- bring business and people to the Avenue. It was a couple years after the market opened that St. Elmo's opened its doors. Prior to that we had a coffee cart in the market with a line around the block!

Both Kirk and I are full and enthusiastic supporters of the barbeque restaurant. We think it's a great idea and are so excited to have them join the Avenue.

Ours is a special neighborhood. When Kirk and I got married we almost moved to DC, but realized that Del Ray has every convenience that DC does, with out the parking issues :).

I do fear that a vocal minority will turn the clock back on our neighborhood. We are going to gain a reputation as anti- "good" business. I say "good" business because it seems that repo shops, tarot card readers, and fly by night "photo studios" have no problem moving on to the Avenue. I find it amazing that the owner of Pork Barrel is hosting a neighborhood Q&A -- good on him, but we should be welcoming him and asking him about his open date.

Thanks so much for gathering support for Barbeque on the Avenue. If Kirk and I need to do anything else, we are happy to do it!

All the best,  
Karen Johnson



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14) Hi Jill -

My husband & I - residents since 1998 - both whole-heartedly support this new business. He should not be obligated to purchase any equipment that is not already required by the city or the code.

Unfortunately - I'll be out of town on the 8th, and he will have to watch our kids - so neither of us can come to the meeting. Please let the powers-that-be know that these two residents & tax payers - are all for it.

Germaine & Greg Schaefer  
124 E. Randolph Avenue  
Alexandria, VA 22301

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15) Hi Jill,

Please add our family to list of supporters for the new restaurants. They fill a void in this in community and will be a welcome addition to the avenue.

Kasey White  
E Windsor

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16) I am in support of opening Pork Barrel BBQ on the Avenue.

Frances Higgins (12 Year Del Ray Resident)

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17) Jill,

Appreciate you compiling the proponent view. I wholeheartedly support the three restaurants going in at Mt Vernon and Oxford. The owner has been more than accommodating, and the community will greatly benefit from the SUP moving forward. While I appreciate the concerns that the immediate neighbors are raising, I dislike the 11th hour attempt to scuttle the effort when it has been known what the project is for over a year. The immediate neighbors bought homes in direct proximity to a commercial area; their ongoing efforts to prevent legitimate commercial activities from happening is detrimental to the ongoing development and vitality of the neighborhood. This project is a vast improvement over what was there previously and to the big pit that was there before construction began.

I for one look forward to the development and to the introduction of a long-standing Alexandria restaurateur to Del Ray.

Larry Altenburg

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18) Jill:

Please let the appropriate people know that my family is very supportive of Mr. Anderson's application for a new restaurant in Alexandria. We moved to Del Ray for this type of experience and believe Pork Barrel will greatly add to the atmosphere of our little neighborhood. We always patronize the shops and restaurants in Del Ray and we hope that the folks in charge will do the right thing and allow Mr. Anderson to open up shop. I

can assure you that everyone I have spoken with (many, many people) are elated at the prospects of a good BBQ restaurant in town.

Best regards,

Michael Semko

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19) I have been observing the discussion that has been swirling around the new BBQ operations coming to the Avenue. As a resident of Del Ray for over 22 years, I truly have seen the transformation of the Avenue from the days when the ONLY options for dining were Los Amigos and the Snuggery! My husband and I chose to start our family in Del Ray and as the neighborhood evolved around us, made the commitment to renovate our home and raise our children (now ages 17 and 13) in a neighborhood that is more like an extended family. Having said this, we are FIRM supporters of the proposed BBQ restaurant. We feel this would be a welcome addition to the Avenue, help create a few local jobs and support a local business owner, all at the same time. I am sure that the business owners are sensitive to environmental concerns and will abide by whatever reasonable, mandated controls are needed, but feel confident that there are not onerous provisions that would make it cost prohibitive for a local business owner to comply.

I also feel that the vocal opposition is truly a minority and the majority of residents truly support this positive addition to the Avenue. I applaud you for encouraging us to be sure a balanced point of view is communicated to both Mr. Anderson as well as city officials. Thank you for your leadership in helping the Avenue achieve its potential.

Regards,

Tim and Marie Taylor  
24 E. Bellefonte Avenue  
Alexandria, VA 22301

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20) Jill:

Thank you for offering to accept comments about the proposed new restaurants on the Avenue. My husband I are very excited about the prospect of a new set of restaurants. We wholeheartedly support their addition to our neighborhood. Personally, I am especially excited about a sushi place, as I haven't found a place that I love in Alexandria yet, even after several years of trying. I have high hopes pinned on this new restaurant. We are also thrilled about having a local BBQ restaurant and can't wait to line up to try it. Please count us in the 'support' column.

Thanks,  
Jennifer Van Meter  
Manning St.

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21) Jill,

I have been following the listserv discussion about the Pork Barrel BBQ and have not been interested in getting involved in that discussion for a number of reasons. I do support the business becoming a part of our neighborhood. I bought in Del Ray in 1985 when it was not the trendy place to be but rather a diverse neighborhood with great houses. The changes that have come about are wonderful and I think that this new business is being done in a very considerate, thoughtful way.

Please add my voice of support as well as my partner's, Patti Lieblich, when you compile your list.

Thank you.

Marsha Way  
205 E. Raymond Ave.  
Alexandria, VA 22301

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22) Hello All!

Here is the note that is going around about the new Bar B Que Restaurant being built on Mt. Vernon & Oxford. I am going to send a note to the parties at the city and throw my full support toward the new business, as it stands. Del Ray is rapidly gaining a reputation as "anti-business" and difficult to work with. It seems to me that if some folks had these misgivings then why didn't they just say so before this new business went to all of the time to do the research, develop a business plan, go through the arduous permit process that the city requires, etc. Throwing up road blocks at this late date will only delay, deter, and perhaps cause this new venture to locate elsewhere.

Del Ray is a vital and eclectic part of Alexandria and we should continue with diversity throughout the community, including the business community. Certainly this business has met and is meeting all necessary codes that are in place. I am certain the city is and was mindful of the requirements of this particular restaurant, before they granted the permits to move forward.

We don't need another Tarot card reader, massage or yoga institution in Del Ray. Please send this note to anyone you think that can support the new business as it is. Note the hearing and meeting date for the land use committee.

Cindy Clemmer  
2303 Commonwealth Avenue  
Alexandria, VA 22301

\* NOTE – THIS RESIDENT ATTACHED TO HER MESSAGE A COPY OF A LETTER THAT WAS PUT IN HER MAILBOX BY A GROUP OF CONCERNED CITIZENS.

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23) Jill -

Thank you for your always well-written contributions to the community discussion on the list serve. Given constraints of family life we likely will not be able to make it to the session tonight. Please pass on to Mike our sincere support for his project. We look forward to partaking of all of the options, but particularly to the barbeque.

We've reviewed the SUP (although have not looked at the actual plans, just the text of the request) and do not have a problem with any of the various requests that seem to have been met with dismay from the immediate neighbors. The delivery schedule seems reasonable and the early hours/Mt Vernon Ave drop off seems to be specifically designed to not bother the residential neighbors. And we think the walk up carryout window is an excellent idea: no more having to get kids out of strollers to go inside and pick up food! The only thing that struck me as disappointing was the fact that he apparently will have "lots of big TVs" inside. We don't like to be forced to watch TV while we eat -- but that is a personal preference of ours that is easily solved by simply doing carry out rather than eating in, and is not something that need be addressed in the SUP process. As for the smoke/exhaust issue, we think there are probably some legitimate concerns there, but we trust that will be worked out between Mike,

32

the city, and the immediate neighbors. Seems to us that asking for some special equipment similar to what other BBQ places use is not completely out of bounds and hope there is a compromise to be reached on that point.

We take great pride in the fact that we do as much of our shopping and dining in Del Ray as we can in order to support our wonderful businesses. We know that the process of bringing an new business to the Avenue is not an easy one, and we thank Mike and his partners for working so hard to be a part of our community. We can't wait for the grand opening.

Jen and Art Atkins  
2503 Dewitt

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24) To Whom It May Concern:

Both my husband and i strongly support the idea of the SUP application for Pork Barrel BBQ. We had met both Mike and Brett Thompson at a December DelRay sidewalk event, and were so impressed by their plans for the neighborhood, their enthusiasm for its location in DelRay and of course, their products. ANY addition to a new institution in DelRay, particularly run by someone so knowledgeable in restaurant/customer relations, prdie of place and overall "good person-ness" should be welcomed with open arms.

Karen & Paul Harris  
3 West Oak Street  
Alexandria 22301

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25) I wholly support Pork Barrel BBQ and the two other restaurants coming to Del Ray. They will be wonderful additions to our community that will provide even more locations for us to meet up with our neighbors and draw business into Alexandria. I'm so excited for these new establishments!

Carrie Heath  
526 E Nelson Avenue

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26) Jill:

I don't think we have met, but my american express and your fabulous store are the best of friends. I am days away from having baby #2 and I am counting down until I can enjoy one of your fabulous varieties of blue cheese and a glass of wine!

Thank you also for your email below that was forwarded to me. My husband Chris is at the meeting right now and I wanted to make sure and email you our comments.

I hate to say I have been waiting for the immediate neighbors of this project to try and stop it and I do congratulate them on their creativity of claiming that bbq causes more air pollution than a gas station with underground tanks that do not comply with today's standards. I am sure they are not complaining about what our own homeowner's insurance company, Travelers, says would be a deduction in insurance as a result of no longer living next door to a gas station.

We have been eagerly awaiting the ability to walk to two more restaurants rather than having to get in our car, albeit a hybrid, and drive to Arlington. Alexandria rolled out their BUY

ALEXANDRIA plan over a year ago, and we would like to do nothing else but buy in Alexandria, but businesses are not met with a welcome mat. I am concerned that if we continue to run businesses out, then our taxes will continue to increase and business owners like yourself will have the American dream taken away by the loud voices of a few.

I am a native Texan and grew up in Dallas. On one side of Highland Park was Dallas Love Field Airport, home to Southwest Airlines and most private aviation in Dallas and on the other to world famous Dickey's BBQ. My parents purchased a home in that neighborhood because they could teach us to support our local businesses, to have a short commute to work and to not spend their lives in a car. I spent the first 18 years of my life in that house, watched my father run marathons and neither my brothers or myself suffer from any breathing problems. My parents didn't purchase a home only to claim the airport needed to be shut down. Fast forward more years than I would like to count and my husband and soon to be 2 children have lived in Del Ray for almost 9 years. I am an active volunteer with the Campagna Center and chose Del Ray over the Spring Valley neighborhood in D.C. and Arlington so we could leave our hybrid in the driveway on the weekend and walk to stores, restaurants and pretty much anything else we need. Do I wish we had a little more room in our house? Yes. Would I trade the ability to walk to great businesses like yours and Kiskadee whenever I want? Not a chance.

I find it odd that the very same people who now claim the NY Times should be trusted on all things air pollution are the very same people who claimed the NY Times could not be trusted when it stated Alexandria schools were among the worst in the country.

As a taxpayer I hope the city truly thinks about the message it is sending to businesses choosing to relocate: if someone like Mike Anderson is told he is not welcomed in the neighborhood as a result of a few loud voices, will the city make those few people pay for the loss of revenue? One business, if successful will generate tens of thousands of dollars in tax revenue for the city. I hope these people who think they should determine what the rest of us want in a neighborhood are willing to pay the cost of lost revenue.

Mike Anderson is not just a business owner, but a great corporate citizen. There has NEVER been a time when I have asked him to support a Campagna Center event that he has not gone above and beyond the request and done more. His participation did not require a threat, a city code, but merely his desire to not only be a businessman, but a good neighbor. At a time when the city is more dependent than ever before on non-profits like the Campagna Center to provide services to our most disadvantaged citizens, do we really want to send the message that less is more? I urge the committees considering this request to drive down Oxford and take a look at what vehicles these "concerned environmentalist neighbors" drive: sports cars with terrible gas mileage, huge SUV's and minivans. I can tell you what you won't find: hybrids, water reclamation barrels, full recycling bins on pick up days and I know first hand from speaking to some of these people anything green that costs more because "it is not required by law." It is too bad they don't live by the same standards they expect businesses to meet.

As a taxpayer, I am anxious to see how the city handles Mr. Anderson's request. We cannot expect for a few businesses to pay for the services everyone wants from their local government. I would hope that the decision makers realize that while a small group may be shrill and loud, it does not make them correct. I will not be able to attend the meeting in April as I will be having another baby. I do not want my absence to be taken as agreement with the opponents of this project. I wholeheartedly support ANY BUSINESS, even the ones I don't agree with, who are willing to come to Alexandria, pay taxes and risk their financial future to build something we all can enjoy.

Please know that we support Mike Anderson's two new restaurants and cannot wait to spend our money there and help the Alexandria economy. If they aren't able to open we will have no choice but to continue to drive to Arlington and Shirlington for BBQ and Asian fusion.

I hope common sense wins out of over the Not In My Backyard Mentality.

Kristen & Chris Gullott

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27) Let them start the restaurant for pete's sake. We need entrepenures to start businesses here. Business brings jobs and lord knows we need more of those. The City of Alexandria isn't the most business friendly place on earth. I was a small business owner at one time and I seak from experience. I finally had enough and closed shop. Don't let this opportunity slip away. A BBQ Restaurant will bring more people into Del Ray and that is something we need. I whole heartedly support this endeavor.

Rudy

14A W. Del Ray Ave

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28) Jill,

Thank you for your efforts to provide a hospitable and vibrant atmosphere for local businesses. My family chose Delray as our home in great part due to the small businesses that line Mount Vernon Avenue and I am grateful for the opportunity to voice my wholehearted support for Mike Anderson and his restaurant.

Not only are we excited for the opening of another unique, independent business in Delray -- we can't wait to have great BBQ just a few blocks away! I am confident that, like our other entrepreneurs, Mr. Anderson will be an active participant in our neighborhood and will have the greatest respect for those who live in close proximity to his business.

As citizens of Delray, it is our responsibility to welcome those who want to make-up the backbone of our community. Things are already hard enough for small businesses in this country, we certainly should not be throwing up additional obstacles for those who are willing to take a risk and start something of their our own.

Please let Mr. Anderson know that as far as I am concerned he can't open fast enough and I look forward to being loyal and regular patron. And, thank you for Cheesetique -- it is truly perfect.

Sincerely,

Jennifer Millerwise Dyck  
113 Stewart Avenue  
Alexandria, VA 22301  
703-684-7308

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29) I would like to express my support for the Pork Barrel. The addition of a new cuisine to Delray is a benefit to Delray for a variety of reasons. Occupied storefronts make the Avenue more appealing and will draw additional customers for all of the business on the Avenue. In addition, a new cuisine also will draw new customers to the Avenue.

An increase in visitation increases the surviveability of all establishments on the Avenue. Far too many long-time retail stores have closed or relocated and far too many of the new shops shutter their doors for a lack of sales.

I urge the approval of the Pork Barrel's request.

Jeff Janoska  
229 East Mason Ave

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30) Thank you, Jill, for making me aware of this issue. I'm also a ten-year resident of the Del Ray community. One of the pleasures of life in this fantastic neighborhood is the walking-distance accessibility of so many wonderful businesses (with Cheesetique at the top of the list, thank you very much!).

I've been looking forward to the arrival of Pork Barrel in our neighborhood since I heard about it over a year ago. I have full confidence in Mike Anderson's commitment to operating a successful and responsible business that will be a boon to residents and shop owners alike. I support Mike's SUP application and hope that he'll be able to open his restaurant on-time.

Thank-you --

Roger Miller  
7 West Braddock Road

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31) I, for one, think BBQ is a much needed addition to the Del Ray business community. As an avid BBQ fan, I attended the preview of the food during Meat Week 2010 and his beef brisket is outstanding.

I know that NIMBY interests may ban together as they have across the country in opposition to BBQ restaurants. Even in the NY City, where there's well-funded community opposition to change, compromises have been struck and BBQ businesses were allowed to thrive. It would be a shame if Del Ray were to discourage the very diversity that has been part of making it an interesting place to be.

Eric Graves

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32) Mike,

Anything worth having is worth the fight to get it, right? I'm really looking forward to your new eateries opening up on Mt. Vernon Ave. I know many others in the neighborhood are as well. Unfortunately, the vocal few that can't wrap their head around things may squeak the loudest, Remember that there are many others that want you to succeed.

I'll certainly be visiting at least 1 of the new establishments in the first month you are open, and looking forward to all 3.

--Reba Winstead  
E. Mason Ave.

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33) Jill,

Thanks for posting on the Rosemont Listserv.

I'm writing to express my support for the SUP application for Pork Barrel BBQ on Mt. Vernon. I believe the neighborhood would benefit greatly from this business, and that any serious difficulties raised in its development can only hinder further development of Del Ray and Alexandria as a whole.

Please convey my sentiments to the Land Use Committee, the Planning Commission, and the City Council.

Sincerely,

Anthony Smith

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34) Hi Jill,

It has come to my attention that you are compiling letter of support for the opening of Pork Barrel BBQ on the Avenue to share with the Land Use Committee, the Planning Commission and the City Council.

As such, I would like to express my strong support for Pork Barrel BBQ on the Avenue. I have been living close to eight years in the Del Ray neighborhood and three years in the Avenue Flats on Mt. Vernon Avenue. It has been wonderful to seeing the Del Ray neighborhood grow during this time with the opening of more and more businesses - including Cheestique!

My wife and I cannot wait for the opening of Pork Barrel BBQ - even if it means that we will need to watch our waist lines. We are huge fans of the rub and feel confident that this new establishment will only add to the vivacity and charm of our neighborhood.

Please let me know if I can add or clarify to my statement of support.

Many thanks,  
Izzy and Josie Ortega

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35) Jill,

I would support approving the docket to allow Pork Barrel barbecue to begin operations. The one minor concern that I had (live entertainment) was addressed to my satisfaction in the text of the docket. Given these tough economic times, I think it is should be applauded when any new business venture decides to set up shop in our area. I understand the concerns of some of the other citizens, but believe the benefits outweigh the unsupported concerns raised. I just hope that the concerns raised by a vocal minority do not impede the project from moving forward.

Thanks,

31

Nick Wagner  
216 West Mount Ida Avenue  
Alexandria, Virginia

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36) Jill,

7 years ago when my husband and I moved back to the Washington, DC area from California, we very specifically focused our sites on the DelRay neighborhood. We love the "anywhere USA" feel of our little community and the local businesses that serve the area. We are now in our second house in the DelRay, don't plan on leaving anytime soon, and are actively trying to talk friends looking at new homes into moving nearby.

One of the main attributes that we point to in our DelRay "sales pitch" is that we do not have to get in our car on the weekends. We can walk to the coffee shop, the Farmer's Market, the cheese store, our favorite Mexican restaurant, and even a little neighborhood bar, if the spirit moves us. We would love - love - love to have a BBQ and Asian restaurant to add to our list of favorites in the neighborhood, especially ones that are being run by local entrepreneurs that have specifically chosen to be in DelRay.

Furthermore, the recent economic downturn has shown that the City of Alexandria cannot rely on personal property taxes to run our local government, we need economic growth and we need jobs in Alexandria.

It is my sincere hope that negative comments of a few squeaky NIMBYs won't ruin the chances for the rest of us in the community that are really looking forward to a new delicious neighborhood food joint!

We really appreciate the efforts that have been taken to date to listen to folks in the area. Please let me know how we can support your process moving forward.

Sincerely,

Jennifer Platt  
703-836-1340

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37) Following up on last night's meeting at the rec. center, we just wanted to say that we think a "poll" about whether or not your proposed restaurants should be "allowed" to stay open until 2:00 am is a bad idea and, the idea of issuing you a permit based on that poll is even worse.

The big issue is that there is simply no way to give context to a poll and that's what this question deserves - context. We are not your 2am late night drinking customers (way past our bedtime) but why shouldn't other folks have the opportunity if they want it - and have it in the neighborhood. In fact, if we had gotten the poll without the benefit of last night's discussion we probably would have thought "why do they need to be open that late?" You explained it, it make perfect economic and demographic sense, and we support you.

Secondly, as much as we support and applaud the DRCA for their excellent work, not everyone in Del Ray belongs to the association, which means of course that not everyone in Del Ray would have the chance to vote. Third, there are many residents of our larger community - Rosemont/Beverley Hills/Warwick Village/Arlandria - who would also not be a part of the poll. As special as Del Ray is, we are not an island and we need to look to the larger community that contributes to the economic vibrancy of the area.



Fourth, the community (large and small), is going to tell you by their presence whether or not they want a 2:00am closing time. You all are smart business guys, if folks aren;t showing up past midnight, we can't imagine that you will stay open just for spite.

And just for the record, we are behind you 100%

Virginia Amos/Michael Bergin  
21 year residents of East Howell Ave.

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38) Jill,

Thanks for your email on Pork Barrel barbeque. I have lived in Delray for over 20 years. For a long time the area struggled to move forward. It seemed that whenever one business opened, someone else had to shut his doors. Over the last decade however, the "Avenue" has begun a slow, but steady march forward and I would like to see that progress continue. I think the current state of development is more fragile than may be obvious. Especially in the current economy, it would be easy for the Avenue to start to slide backward. More restaurants would be a real plus, as it would increase the vibrancy and stability of the neighborhood, and bring new jobs.

I was unable to attend the Wednesday evening presentation, and will probably be out of town on April 8<sup>th</sup>. But I would like to support Mike Anderson's application to the city to open his new restaurant. What is the best way to do that? Write letters to the appropriate city agency?

I have one request for Mr. Anderson. My friends and I are mostly over 50, with no kids at home, and the frequent desire to eat out after work. But many of the newer restaurants in the area are so loud that we can't chat and leave feeling more tired than when we entered. La Strata has wonderful food but I have pretty much given up going there as it is so loud. Del Merie and Evening Star are the same. I went when they first opened, but stopped going because we couldn't talk. So my request is, "Please, invest some money in sound engineers and sound moderating materials and build a restaurant I can enjoy visiting."

Thanks ,

Sarah Jennings  
100 East Luray Avenue  
Alexandria

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39) Hi Jill,

We saw your email on the listserv. We would love to have a Pork Barrel BBQ in Del Ray. We look forward to new restaurants and businesses, and love being able to walk places close by. We are supporters without knowing many of the details either way. Our biggest impediment to getting more involved is a lack of time (just having had a baby). Thanks! Jenny Topping

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40) Jill:

I don't think we have met, but my american express and your fabulous store are the best of friends. I am days away from having baby #2 and I am counting down until I can enjoy one of your fabulous varieties of blue cheese and a glass of wine!

39

Thank you also for your email below that was forwarded to me. My husband Chris is at the meeting right now and I wanted to make sure and email you our comments.

I hate to say I have been waiting for the immediate neighbors of this project to try and stop it and I do congratulate them on their creativity of claiming that bbq causes more air pollution than a gas station with underground tanks that do not comply with today's standards. I am sure they are not complaining about what our own home owner's insurance company, Travelers, says would be a deduction in insurance as a result of no longer living next door to a gas station.

We have been eagerly awaiting the ability to walk to two more restaurants rather than having to get in our car, albeit it is a hybrid, and drive to Arlington. Alexandria rolled out their BUY ALEXANDRIA plan over a year ago, and we would like to do nothing else but buy in Alexandria, but businesses are not met with a welcome mat. I am concerned that if we continue to run businesses out, then our taxes will continue to increase and business owners like yourself will have the American dream taken away by the loud voices of a few.

I am a native Texan and grew up in Dallas. On one side of Highland Park was Dallas Love Field Airport, home to Southwest Airlines and most private aviation in Dallas and on the other to world famous Dickey's BBQ. My parents purchased a home in that neighborhood because they could teach us to support our local businesses, to have a short commute to work and to not spend their lives in a car. I spent the first 18 years of my life in that house, watched my father run marathons and neither my brothers or myself suffer from any breathing problems. My parents didn't purchase a home only to claim the airport needed to be shut down. Fast forward more years than I would like to count and my husband and soon to be 2 children have lived in Del Ray for almost 9 years. I am an active volunteer with the Campagna Center and chose Del Ray over the Spring Valley neighborhood in D.C. and Arlington so we could leave our hybrid in the driveway on the weekend and walk to stores, restaurants and pretty much anything else we need. Do I wish we had a little more room in our house? Yes. Would I trade the ability to walk to great businesses like yours and Kiskadee whenever I want? Not a chance.

I find it odd that the very same people who now claim the NY Times should be trusted on all things air pollution are the very same people who claimed the NY Times could not be trusted when it stated Alexandria schools were among the worst in the country.

As a taxpayer I hope the city truly thinks about the message it is sending to businesses choosing to relocate: if someone like Mike Alexander is told he is not welcomed in the neighborhood as a result of a few loud voices, will the city make those few people pay for the loss of revenue? One business, if successful will generate tens of thousands of dollars in tax revenue for the city. I hope these people who think they should determine what the rest of us want in a neighborhood are willing to pay the cost of lost revenue.

Mike Alexander is not just a business owner, but a great corporate citizen. There has NEVER been a time when I have asked him to support a Campagna Center event that he has not gone above and beyond the request and done more. His participation did not require a threat, a city code, but merely his desire to not only be a businessman, but a good neighbor. At a time when the city is more dependent than ever before on non-profits like the Campagna Center to provide services to our most disadvantaged citizens, do we really want to send the message that less is more? I urge the committees considering this request to drive down Oxford and take a look at what vehicles these "concerned environmentalist neighbors" drive: sports cars with terrible gas mileage, huge SUV's and minivans. I

can tell you what you won't find: hybrids, water reclamation barrels, full recycling bins on pick up days and I know first hand from speaking to some of these people anything green that costs more because "it is not required by law." It is too bad they don't live by the same standards they expect businesses to meet.

As a taxpayer, I am anxious to see how the city handles Mr. Alexander's request. We cannot expect for a few businesses to pay for the services everyone wants from their local government. I would hope that the decision makers realize that while a small group may be shrill and loud, it does not make them correct. I will not be able to attend the meeting in April as I will be having another baby. I do not want my absence to be taken as agreement with the opponents of this project. I wholeheartedly support ANY BUSINESS, even the ones I don't agree with, who are willing to come to Alexandria, pay taxes and risk their financial future to build something we all can enjoy.

Please know that we support Mike Alexander's two new restaurants and cannot wait to spend our money there and help the Alexandria economy. If they aren't able to open we will have no choice but to continue to drive to Arlington and Shirlington for BBQ and Asian fusion.

I hope common sense wins out of the Not In My Backyard Mentality.

Kristen & Chris Gullott

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41) I want to add my support for the barbeque restaurant in Del Ray. Del Ray has become a wonderful place to live and is attracting more and more families. However, there are not many places we can go out to eat as a family. We've been looking forward to a family restaurant in our own neighborhood that we can support. In addition, I know that several families on my street have been eagerly anticipating the opening of the barbeque restaurant as well. It will be nice to be able to keep it in the neighborhood when we go out to eat instead of having to drive over to Arlington.

Carol Lyons  
W. Windsor Ave

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The following 19 emails were posted to the Del Ray Citizens Listserv.

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1) Hi Jill  
Add me to the list of supporters. I love to see new businesses and life coming to the neighborhood. Thanks for taking the time to write such a thoughtful message to the list serv.  
Best regards  
Mary Denby

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2) In the spirit of healthy debate and community involvement, I'd like to express my support for the addition of the Pork Barrel BBQ Restaurant to the Avenue.

41

Jill makes some excellent points regarding Mike and his dedication to the communities in which he invests. I think the same thing can be said about Brett who started Pork Barrel BBQ as a spice rub company right here in Del Ray. He's lived here for quite some time and has a genuine interest in ensuring our community is one of which people can be proud.

Pork Barrel BBQ is exactly the type of business we need to have here in our community - local, responsible and involved.

Allison Anderson  
Del Ray resident

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3) I stand in enthusiastic support of the new restaurants.

I have known Mike since 1972. He is a responsible and caring friend, neighbor, husband, father, church-member. He has been recognized for his community involvement. He is a man of his word. Mike will do the right thing. He is sensitive to issues and is committed to being an active partner in Del Ray. I have no doubt he will actively comply with all regulations and will be involved in Del Ray community.

I agree folks have the right to ask questions about environmental issues and I support this right.

I tried the new BBQ at it's debut and can hardly wait for my next taste. Sure beats a gas station.

Wayne

40-yr resident of Alexandria and regular Del Ray patron.

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4) I support the restaurants coming to the Avenue. No situation is perfect, but I've met folks from the BBQ place a couple of times. They're so excited to be coming to the area. Just the fact that they're going through the extra step of having the open house Wednesday night speaks volumes. Gives me the impression that they will try to be the best neighbors they possibly can.

Nikki

7 year Del Ray resident

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5) Hi Jill, I would like to thank you for your work on this issue and for your eloquent and well-reasoned postings to the group. Please add my name to those in support of the new restaurants. We should be appreciative of local business owners that want to work with their neighbors. I have my doubts about whether the likes of Walgreen would (will?) do the same.

Jessie Kamens  
25 W Uhler Ave.

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42

6) I want to add my support for the barbeque restaurant in Del Ray. Del Ray has become a wonderful place to live and is attracting more and more families. However, there are not many places we can go out to eat as a family. We've been looking forward to a family restaurant in our own neighborhood that we can support. In addition, I know that several families on my street have been eagerly anticipating the opening of the barbeque restaurant as well. It will be nice to be able to keep it in the neighborhood when we go out to eat instead of having to drive over to Arlington.

Carol Lyons  
W. Windsor Ave

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7) Jill:

I don't think we have met, but my American Express and your fabulous store are the best of friends. I am days away from having baby #2 and I am counting down until I can enjoy one of your fabulous varieties of blue cheese and a glass of wine!

Thank you also for your email below that was forwarded to me. My husband Chris is at the meeting right now and I wanted to make sure and email you our comments.

I hate to say I have been waiting for the immediate neighbors of this project to try and stop it and I do congratulate them on their creativity of claiming that BBQ causes more air pollution than a gas station with underground tanks that do not comply with today's standards. I am sure they are not complaining about what our own home owner's insurance company, Travelers, says would be a deduction in insurance as a result of no longer living next door to a gas station.

We have been eagerly awaiting the ability to walk to two more restaurants rather than having to get in our car, albeit it is a hybrid, and drive to Arlington. Alexandria rolled out their BUY ALEXANDRIA plan over a year ago, and we would like to do nothing else but buy in Alexandria, but businesses are not met with a welcome mat. I am concerned that if we continue to run businesses out, then our taxes will continue to increase and business owners like yourself will have the American dream taken away by the loud voices of a few.

I am a native Texan and grew up in Dallas. On one side of Highland Park was Dallas Love Field Airport, home to Southwest Airlines and most private aviation in Dallas and on the other to world famous Dickey's BBQ. My parents purchased a home in that neighborhood because they could teach us to support our local businesses, to have a short commute to work and to not spend their lives in a car. I spent the first 18 years of my life in that house, watched my father run marathons and neither my brothers or myself suffer from any breathing problems. My parents didn't purchase a home only to claim the airport needed to be shut down. Fast forward more years than I would like to count and my husband and soon to be 2 children have lived in Del Ray for almost 9 years. I am an active volunteer with the Campagna Center and chose Del Ray over the Spring Valley neighborhood in D.C. and Arlington so we could leave our hybrid in the driveway on the weekend and walk to stores, restaurants and pretty much anything else we need. Do I wish we had a little more room in our house? Yes. Would I trade the ability to walk to great businesses like yours and Kiskadee whenever I want? Not a chance.

I find it odd that the very same people who now claim the NY Times should be trusted on all things air pollution are the very same people who claimed the NY Times could not be trusted when it stated Alexandria schools were among the worst in the country.

As a taxpayer I hope the city truly thinks about the message it is sending to businesses choosing to relocate: if someone like Mike Alexander is told he is not welcomed in the neighborhood as a result of a few loud voices, will the city make those few people pay for the loss of revenue? One business, if successful will generate tens of thousands of dollars in tax revenue for the city. I hope these people who think they should determine what the rest of us want in a neighborhood are willing to pay the cost of lost revenue.

Mike Alexander is not just a business owner, but a great corporate citizen. There has NEVER been a time when I have asked him to support a Campagna Center event that he has not gone above and beyond the request and done more. His participation did not require a threat, a city code, but merely his desire to not only be a businessman, but a good neighbor. At a time when the city is more dependent than ever before on non-profits like the Campagna Center to provide services to our most disadvantaged citizens, do we really want to send the message that less is more? I urge the committees considering this request to drive down Oxford and take a look at what vehicles these "concerned environmentalist neighbors" drive: sports cars with terrible gas mileage, huge SUV's and minivans. I can tell you what you won't find: hybrids, water reclamation barrels, full recycling bins on pick up days and I know first hand from speaking to some of these people anything green that costs more because "it is not required by law." It is too bad they don't live by the same standards they expect businesses to meet.

As a taxpayer, I am anxious to see how the city handles Mr. Alexander's request. We cannot expect for a few businesses to pay for the services everyone wants from their local government. I would hope that the decision makers realize that while a small group may be shrill and loud, it does not make them correct. I will not be able to attend the meeting in April as I will be having another baby. I do not want my absence to be taken as agreement with the opponents of this project. I wholeheartedly support ANY BUSINESS, even the ones I don't agree with, who are willing to come to Alexandria, pay taxes and risk their financial future to build something we all can enjoy.

Please know that we support Mike Alexander's two new restaurants and cannot wait to spend our money there and help the Alexandria economy. If they aren't able to open we will have no choice but to continue to drive to Arlington and Shirlington for BBQ and Asian fusion.

I hope common sense wins out of the Not In My Backyard Mentality.

Kristen & Chris Gullott

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89) Jill,

My family and I are also in support of Mike Anderson's new restaurants. We look forward to them opening.

44

Daniela Spigai, Chris Pfeifer, Jackie, Lily, Zane and Miller (our orange tabby cat who is well known in the hood).

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9) We too support the new restaurants. This is why we love Del Ray and have stayed for 15 years...

Rebecca Underly  
Duncan Ave.

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10) Jill,

My husband and I also enthusiastically support all three new restaurants proposed! We love putting our kids in the stroller and going to the farmers market, Cheesetique, Evening Star and Dairy Godmother and are excited to try the new places when they open, especially the BBQ!

--Laura Hastert  
Russell Road

---

11) I'm just waiting to make my own Pork BBQ (from Pork Barrell) on Fancy Cheese (from you) sandwich!

Thanks for being a rational voice.

Steve Mostow

---

12) i for one welcome our pork-based overloads

John Scott

---

13) Thank you to everyone who welcomes and mentors new business in Del Ray -- I appreciate it as a customer, property owner, and generally just a citizen who is gladdened to see signs of a healthy economy. Plus, I love food -- the more of it I can have near to me the better (even though I'm a vegetarian, I can still like the idea of the diversity that BBQ brings to the Del Ray scene).

Thank you to everyone who lets us know ahead of time about some of the pitfalls experienced by people who have opened BBQ restaurants. Mike Anderson likely has benefitted from this heads up as much as anyone!

I very much support these restaurants coming in. I very much support them having adequate control technology to not adversely affect the health and property enjoyment of my neighbors. Let's have both happen.

Please don't make the people raising the matter of control of particulate matter feel like they are being called unreasonable and alarmist. I am a generally healthy person who's never been under treatment for respiratory problems. At times when I have been exposed to an extra dose of fine particulate matter

(working in a building that had a small kitchen fire 8 floors down over the weekend, living in West Philly, having the little accidental house flare up here and there, stoking up a fireplace or firepit, or when neighbors stoke up theirs) I've developed respiratory problems that sometimes last for weeks after exposure. [My co-workers wanted to sue the restaurant for imposing my five weeks of coughing on them (don't panic, there were joking).] We often think of the smoke that we produce when we are being cozy or making delicious food as good, positive, happy smoke; but smoke is smoke, folks. There are many Del Ray residents who are far more sensitive to respiratory irritations than am I. I don't know that we can say for sure that environmental and zoning laws always keep up with what we know about the impacts of certain things -- like fine particulate matter --on the health of our environment.

Please remember: the law is the floor, not the ceiling, on our expectations for a healthy and enjoyable environment.

I'm feeling pretty confident that Mike Anderson, the Del Ray business community, the restaurant's neighbors, and the rest of us will ensure that we have three more delicious options and no adverse aesthetic or health effects. So, thanks again.

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14) It'd be great to have a good BBQ restaurant on The Avenue, and most people I know (including me) won't mind the smoked part of it so long as it doesn't interfere with our ability to enjoy sitting in front of Dairy Godmother and slurping on our desserts. I can't imagine the city would allow an activity that would be polluting enough to actually disturb the neighborhood.

Verenda  
113 E. Luray Ave.

---

15) looking forward to a new restaurant in Del Ray, about time we had a bar-b-que joint.

Also there has been some worries about air pollution, etc.

We receive much more pollution from being right next to route 1 and national airport, than any restaurant can ever produce (early AM you can smell the gas).

---

16) Hmmmm...

Pulled pork roll? Unagi and coleslaw sandwich?

The possibilities are endless!

---

17) I am in favor of the restaurants and feel that the owner Mike Anderson is doing all he can do to provide a stable business and environmentally safe environment. I vote YES

40

18) Jill -- Count us among the enthusiastic supporters of these new restaurants! My only concern is that now my husband will insist that we eat BBQ every night.

One of our favorite things to do with our family of five is to stroll/wagon down to the Avenue for a good meal. It is one of the primary reasons we moved to the neighborhood, and it is one of the things that will keep us here for the long haul. We are looking forward to seeing you all, our great neighbors, at Pork Barrel soon (or Los Tios, or Evening Star, or Dairy Godmother . . .)

Jennifer and Mike Semko  
Alabama Ave.

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19) My husband and I are in support of Pork Barrel BBQ.

Hillary & Robert Peak  
215 E Oxford Ave

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Please forward to Commission, including attached message

kendra.jacobs, Kathleen.Beeton,  
Ryland Kendrick to: Maya.Contreras, Barbara.Ross,  
nathan.randall

05/03/2010 03:52 PM

It became clear during the last several weeks that the citizens of Del Ray care greatly about the commercial development of their neighborhood in general and the environmental impact of such development specifically.

These are not just my personal viewpoints. Similar opinions and concerns have been voiced by a significant number of people in personal discussions and declared compelling factors in deciding whether or not to sign the petition sponsored by some of the residents of Oxford street who opposed various aspects of the SUP for Hog Thaid. For more than a month now, the environmental impact aspects of SUP 2010-0011 have been on people's minds in Del Ray. I have witnessed more than 100 residents attending meetings in homes, public spaces, and local businesses to exchange objective information and attempt to learn. Petitions were circulated and signed. City government received phone calls, emails, and face-to-face visits. All of this activity occurred because of a new restaurant and the potential effect of its operations on the neighborhood.

After much back and forth between the citizens, government officials, and the SUP applicant, changes to the staff report have satisfied some, raised more questions for others, and left still others unsatisfied due to the lack of a commitment to use of the latest and most effective pollution mitigation technologies. I believe the main reason opinions are still split is lack of an objective conclusion about the issue, based on hard data on air quality.

Some aspects of this issue however, are not debatable. Metro DC is already on the top asthma capitals list, and with summer coming soon and bringing its yellow, orange, and red days, people are concerned about any activity that might adversely affect the health of their families, especially if the source is close to home.

It is uncontested that Hog Thaid's restaurant operations, particularly the burning of wood, will have some environmental impact on the neighborhood, and that air quality will be among the affected. The degree of that impact, and by extension the health effects, is less certain, and that to me is the real problem. Citizens are able to get hard information about such details particulate emissions, smoke volume, plume size, etc., but cannot draw informed conclusions. While Mr. Anderson's assurances regarding the capabilities of his proposed ventilation system are both welcome and appreciated, the uncertainty remains, and breeds confusion if not fear.

There remain environment-related controversies between residents (see petition) and Mr. Anderson of Hog Thaid restaurant.

Owner Issue: Based on resident complaints, and in an effort to be a good neighbor, Mr. Anderson has altered his wood burning BBQ kitchen operations. This is a significant cost increase to the owner. Mr. Anderson, after consulting with his mechanical experts, believes his ventilation system will keep odors and smoke from becoming a nuisance as stipulated by code.

Resident Issue: Although Mr. Anderson has made concessions concerning the energy source for kitchen operations, he has not conceded as much as other restaurants within Alexandria city limits that operate wood fired or gas fired hearths. Residents have requested that planning

and zoning review SUP 95-0131, SUP 2002-0007, SUP 99-0125, SUP 2008-0007 (please note these are also the owners of Faccia Luna and Wood Boulevard) and interview owners of these establishments. Odor/smoke has not been issue because of the owners' efforts to appease neighborhood concerns, improve their own staff's health, and be responsible to their own code for protecting the environment. These restaurants have far exceeded code requirements and borne the costs themselves.

Owner Issue: Although the owner recognizes there are technologies (e.g. ESP ventilation systems) available to limit the impact of his operation on air quality, he has deemed such a system as prohibitively expensive. Since he has already altered plans to include an additional fan system, additional costs for ventilation are not warranted.

Resident Issue: It is imperative to install the most advanced ventilation system that will not only limit environmental impact but come close to eliminating it regardless of cost issues.

Residents acknowledge there are no rules or regulations that will force the purchase of an ESP system. For the city to require a business to incur the cost of technologies that are in the end not necessary is simply unfair and should not happen. But if a citizen suffers even one health related incident due to the increased amount of air pollution caused by Hog Thaid operations, the cost is too great for residents to incur.

In order to reach agreement on this issue, I would appreciate if the following would be considered:

To avoid the type of concern and controversy engendered by the Hog Thaid SUP, I would ask the following:

- 1) Include a formal environmental impact statement in SUP staff reports related to the Mt Vernon Ave overlay plan and/or the Rt1/Potomac Yards project if urban planners determine the proposed special use will impact the citizens of Del Ray
  - 2) If the SUP generates citizen concern/controversy pertaining to environmental issues, have the Environmental Policy Commission review the matter and render an opinion.
  - 3) Have the city publish the criteria and methods used by the applicable agencies (PZ, TES, etc.) to monitor/measure compliance with environment-related SUP requirements (odor and air quality) during all subsequent reviews whether they be 30/60/90 day or one year periods.
- I am asking the commission today that since the SUP staff report has already been produced, rendering #1 inapplicable, that #2 and #3 above be applied between now and approval of the permit. If there is insufficient time to implement these requests, I ask that the permit approval be deferred until such time as they are implemented.

Thank you,

Ryland Kendrick

----- Message from annie <tetaannie@mac.com> on Mon, 03 May 2010 15:47:26 -0400 -----

**To:** Ryland Kendrick  
<rylandk@mac.com>

**Subject:** Fwd: Re: Re:

Begin forwarded message:

**From:** annie <tetaannie@mac.com>  
**Date:** April 30, 2010 3:45:23 PM EDT  
**To:** [Erica.Bannerman@alexandriava.gov](mailto:Erica.Bannerman@alexandriava.gov)

PC Docket Item # 9  
SUP 2010-0011

To: Planning Commission  
Fr: Annie Meighan Kendrick  
Dt: May 3, 2010  
Re: Extension of MVABAP work group duties  
Cc: Kathleen Beeton

The Hog Thaid SUP generated a great deal of controversy in the Del Ray Neighborhood. These issues are currently being addressed through the planning hearing process and it is my belief that through this process the majority of concerns voiced to date will be resolved.

This memorandum concerns communication as it relates to keeping residents informed of both existing and future development plans in and around the Del Ray area.

From April 10<sup>th</sup> through today, I along with my friends and family circulated over 800 documents in and around the businesses and residences of Del Ray to include SUP position papers, copies of petitions for resident consideration, copies of the SUP2010-0011 application, and discussion sheets.

This information outreach program came about because when my neighbors were asked to form an opinion on the Hog Thaid SUP, a broader discussion arose concerning the Mt. Vernon Avenue Overlay Plan. Many neighbors were not even aware of the SUP or the overlay plan itself. They do not belong to an association, and they do not like to court controversy but they really wanted accurate information about their changing neighborhood as it applies to their corner and plot of Del Ray.

I cannot accurately state the number of residents who voiced increasing frustration at either the various development plans taking place in and around Del Ray, the lack of information available to them about the status of those plans, or both, since I did not keep records on this issue. Their number was however significant and enough to prompt me to call and visit city hall (and I believe almost every office in it), to seek city officials to participate in public meetings where the redevelopment plans could be explained to the community at large. The responses to my request were consistent: "civil participation is not warranted at this time".

It was explained to me that the reasoning for this position included: Del Ray is a relatively small project on the surface of it, and, an overlay plan was completed which involved a MVABAP work group as little as five years ago, so citizens were represented at the time and the information is available on line, and, the Del Ray business association and the Del Ray citizens association have done a great job keeping residents informed, and, so on and so forth.

But it remains true that although five years is not a long time in terms of urban planning it is a long time to a community. I was surprised to learn there are those who live in our community who actually do not own computers, as well as those who due to financial constraints maintain but cannot improve their home and fear the redevelopment of the

community will push them out, or are renters who fear redevelopment will push them out of their multi-family home and affordable housing will not be nearby, or who have no interest in whether a restaurant goes up on Mt. Vernon on Oxford but have plenty to say about the need for traffic lights in that area since they have had several near miss traffic accidents with pedestrian and fear with more development in the area accidents will occur, or any amount of other such concerns.

After experiencing the interactions that I have between various groups, residents, and city officials and recognizing the amount of time and energy that has been devoted to SUP 2010-0011, I feel even more strongly that transparent, accurate, efficient information from an available unbiased neutral source could have reduced the acrimony that took hold of some neighborhood groups, cease the spread of misinformation, and calm the fears of those most afraid of the changes taking place in and around their neighborhood.

Unfortunately, the zoning and planning staff, although very generous with their time and extremely patient with residents, is just not equipped or funded to provide information services to all that want or need them.,

For the same reasons that zoning and planning recognized a MVABAP working group was necessary as it developed a commercial plan for the Del Ray neighborhood, there is a great need to have such a group formed to serve the average citizen as this plan is implemented. I have spoken to those with much more knowledge on both sides of the street and they are willing to volunteer and to work with zoning and planning to provide this service. To work together, business and resident with the city not only will benefit the citizens who seek and need information, it will allow opposing viewpoints to co-exist in a work group and set an example of cooperation for those with dedicated and continued development concerns. I hope as development and redevelopment goes forward, this work group will be put into place. Although I do not have the talents to participate in such a group, I will work tirelessly for it formation and aid it in any way I can.

Thank you for your consideration,

Annie Meighan Kendrick

PC Docket Item # 9  
SUP 2010-0011



**Fw: KVENT**

**Nathan Randall** to: Kendra Jacobs, Barbara Ross

05/03/2010 03:39 PM

— Forwarded by Nathan Randall/Alex on 05/03/2010 03:39 PM —

**From:** "Ed Ablard" <eablard@ablard.com>  
**To:** "Nathan Randall" <nathan.randall@alexandriava.gov>  
**Cc:** "Mary Lyman, Clerk ADC" <mslyman@verizon.net>, "John K Johnson NAACP" <jkjohnson85@yahoo.com>, "James Williams- NAACP" <WilliamsJB2@state.gov>, "Jackie Surrat" <corth517@yahoo.com>, "Beverly Tatum" <btatum3143@aol.com>, "Alexis Stackhouse" <mcmillco@verizon.net>, "Sally Craft-NAACP Ax" <SCraft4900@aol.com>, "Everett Lewis AxNAACP" <naacpalx@erols.com>, "Joyce Sanchez NAACP" <raymondssanchez@verizon.net>, "Johnson, Jacqueline S" <JohnsonJS@state.gov>, "Michael Pope" <mpope@connectionnewspapers.com>  
**Date:** 05/03/2010 03:36 PM  
**Subject:** Fw: KVENT

Hello Nathan: I plan to speak strongly against the restaurant with a name like Pork Barrel as it is disrespectful of politics at all levels and a smell of barbeque to remind us of Southern values (see Mike response below) which are pretty much in disrepute right now in our city. Even the barbeque equipment is named "Southern Pride".

Mike's response to me today is attached. The City is not supposed to come up with a solution for this problem and he knows it.

The default position here is no smell and no noise. "not market place to determine the most efficient controls from both a technical and a cost/benefit standpoint as you have wistfully expressed in your report on page 9. Not even Milton Friedman thinks market regulation works anymore. Our whole approach on Climate Change with "trading" is on its ear. Surely you can see this.

I hope the Clerk will move the hearing up on this item as there may be a large number of speakers.

Ed Ablard  
James Edward "Ed" Ablard  
703-980-4654  
18 W. Del Ray Ave.  
Alexandria, VA 22301

----- Original Message -----

**From:** Michael Anderson

**To:** Ed Ablard

52

**Sent:** Monday, May 03, 2010 3:03 PM

**Subject:** Re: KVENT

Hi Ed,

We're certainly excited about being on the Avenue and think BBQ is highly in demand for the area. I wish we were like the Southern folks who smoke in a pit out back, that truly imparts the smoke and flavor to the neighborhood, but we've headed in a different direction.

The city will make sure we put up proper screening and I'm told the KVENT doesn't make any more noise than a standard restaurant hood.

Parking has been approved by the City Planning dept.

Thanks

Mike Anderson

On May 3, 2010, at 2:01 PM, Ed Ablard wrote:

Mike, You've certainly got a big event on the docket for tomorrow night. I support moving it up on the docket to the first contested item.

I've reviewed the file regarding the Kvent equipment and believe you have just about burst the bounds of credibility for the neighborhood with a smoker on the property. The whole success of a barbaque restaurant is drawing the people in from far away by the smell. Rocklands does that from its site south of Duke Street.

The record is repleat with stuff about satisfying hours and soforth. But you haven't addressed either the noise or screening concerns for the Kvent as best as I can tell.

You are a little shakey on the parking also. Other businesses depended on that parking to get their approvals. VCB Yoga and I don't know what all.

Ed

James Edward "Ed" Ablard

703-980-4654

18 W. Del Ray Ave.

Alexandria, VA 22301

Michael Anderson

[mike@mangomikes.com](mailto:mike@mangomikes.com)

Chair Elect, Alexandria Chamber of Commerce

53



PC Docket Item # 9  
SUP 2010-0011

May 3, 2010

Dear Members of the Alexandria Environmental Policy Commission,

It is my understanding that a new restaurant establishment proposed for Del Ray will require the operation of wood-burning smokers for a minimum of 10-12 hours daily in a predominantly residential neighborhood. It is also my understanding that the owners of the proposed establishment have not agreed to install air filters which would mitigate the negative effects of wood smoke air pollution and lessen the harmful pulmonary impact on individuals living in the area. Thus, as a practicing pediatrician as well as a resident of the City of Alexandria, I am writing to share my professional concerns about the negative impact to the residents of Del Ray from sustained and long-term exposure to wood smoke if Hog Thaid restaurant is not compelled to install state-of-the-art carbon filter/ventilation system prior to its opening.

It is well known that there are many deleterious effects of wood smoke, not the least of which are the worsening of respiratory illnesses such as asthma and bronchitis. Numerous scientific studies and publications have long established that wood smoke is comprised of lethal chemicals and fine particulate which is toxic to the lungs and bronchial system. An article published over 15 years ago in the American College of Chest Physician's highly regarded journal *Chest* discussed "the mutagenic and airway irritant effects" of wood smoke. As a result of the body of scientific evidence and to protect their citizens from the dangers of prolonged and sustained wood smoke inhalation, the State of New York and the District of Columbia have laws requiring the use of carbon filter/ventilation systems in establishments such as Hog Thaid. As the lungs of the residents of Alexandria function identically to the lungs of residents of New York and the District, it is self-evident that the City of Alexandria also protect its residents and require similar protective systems at Hog Thaid, as well as at any other establishments, which will pollute the air with lung-damaging smoke *twelve hours per day every day*. Without such systems, I fear that the decreased air quality may result in a potential rise in lung diseases, especially among children and the elderly.

Again, as a pediatrician, mother and resident of the City of Alexandria, I consider this amount of air pollution highly concerning and not without negative consequences. I am additionally concerned regarding my many patients who live in and attend school in Del Ray and have underlying respiratory issues, many of whom are literally steps from the proposed establishment. The health impact this will have on them is vast. Thus, I strongly urge the Commission to approach this urgent public health matter with the utmost seriousness, do the only responsible and safe thing and require carbon filter/ventilation systems at Hog Thaid and in the City of Alexandria.

Thank you.

Sincerely,

Kathleen Lundgren MD

(54)

PC Docket Item #9  
SUP #2010-0011



Fw: HOG THAID, LLC  
Nathan Randall to: Kendra Jacobs

05/03/2010 11:10 AM

Can you forward this email to Planning Commission? Thank you.

— Forwarded by Nathan Randall/Alex on 05/03/2010 11:09 AM —

From: Erica Bannerman/Alex  
To: lisadonofrio@hotmail.com  
Cc: James Hunt/Alex@ALEX, Shanna Austin/Alex@ALEX, Nathan Randall/Alex@ALEX  
Date: 03/25/2010 02:48 PM  
Subject: Fw: HOG THAID, LLC

Hello Lisa,

Please see Mike's response below. As an additional safeguard, I'm adding a SUP condition requiring the exhaust vent or stack from the smoker/cooker be located as far away as possible from residential properties and in manner as to not impact the intake vent of adjacent businesses or properties.

James Hunt, whom I've cc'd on this email, will be able to provide you information on the code requirements for the gas and wood fired smoker.

Thanks,

Erica Bannerman  
Senior Environmental Specialist  
City of Alexandria T&ES, Office of Environmental Quality  
Phone: 703-746-4067 (NEW NUMBER)  
Fax: 703-519-8354  
email: erica.bannerman@alexandriava.gov

 ECO-CITY ALEXANDRIA

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail.

— Forwarded by Erica Bannerman/Alex on 03/25/2010 02:29 PM —

From: Michael Anderson <mike@mangomikes.com>  
To: Erica.Bannerman@alexandriava.gov  
Date: 03/24/2010 02:56 PM  
Subject: Re: HOG THAID, LLC

Hi Erica,

I didn't realize that it was necessary to list all the types of cooking equipment on my application. We originally were going to use a 100% wood smoker to cook the bbq, not unlike many of the wood burning pizza ovens around. However after a lot of feedback from concerned Del Ray citizens we have made a change.

We are now going to use a very high tech smoker/cooker that utilizes both gas and wood for the cooking process. The unit is so efficient that it will only need 3 or 4 pieces of wood during the entire 12 hour cooking cycle. Of course we will only be burning hardwood. We'll probably use less hardwood than most home owners use in the course of an evening when they are using their

55

fireplace.

Here is a link to Southern Pride.

[http://www.southern-pride.com/p/about\\_work.php](http://www.southern-pride.com/p/about_work.php)

Thanks

Mike Anderson

On Mar 23, 2010, at 2:43 PM, [Erica.Bannerman@alexandriava.gov](mailto:Erica.Bannerman@alexandriava.gov) wrote:

Hello Mike,

A concerned citizen notified me on yesterday that the proposed restaurant will have a meat smoker and she is concerned the odors and smoke may negatively impact the community. I do not see any reference to meat smoking in the SUP application so could you please explain what cooking methods and fuel (i.e., gas, wood, etc) will be used at the restaurant.

Thanks,

Erica Bannerman  
Senior Environmental Specialist  
City of Alexandria T&ES, Office of Environmental Quality  
Phone: 703-746-4067 (NEW NUMBER)  
Fax: 703-519-8354  
email: [erica.bannerman@alexandriava.gov](mailto:erica.bannerman@alexandriava.gov)

<Mail Attachment.gif>

**In keeping with Eco-City Alexandria please consider the environment before printing this e-mail.**

PC Docket Item #9  
SUP 2010-0011

## MEMORANDUM

Date: May 3, 2010

To: Planning Commission

From: Paul & Ashley Klick, 109 East Oxford Avenue  
Anna DePapp, 107 East Oxford Avenue  
Linda Jacobs-Condit & Bruce Condit, 106 East Oxford Avenue  
Rock & Michelle Vaughan, 100 East Oxford Avenue  
Martha Norris, 101 East Oxford Avenue  
Cathleen Harrington & Keith Friehofer, 8 East Oxford Avenue  
John & Lisa McNichols, 105 East Oxford Avenue

Cc: Nathan Randall, Staff

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 that the hours should be consistent with the hours of other similar establishments, like Evening Star, and what is outlined in the Mount Vernon Avenue Business Plan and Overlay Zone.
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 staff recommended conditions #9 and #10** regarding operations on East Oxford Avenue.
4. **We support with additional amendment staff recommended condition #18.** As this parking lot was originally zoned for residential use and has received a variance for use, we would like the language changed to state "no amplified sound should be audible at the zoned commercial property line."
5. **We support with additional amendment staff recommended condition #15.** We ask that the wood required for the hybrid gas/wood smoker be added as a material that shall NOT be stored outside.
6. **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.
7. **We request an additional condition regarding roof top exhaust fans:** 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

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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.

8. We request an amendment to staff recommended condition #30. We have reviewed the three-part plan submitted by the applicant and approved by City Staff. We believe 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 a Smog Hog or CaptiveAire (the unit at Rocklands) WITH a dilution fan. **As this proposed endeavor is utilizing equipment that is new to both the applicant, the City Staff, and the neighborhood, we request that the Director of Planning and Zoning shall review the special use permit after it has been operational for 120 days and again at 365 days.** We sincerely hope that the dilution fan and additional filters are the solution; however, if it is not and nuisances exist, we would like the City and the applicant to address the issues as soon as possible. It seems unfair to ask residents to endure nuisances until the one year period has concluded.
  
9. Per our conversations with BBQ restaurants chefs and owners from New York City to Midlothian, Virginia, it is imperative that the proposed equipment be cleaned regularly to mitigate fire hazards and quality of smoke. **There is no condition in the SUP requiring a cleaning schedule to mitigate these risks.** The owner of Q, a restaurant the applicant asked us to call as they use a similar smoker, has their system professionally cleaned 4x a year and clean the stack themselves weekly. **We request that a condition be added regarded cleaning and maintenance for fire prevention,** especially as the equipment may be operated over night without supervision.

To date the residents have not requested any formal review of the parking reduction for Hog Thaid and the restaurants in the same block (Dairy Godmother and St. Elmos). However, since two dining areas of the proposed business (110 seats indoors) will convert from family friendly to bars in the evenings, we anticipate that there will be standing patrons as well as seated patrons. We question how capacity at the bars may impact the parking requirement and therefore the noise and activity on our residential street. We will be monitoring this situation, and we request that Staff do the same.

Thank you for your consideration and review.

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sun May 02, 2010 20:54:27] Message ID: [21246]

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

**First Name:** Amy

**Last Name:** Plaster

**Street Address:** 14 E. Bellefonte Ave.

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703-683-0779

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

**Subject:** Development on Mt. Vernon Ave.

We have lived in Del Ray since 1993 and have loved seeing the community

develop and grow, especially the Mt. Vernon retail district. It is

terrific to see such a vibrant and diverse group of restaurants interested

in locating in Del Ray, which will significantly add to our neighborhood

flair. The restaurant owners have made significant revisions to their

**Comments:**

business plans to accomodate neighbors and should be allowed to proceed

with their investments. We are happy to see the positive impact that this

and other development has had on the appearance of the Avenue and

appreciate the work that you all have done to make this work for all

parties involved.

PC Docket Item #9  
SUP 2010-0011

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sun May 02, 2010 15:52:22] Message ID: [21242]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** kirk  
**Last Name:** hansen  
**Street Address:** 2600 DeWitt Avenue  
**City:** Alexandria  
**State:** va  
**Zip:** 22301  
**Phone:** 703 836 5590  
**Email Address:** kirkh1@msn.com  
**Subject:** Prok Barrel Barbeque

PC Docket Item #9  
Sup 2010-0011

I am writing this in support of the Pork Barrel BBQ, Sushi Bar and Asian Fusion project in Del Ray. From every indication a group of responsible individuals want to open a new small business in the Del Ray neighborhood, yet after making concession after concession, to appease a small group of objectors, they are still coming under fire.

I find it disturbing that

in an environment where the economy is struggling, a small business that will create jobs, add to the tax base and provide a welcome service to the neighborhood is coming under such pressure. If every potential small business is subjected to this level of oppressive scrutiny, it sends a very clear message to other potential new enterprises – don't do business in Alexandria. I would hate to see that happen in such tremendously vibrant

**Comments:** and diverse community. From conversations I've had with individuals in the community I only hear support for this new business. It appears a bit disingenuous that a group of individuals are objecting to a responsible business plan that that is replacing a toxic filling station.

I come

from the west coast -- having lived in Seattle and Portland. I have seen what a pro-business environment has done to benefit Seattle and what an anti-business environment has done to negatively impact Portland.

Additionally, I support Prok Barrel's request for late night hours -- midnight on weekdays and 1:00 a.m. on weekends. I would be great to have a place to have a meal after 9:00 p.m. on weekdays

I hope you

(60)

support this new venture especially after concessions have been made in the business plan and additional expenses have been incurred to address the concerns of the few in the community.

Kirk Hansen

(6)

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sun May 02, 2010 12:45:52] Message ID: [21238]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Wilma

Last Name: Goldstein

Street Address: 2700 Dartmouth Road #3

City: Alexandria

State: VA

Zip: 22314

Phone: 703-461-0120

Email Address: goldsteinwilma@aol.com

Subject: Pork Barrel BBQ

I am disturbed to find out that the objections to a new Del Ray restaurant, Pork Barrel BBQ, may keep them from getting an operating permit. Since moving to this area in 1975 I have lived about half of the time in DC and half in northern VA. It has been exciting to see the development of Del Ray and the surrounding parts of Alexandria so that it is now possible to walk or drive short distances to enjoy theater, museums and restaurants and not have to drive into DC or Maryland. It seems to me the way to keep this area thriving is to meet as many people's preferences and varied tastes as possible. There are a lot of bbq lovers and the prospective owners of this restaurant seem to be doing everything they can to be responsive to any stated objections. At this point it is difficult to understand the

**Comments:** foundation of these remaining objections.

I spent ten years working at the U.S. Small Business Administration and in the last eight years it was in a program that gave technical assistance to those who wanted to start their own businesses. It is very hard to start and grow a business; the failure rate in a good economy is high. Please don't put up artificial barriers to what sounds like it would be a great family restaurant that has done everything it can to accommodate the wishes of its neighbors.

Thank you for your consideration.

Wilma Goldstein

PC Docket Item #9  
Sup 2010-0011

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**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sun May 02, 2010 14:35:02] Message ID: [21240]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Meredith  
**Last Name:** West  
**Street Address:** 3914 Charles Avenue  
**City:** Alexandria  
**State:** VA  
**Zip:** 22305  
**Phone:** 571-295-5995  
**Email Address:** MeredithD.West@gmail.com  
**Subject:** Pork Barrell BBQ in Del Ray

PC Docket Item #9  
SUP 2010-0011

We would like to express our support for the permit application of Pork Barrell BBQ in Del Ray. We should be doing everything we can to attract entrepreneurs to Alexandria, especially Del Ray, which is fast becoming a "foodie" destination, with local gems such as The Dairy Godmother, Pizzaiolo Cafe and Bar, Taqueria Poblano, Evening Star, Del Merei Grill, and so many others. We recently purchased a new home in Alexandria, and while we were not able to afford to buy IN our preferred neighborhood of DelRay, we got as close as we could, in Arlandria (Lenox Place and Sunnyside) entirely because we love the proximity to DelRay and the community we love so much. However, we are appalled by the growing property taxes in Alexandria, and as a policy expert in small business

**Comments:** growth policy on Capitol Hill, I'm somewhat embarrassed to be living in an area that is so hostile to people with dreams and the courage to step out and start a business, hire local residents, and make a positive impact on the community. As such, I vow to work AGAINST any Member of the Council who who votes against small business, such as Pork Barrell BBQ and similar entrepreneurs who wish to offer late night options in Del Ray. I urge you to support Pork Barrell BBQ and other entrepreneurs who recognize the opportunities in our great community.

Thank you for your consideration  
of our comments.

Best regards,  
Aaron and Meredith West

(13)

## COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun May 02, 2010 11:11:22] Message ID: [21237]

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

**First Name:** Alyson

**Last Name:** Austin

**Street Address:** 2600 DeWitt

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:**

**Email Address:** alyson\_austin@hotmail.com

**Subject:** Support for Pork Barrel BBQ in Del Ray  
To the Mayor and City Council,

PC Docket Item #9  
SUP 2010-0011

My name is Alyson Austin and I have lived

in Alexandria off-and-on for the last 15 years. I worked in D.C. for many years then seized an opportunity to move west and start my own business. I only took this particular opportunity because it allowed me to split my time between Orange County, California, and Alexandria, Virginia.

When

in Virginia I live in Del Ray, I'd rather not be anywhere else in Virginia.

I stay in Del Ray because of everything that Del Ray has to offer... food, shopping, quiet streets, accessible transportation (bus and metro-line), fun people and above all a safe neighborhood. I never rent a car when I am at my Del Ray home, because I can walk everywhere I need to go or catch the

**Comments:** bus/metro. It is an ideal location for me and it is so accessible for all of the appointments and business that I have when I am in the D.C. area.

When I heard that a BBQ restaurant was being considered as an addition to the Del Ray community, I was thrilled! Another option (different from anything else I've seen in Del Ray recently) and it means more commerce coming into Del Ray when other cities and towns around the country are losing businesses at an alarming rate in this economy.

Let

me explain that when I am in California, I live in a mixed use, 15-story, "high-rise" building. We have two restaurants, a real estate office and a few shops that occupy the ground floor of the building and the nearby buildings. One of the restaurant's is a Vietnamese place and it is a

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delight to have in our community. It offers good food, great consumer-traffic and a perfect gathering place for me and my friends. I have never been offended by the food or smells coming from that location. They serve hearty dishes that do not offend the senses. I feel the same can be said for food from a BBQ restaurant. The necessary kitchen ventilation will be dictated by city/state code and none of the neighbors will feel the impact of a restaurant like that coming to Mt. Vernon Avenue.

I want

good things for Del Ray and I feel this particular restaurant (with the luxury of an experienced restaurateur at its helm) will be a welcome addition to the neighborhood.

Thanks for allowing me to share my story and support for Pork Barrel BBQ. I hope cooler heads on the City Council will prevail and this business will be permitted to thrive in Del

Ray!

Sincerely,

Alyson Austin  
Personal cell: 909-224-1869

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Special Use Permit  
SUP 2010-0011

## MOUNT VERNON GROUP

ALEXANDRIA, ARLINGTON COUNTY, FAIRFAX COUNTY, FALLS CHURCH, AND PRINCE WILLIAM COUNTY  
VIRGINIA



May 1, 2010

To the Mayor and Members of City Council:

The Mount Vernon Group of the Sierra Club is writing to express its concerns about a Special Use Permit that has been filed to operate a restaurant in Del Ray that will emit significant smoke and particulate matter. We're urging the city government to take every possible action to ensure that the owner of the restaurant use the best available technology to mitigate the pollution that his establishment will generate.

Hog Thaid has filed Special Use Permit #2010-0011 to operate a combination Asian Fusion / woodsmoke BBQ restaurant on Mount Vernon Avenue in Del Ray. The only detail given in the Application regarding the ventilation system is "vented up to two and a half stories and expelled." Hog Thaid plans to operate a hybrid gas woodsmoker a minimum of 10-12 hours per day. If a state-of-the-art carbon filter/ventilation system similar to that used by Rocklands is not installed, we are concerned that the smoke and particulate matter from this restaurant could generate significant pollution and create health concerns for residents nearby.

The main air pollutants in wood smoke include carbon monoxide, nitrogen oxides, air toxins and particulate matter. Several studies have shown that exposure to wood-smoke reduces lung function, especially in children, and increases coughs and other respiratory diseases. For vulnerable populations, such as people with asthma, chronic respiratory disease and those with cardiovascular disease, wood smoke is particularly harmful— even short exposures can prove dangerous.

We're asking the city government to add conditions to the SUP so that the owner is required to install the best available technology, and more specifically, a carbon filter/air scrubber and dilution fan. We believe this is absolutely in keeping with the city's Eco-City initiative, which strives to create "places where people can live healthier and economically productive lives while reducing their impact on the environment." The city recently spent millions of dollars fighting with the owners of the Mirant power plant in Old Town, trying to get the plant closed or cleaned up, based largely on the concerns about the particulate matter that the plant was emitting as a health risk to nearby citizens. Obviously, the Mirant plant was emitting much more particulate matter than this restaurant would, but it could be argued that it's counterproductive to bring in new point sources for particulate matter pollution when the city has already indicated its commitment to reducing same.

We hope you will carefully consider this request.

Sincerely,

Mary Kadera  
Chair, Mount Vernon Group

(100)

PC Pocket Item #9  
SUP 2010-0011

Time: [Sat May 01, 2010 13:11:03] Message ID: [21230]

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

**First Name:** karen

**Last Name:** johnson

**Street Address:** 2699 DeWitt Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703 362 7582

**Email Address:** kaj2600@yahoo.com

**Subject:** in support of business on mt vernon avenue

As a long time resident of Del Ray (renting since the late 80s and a homeowner since 1992), I am in full support of Pork Barrel Barbeque coming to Mt. Vernon Avenue.

I moved to Del Ray in the late 80s and lived with roommates because it was cheap and close to the Metro. My friends and I all worked on the Hill and the row house we rented on East Nelson Avenue was ideal for us. I chose to buy a house in 1992 because of the neighborhood's potential and its proximity to Old Town and DC. I chose to stay because of the village like charm of Mt Vernon Avenue with its accessible shops and restaurants.

My husband, dog and I walk down the Avenue at least twice a day. Our restaurants are where our friends from DC and other parts of Virginia want to go. It is a fare cry from the Mt. Vernon Avenue of the late 80s and early 90s. As I recall there was a biker

**Comments:** bar, a bait shop, a tv repair shop and plenty of vacant buildings.

Now

Del Ray is a destination for people outside of the neighborhood. I was in New York last week for an event. Seated at my table were New Yorkers who has visited the Cheesetique during a recent trip to DC -- they raved about the neighborhood. Imagine, New York City dollars flowing into Del Ray!

Pork Barrel Barbeque and the other planned restaurants will only enhance the activity on the Avenue. The owners are our neighbors and we should be thrilled that they want to invest in Alexandria, rather than DC or Arlington. I am amazed and actually embarrassed by what the owners have had to endure because of a vocal minority of neighbors who apparently has no issue with the filthy, smelly, eye-sore of a gas station that occupied the spot for years. A nasty gas station which was there when they

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purchased their homes, yet no one petitioned to close it because of the emissions or trash that swirled around that place.

I also support the

owner's request for extended hours. Let the market determine if late hours will work in Del Ray. As I understand it, they have already scaled back their initial request. But personally, my husband and I would love to have a place to eat after 10:00 p.m.. Like so many in this area, we work late and travel, a nice meal out instead of a bowl of cereal at 10:00 p.m. would be great more times than we'd like to admit.

Finally, I think the city

of Alexandria needs take into account the risk of developing a reputation as anti-business. Small businesses have always been the backbone of the American economy. We should applaud and support individuals who want to invest in this community, not make it more costly and difficult. Pork Barrel has done what they need to do. Please help us welcome and support them.

Thank you very much for your consideration.

Karen Johnson

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PC Docket Item # 9  
SUP 2010-0011

**Subject: Re: Re:**

Sorry I forgot these. Could you forward this one, too? Thanks,

You all know air quality/environmental /urbans issues on a national level. Have you all ever heard of a successful planning initiative where business, citizens and government got together and came up with agreed upon set of environmental construction standards for there community during a phase of redevelopment? I emphasize the word successful meaning all parties are satisfied and the standards were implemented.

If so, could you forward the name of the programs or the name of these communities

And finally,what are the channels residents' must go through to insure future SUP's contain a separate, independent, environmental impact statement (not study but statement) )from the office of the Environment Quality.. The statement need not be any length but would clearly state the specialist view as to environmental impact will have on the community.

That should do it.

Annie

Hi Anne,

I am forwarding your comments to Bill Skrabak, Director of the Office of Environmental Quality.

Thanks,

Erica Bannerman

Senior Environmental Specialist

City of Alexandria TES, OEQ

Office no.: 703-746-4067

Sent via Sprint Blackberry

----- Original Message -----

From: annie [tetaannie@mac.com]

Sent: 04/30/2010 02:11 PM AST

To: Erica Bannerman; Nathan Randall; Barbara Ross; Kathleen Beeton; Maya Contreras; Kendra Jacobs

Several questions have been raised concerning the staff report for SUP 2010-0011.

After reading the staff report , as it applies to air quality , the following conclusions have been made. Please review and please correct these statements, if there appears to be a misrepresentation of fact.

- 1.Zoning staff agrees Hog Thaid will crate an environmental impact to the Del Ray neighborhood
2. This impact applies especially in terms of air quality coming from Hog Thaid's kitchen operations.
- 3.The degree of the impact to air quality in and around Hog Thaid restaurant has yet to be determined and can only be accurately determined overtime.

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4. It is recognized there is currently a tried and tested technology available (ESP), to limit and minimize the impact of Hog Thaid's kitchen operations on the air quality.

5. The applicant's only objection to using this technology (ESP) is that in their view, it is prohibit-ably expensive ,and they are endorsing a ventilation system that will address the specific air quality concerns of their restaurant operations to the neighborhood.

6 After a review, the zoning staff has concluded that they believe at this time, the applicant's proposed ventilation system (dilution fan etc) is adequate to minimize Hog Thaid's impact on Alexandria's and specifically Del Ray's air quality.

7. As a precautionary measure, zoning recommends a review period, to insure the applicant's ventilation system is meeting zoning's expectations and not infringing on the air quality currently enjoyed by existing residents. Should it be determined that Hog Thaid's system is not providing adequate ventilation and Hog Thaid's is impacting and infringing on residents air quality, Hog Thaid will be required to install an ESP system or upgrade its current system to correct HogThaids impact.

If the above is correct, please answer the following:

1. Is there an existing or pending ,Alexandria City program funded or unfunded, that allows for local small business owners to apply for Alexandria City government incentives (tax based or otherwise) to reduce the environmental impact of their operations?

Del Pepper has said their are such programs and city council has the power to act upon them. Could you provide any information on this? If there are such programs, to what degree would receiving such incentives offset the cost of the ESP system.

2. During the review process, were Federal incentives and local incentive programs considered when staff evaluated the cost/benefit (as it clearly did,) when endorsing one ventilation system (applicant) over another (resident proposed).

3. The precautionary measure: once Hog Thaid ventilation is activated, should residents determine the Hog Thaid is creating a nuisance in terms of odor and smoke , have staff determined what method it will utilize to measure the degree of the impact Hog Thaid is actually having on air quality ? Or will it be up to residents alone to determine what causes a nuisance -because this is very, very subjective, what is bothersome to one resident will not be so to another. In other words: going forward, what is the objective method and measurement staff is going to use to determine that Hog Thaid must install a ESP or like-system.

4. Overlay plan: it has become very clear that the plan calls for Mr.

①

Vernon Ave to become a destination location. Has any thought been given to attracting the thousands of area residents who are nature enthusiasts. choose to bike rather than drive (as much as possible ) and purposely choose to live on or near a metro line. And most importantly, only support , go out of there way , to support those business who actively take steps to reduce the impact of their operations on the environment and actively boycott those who don't . Attracting such consumers not only benefits business and the environment it is good for the city--less traffic infrastructure-  
Thanks for looking into this.

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat May 01, 2010 13:11:03] Message ID: [21230]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: karen

Last Name: johnson

Street Address: 2699 DeWitt Avenue

City: Alexandria

State: VA

Zip: 22301

Phone: 703 362 7582

Email Address: kaj2600@yahoo.com

Subject: in support of business on mt vernon avenue

As a long time resident of Del Ray (renting since the late 80s and a homeowner since 1992), I am in full support of Pork Barrel Barbeque coming to Mt. Vernon Avenue.

I moved to Del Ray in the late 80s and lived with roommates because it was cheap and close to the Metro. My friends and I all worked on the Hill and the row house we rented on East Nelson Avenue was ideal for us. I chose to buy a house in 1992 because of the neighborhood's potential and its proximity to Old Town and DC. I chose to stay because of the village like charm of Mt Vernon Avenue with its accessible shops and restaurants.

My husband, dog and I walk down the Avenue at least twice a day. Our restaurants are where our friends from DC and other parts of Virginia want to go. It is a fare cry from the Mt.

Comments:

Vernon Avenue of the late 80s and early 90s. As I recall there was a biker bar, a bait shop, a tv repair shop and plenty of vacant buildings.

Now

Del Ray is a destination for people outside of the neighborhood. I was in New York last week for an event. Seated at my table were New Yorkers who has visited the Cheesetique during a recent trip to DC -- they raved about the neighborhood. Imagine, New York City dollars flowing into Del Ray!

Pork Barrel Barbeque and the other planned restaurants will only enhance the activity on the Avenue. The owners are our neighbors and we should be thrilled that they want to invest in Alexandria, rather than DC or Arlington. I am amazed and actually embarrassed by what the owners have

PC Docket Item # 9  
SUP 2010-0011

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had to endure because of a vocal minority of neighbors who apparently has no issue with the filthy, smelly, eye-sore of a gas station that occupied the spot for years. A nasty gas station which was there when they purchased their homes, yet no one petitioned to close it because of the emissions or trash that swirled around that place.

I also support the

owner's request for extended hours. Let the market determine if late hours will work in Del Ray. As I understand it, they have already scaled back their initial request. But personally, my husband and I would love to have a place to eat after 10:00 p.m.. Like so many in this area, we work late and travel, a nice meal out instead of a bowl of cereal at 10:00 p.m. would be great more times than we'd like to admit.

Finally, I think the city

of Alexandria needs take into account the risk of developing a reputation as anti-business. Small businesses have always been the backbone of the American economy. We should applaud and support individuals who want to invest in this community, not make it more costly and difficult. Pork Barrel has done what they need to do. Please help us welcome and support them.

Thank you very much for your consideration.

Karen Johnson

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat May 01, 2010 12:07:29] Message ID: [21229]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Carole

Last Name: Clark

Street Address: 106 E. Monroe Ave

City: Alexandria

State: VA

Zip: 22301

Phone: 703-548-9124

Email Address: caclark99@aol.com

&#61607; Support Pork Barrel BBQ, Sushi Bar and Asian Fusion project in

Subject:

Del Ray

I support this project. The restaurants add a vibrancy to the Del Ray

experience. Having some later night options will be good for business.

Comments: Also, it sounds like the owners have responsibly responded to the concerns about air pollution and traffic. We should approve the SUP for this initiative.

PC Docket Item #9  
Sup 2010-0011

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Sat May 01, 2010 11:15:07] **Message ID:** [21227]

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

**First Name:** Cynthia

**Last Name:** Clemmer

**Street Address:** 2303 Commonwealth Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 7039660403

**Email Address:** cclemmer@comcast.net

**Subject:** Por Barrel Bar B Q

Please support this business and the two additional restaurants that are

TRYING to make Del Ray their home.  
These individuals have made responsible

and amenable choices that will support Del Ray and further,

Alexandria.

**Comments:** Other than the changes that have already been made to their

operating plan, burdening them further with extraneous and unnecessary requirements and expense will only serve to drive these businesses away and will further discourage any new business that may want to tread into this very, seemingly, volatile environment.

PC Docket Item #9  
Sup 2010-2011

15

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat May 01, 2010 09:01:20] Message ID: [21226]

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

**First Name:** Sissel

**Last Name:** Bakken

**Street Address:** 2302 Burke Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703-836-3332

**Email Address:** s.bakken@verizon.net

**Subject:** Support Sushi Bar and Asian Fusion project in Del Ray

PC Docket Item #9  
SUP 2010-0011

I am writing to you in support of the Sushi Bar and Asian Fusion project in

Del Ray.

I appreciate all the owners have done to address issues raised by

neighbors, including compromising on hours of operation. I would love if

we finally get a late night dining options in Del Ray, and ask that the

city support the compromise hours of operation of 12 am weekdays and 1 am

weekends. These hours were recommended by the Del Ray Citizens Association

Land

Use Committee, and the Del Ray Citizens Association Executive Board

voted unanimously in support of these hours of operation.

**Comments:** We must

support new, local, tax-paying businesses in Alexandria and Mt. Vernon Ave

to continue to help grow our community. If Del Ray and Alexandria create

an anti-business climate, all the progress that has been made on Mt Vernon

Avenue will start to unwind.

I appreciate your time and hope that you

will follow through on my and many other peoples wishes.

Best

regards,  
Sissel Bakken

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**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat May 01, 2010 08:31:51] Message ID: [21225]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Richard  
**Last Name:** Jereski  
**Street Address:** 2302 burke avenue  
**City:** alexandria  
**State:** va  
**Zip:** 22301  
**Phone:** 202-253-6398  
**Email Address:** rjereski@gmail.com  
**Subject:** support for del rey businesss

P.C Docket Item #9  
SUP 2010-0011

Laies and Gentlemen,

I am writing to you in support of local businesses

and restaurants in the Del Rey community - especially Pork Barrel BBQ,

Sushi Bar and Asian Fusion project in Del Ray.

I appreciate all the

owners have done to address issues raised by neighbors, including

compromising on the BBQ cooker  
and hours of operation.

I want and

support having late night dining options in Del Ray, and ask that the city

support the compromise hours of  
operation of 12 am weekdays and 1 am

weekends. These hours were recommended by the Del Ray Citizens Association

**Comments:**

Land Use Committee, and the Del Ray Citizens Association Executive Board

voted unanimously in support of these hours  
of operation.

We must

support new, local, tax-paying businesses in Alexandria and Mt. Vernon Ave

to continue to help grow our  
community.

If Del Ray and Alexandria

create an anti-business climate, all the progress that has been made on Mt

Vernon Avenue will  
start to unwind. In addition, it will increase the tax

responsibilities of individual home owners instead of spreading the tax

base across more businesses.

I hope that you will support increased

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business into the area as it will help the city raise much needed funds to

pay for  
services.

Richard Jereski

----- Forwarded by Elaine Scott/Alex on 05/03/2010 10:56 AM -----

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat May 01, 2010 07:06:46] Message ID: [21223]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Richard  
**Last Name:** Griffin  
**Street Address:** 503 W Windsor Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22302  
**Phone:** 7038362648  
**Email Address:** rgriffin@pobox.com  
**Subject:** Support Del Ray business

PC Docket Item # 9  
Sup 2010-0011

I encourage City Council and the Planning Commission to support the SUP

2010-0011 for Pork Barrel BBQ and the other  
restaurants. The business

owners are local members of our community, are responsible citizens, have

been responsive to  
and supportive of the neighbors in Del Ray who have

expressed concerns about hours, air quality, traffic, etc. Mike Anderson

and his team have bent over backwards to listen to and accommodate the

neighbors who live near the proposed restaurants.  
It is my understanding

that most of the neighbors who initially expressed concerns are now in  
support of the restaurants.

Apparently there is a new group of

**Comments:** protesters who are spreading misinformation about the restaurant. I urge

the council  
members to support the majority of Alexandria citizens who

are level-headed and responsible and understand the  
tremendous value that

such projects bring to Del Ray and Alexandria. I have lived in Alexandria

since moving to the area in  
1983. We experienced what Mt Vernon Ave was

like back then. Seeing how much progress has been made since then in the

Del Ray area, it is really painful to hear these anti-business sentiments

being expressed by a small number of citizens of  
Alexandria, who seem to

have no idea what the consequences of their actions could be.

I look

forward to the day these restaurants open - they will add much needed

⑨

variety to the dining choices in Del Ray, will  
enhance the quality of

life in the neighborhood, will add to the economic vitality of the city,

and will enhance the safety of Mt  
Vernon Ave. I encourage you to approve

the SUP including its hours of operation.

Respectfully Yours,  
Richard

Griffin



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

PC Docket Item # 9  
Sep 2010 - 0011

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.

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



Disclosed - Information  
1/1/2010

To: kendra.jacobs@alexandriava.gov  
From: annie <tetaannie@mac.com>  
Date: 04/30/2010 10:39AM  
Subject: disclosure Form

Those residents who had voiced concern about full disclosure of property building ownership for Hog Thaid restaurant, are now very satisfied with the level of disclosure and appreciate the efforts of the zoning staff to provide this information to them. It is also appreciated that zoning staff helped to prevent the further spread of misinformation regarding ownership which although recognized as a rumor ,was still very , very upsetting to many Del Ray residents.

Residents who were going to attend the planning hearing on May 4th, and speak at the meeting and request for denial or deferment of SUP 2010- 0011 until disclosure of ownership was obtained will now not be attending the hearing,nor will any administrative complaint related to the disclosure form be forthcoming. Therefore, my email of April 26th and 27th relating to the intent to raise the disclosure issue during the May 4th hearing should be disregarded as it is no longer relevant.

The residents, who totaled 11, who voiced concern on this issue alone, have stated to me they hold no other opinion regarding SUP 2010-0011 and their only interest in this SUP was that due process occurred in terms of disclosure .

Those residents who wished to address aspects of the SUP, or voice their dissent, but did not feel comfortable doing so until ownership was fully disclosed, were provided the updated disclosure statement and a copy of the document published on your web page outlining hearing attendance information and what to expect while attending.

Thank you very much for helping with this matter.

Annie Meighan Kendrick

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PC Docket Item #9  
SUP 2010-0011



To:  
Cc:  
Bcc:  
Subject: Fw: SUP 2010-0111

— Forwarded by Barbara Ross/Alex on 04/29/2010 01:13 PM —

From: "Astin, Rainey" <rastin@quad1.com>  
To: <Barbara.Ross@alexandriava.gov>  
Cc: <Nathan.Randall@alexandriava.gov>  
Date: 04/29/2010 01:05 PM  
Subject: SUP 2010-0111

Dear Planning Commission,

I have reviewed SUP # 2010-0011 for 2312 Mt Vernon Avenue, and the City Staff Report. I fully support the conditions stated in the staff report – particularly staff's recommendation for business hours. I do, however, continue to have significant concerns of the overall impact to the neighborhood should the applicant be allowed to do all that he requests.

1. **Hours.** Applicant has requested a 1:00 AM closing hour Friday/ Saturday and a 12:00am closing hour Sunday through Monday. Based on the zoning ordinance definition of closing, no new patrons are permitted to enter the restaurant after the closing hour, but patrons already in the door can stay a full hour after closing time. This means customers could be leaving at 2:00 AM on Fridays and Saturdays and at 1:00 AM on weeknights. The employees will leave even later.

I do not feel that a 2:00 AM and 1AM closing time is in keeping with the intention of the CL zone in which the property is located. The zoning ordinance indicates that the CL zone is "intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas" and states 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.**" I strongly believe these closing hours do not protect existing residential neighborhoods. I am also concerned because I have checked the applicant's record on food safety. Most recently, he has a number of violations (2 critical pertaining to food safety). I fear that his establishment will be less of a food destination and more of a drinking one. MangoMikes is better known as a bar than a restaurant. Folks drinking are louder and more difficult to control, especially after 12am. This is definitely not commensurate with nearby residential development, especially a neighborhood consisting of so many families. Patrons returning to cars parked on residential streets at 2:00 AM have the potential to be a serious nuisance to nearby residential properties.

I've checked the number of restaurants in the area. There are over 20 within a 1.5 mile distance- 4 of which are allowed to have live entertainment. Most of these do not have adequate parking. Please consider the trickle down effect of increasing hours for this applicant. If everyone follows suit (and how can you deny them if you give such hours to applicant), there is an almost certain

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likelihood that noise will increase (detrimentally to residents) along the Avenue. This is not commensurate with the intent of the Overlay.

2. **Parking.** I believe SUPs have been approved in the past on the basis of being able to use the parking lot slated for this applicant. What will happen once the applicant uses all of the spaces? Will the other SUPS be amended?

Also, the DSUP only required 1 parking space per 8 patrons for restaurants; isn't the normal ratio 1 space for 4 patrons? Why is an exception being made?

3. **Procedure.** I was shocked and dismayed to see the commission enter into record emails without names. Whether in support or opposition, no email should be counted unless it is sent by a person who can be identified with contact info. Unfortunately, the commission accepted a number of pro-applicant emails from the President of the DRBA who consolidated emails and removed names to protect their privacy. This seems to suggest a bias by the commission, and I strongly hope this was an oversight and will be appropriately addressed and that these emails will be discounted as they should have originally been (any person could have typed these up).

I have lived in Del Ray for over 10 years, and I will be very sad if the City chooses not to enforce the existing zoning, especially the Overlay. I moved to Del Ray expecting the protections promised by the zoning, and I ask that the City enforce and apply them.

Thank you,

Rainey Astin  
1406 Mount Vernon Avenue

NOTE: Please be advised any and all documents sent by email transmittal are, and remain, subject to senior management and third party approvals. This email may contain information that is confidential and may not be copied or distributed by anyone other than the intended recipient. If received in error, please immediately notify the undersigned.

Rainey L. Astin  
Quadrangle Development Corporation  
Deputy General Counsel  
1001 G Street, NW, Ste 700W  
Washington, DC 20001  
202-661-2010  
[rastin@quad1.com](mailto:rastin@quad1.com)



PC Docket Item #9  
SUP 2010-0011



To:  
Cc:  
Bcc:  
Subject: Fw: Hog Thaid

— Forwarded by Barbara Carter/Alex on 04/29/2010 08:39 AM —



Fwd: Hog Thaid

Eric Wagner to: Faroll Hamer

04/28/2010 10:04 PM

Faroll, can you please forward this to the other members of the Planning Commission? Thanks.

Begin forwarded message:

**From:** "Judy Lowe" <[judylowe36@comcast.net](mailto:judylowe36@comcast.net)>

**Date:** April 28, 2010 12:53:56 PM EDT

**To:** "Eric Wagner" <[erwagner@comcast.net](mailto:erwagner@comcast.net)>, "Mary Lyman" <[mshyman@verizon.net](mailto:mshyman@verizon.net)>

**Subject:** Hog Thaid

I do not have all of the emails for Planning Commission but this group of foes will probably pack the next meeting. I cannot believe they would rather smell gasoline fumes than bar-b-q fumes and I think Mike Anderson has gone beyond the pale to accommodate the neighborhood. This is exactly like the person that buys a house in the flight path and then complains about the airplane noise. We are greatly looking forward to the business and hope that it sails through, despite the misinformation that is being circulated. The opponents have no idea whether they can smell any smoke odors or not with the new system that Mike has said he would install. Please approve this.

Judy Lowe

[judylowe36@comcast.net](mailto:judylowe36@comcast.net)

703-549-1713 (H)

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W/ Docket Item #9  
SUP# 2010-0011



Re: COA Contact Us: 2312 Mt. Vernon Ave  
Cicely Woodrow to: Sarah Haut  
Cc: barbara.carter, faroll.hamer, graciela.moreno, Kendra Jacobs

04/29/2010 09:34 AM

Dear Ms. Haut,

Thank you for contacting us regarding SUP # 2010-0011 for 2312 Mt Vernon Avenue. By copy of this email, your message has been sent to Kendra Jacobs, who will forward your message to the Planning Commissioners.

Best regards,  
Cicely Woodrow

Cicely B. Woodrow, PHR  
Supv Admin Officer  
Department of Planning & Zoning  
301 King Street, Room 2100  
Alexandria, Virginia 22314  
Direct: 703-746-3810  
Fax: 703-838-6393

ECO-CITY ALEXANDRIA

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail.

|            |                                       |         |                        |
|------------|---------------------------------------|---------|------------------------|
| Sarah Haut | COA Contact Us: Director Faroll Hamer | Time... | 04/28/2010 06:04:03 PM |
|------------|---------------------------------------|---------|------------------------|

From: Sarah Haut <hautsl@yahoo.com>  
To: faroll.hamer@alexandriava.gov, barbara.carter@alexandriava.gov, graciela.moreno@alexandriava.gov, cicely.woodrow@alexandriava.gov  
Date: 04/28/2010 06:04 PM  
Subject: COA Contact Us: 2312 Mt. Vernon Ave



Time: [Wed Apr 28, 2010 18:04:02] Message ID: [21162]

Issue Type: Faroll Hamer  
First Name: Sarah  
Last Name: Haut  
Street Address: 228 E. Nelson Ave  
City: Alexandria  
State: VA  
Zip: 22301  
Phone: 703-838-9060

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

**Subject:** 2312 Mt. Vernon Ave  
Ms. Hammer,

Could you please forward this message to the Planning

Commission members:

Dear Members of Planning Commission,

I have

reviewed SUP # 2010-0011 for 2312 Mt Vernon Avenue, and also the City Staff

Report. I fully support the conditions stated in the staff report –

particularly staff's recommendation for business hours. I think barbeque,

sushi, and asian fusion restaurants will be a nice addition to the variety

of dining options available on Mt. Vernon Avenue. However, I have concerns

of the overall impact to the neighborhood, should the applicant be

permitted to do all that he requests.

My main concern is with the

operating hours the applicant requests. The applicant has requested a 1:00

AM closing hour Friday and Saturday and a Midnight closing hour Sunday

through Monday. Based on the zoning ordinance definition of closing, no

new patrons are permitted to enter the restaurant after the closing hour.

However, patrons are permitted to stay a full hour after closing time.

This ultimately means patrons could be leaving the establishment at 2:00 AM

on Fridays and Saturdays and at 1:00 AM on weeknights. Employees would

likely leave the restaurant even later than 2:00 AM.

If the applicant is

granted the late hours, other restaurants in Del Ray will likely and

understandably request the same hours. I do not feel that a 2:00 AM

closing time is in keeping with the intention of the CL zone in which the

property is located. The zoning ordinance indicates that the CL zone is

“intended to provide for small scale retail and service uses offering

pedestrian oriented shopping and services for individual consumers and

households located primarily in nearby residential areas.” It continues to

say “proximity to residences requires that commercial operations be

EO

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 section of the zoning ordinance that pertains to the Mt. Vernon Avenue Overlay zone indicates that the zone should "supplement traditional zoning for certain properties on Mount Vernon Avenue in order to achieve a mixed use, pedestrian oriented community that both supports economic activity and protects existing 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.

Would patrons returning to their cars that are parked on residential streets at 2:00 AM be detrimental and a nuisance to nearby residential properties? I think the answer is yes.

**Comments:**

By the time this restaurant opens, there will be 23 restaurants on Mt. Vernon Avenue in just over a 1 mile distance (between Luray Ave and the Calvert apartment building. At least 4 of those restaurants are permitted to have live entertainment. At least 8 of those restaurants do not have adequate parking and have either arranged for parking in adjacent lots or have been granted a parking reduction. If the restaurants that provide live entertainment and also lack adequate parking extend their hours to 1:00 AM on weekends and midnight on weekdays, there is a high likelihood that there will be boisterous patrons returning to their cars which are parked on side streets at 2:00 AM. Imagine the impact if all 23 restaurants request and are granted the right to stay open until 1:00 AM on Friday and Saturday nights. Will that protect the residential neighborhoods?

My next concern regarding the application is parking. The original lot behind the gas station that was located at this property provided parking spaces for nearby businesses. The businesses were granted SUPs because they were able



to secure parking in this lot. After the building is completed, all of the spaces in the lot will belong to the applicant. What happens to the business owners who have SUPs that were approved based on the availability of parking in that lot? In addition, the DSUP only required 1 parking space per 8 patrons for restaurants. The normal ratio is 1 space per four patrons. I have a feeling that Hog Thaid will be wildly successful and the adjacent side streets will be saturated with patron parking.

Many of the emails expressing support that were included in the staff report were consolidated by one person who also removed their names to protect their privacy. Unfortunately, there is no way to confirm that they actually live in Del Ray with no names listed. Hopefully, someone has done the appropriate research to confirm that those who sent emails do in fact live in Del Ray.

The Staff report also indicates that the DRCA executive Board and Land Use Committees have voted to support the SUP as amended by the applicant. However the DRCA membership has not yet voted on this application at the writing of this email. It is possible that the vote of the general membership may be different from the committee and the board.

I love living in Del Ray and I love that the Del Ray businesses as they operate currently do achieve the objectives identified in the zoning ordinance for the CL zone. I hope that you will continue to promote and preserve the characteristics of Del Ray by approving this SUP with the earlier closing hours that Staff recommends.

Thank you,

Sarah Haut

A handwritten mark, possibly initials or a signature, located at the bottom right of the page.

Nathan, Randall @ alexandria va. gov

TO: ALEXANDRIA PLANNING COMMISSION

FROM: LISA MCNICHOLS 105 EAST OXFORD AVENUE

DATE: APRIL 29, 2010

RE: HOG THAID SUP REQUEST #2010-0011

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PC Docket Item #9  
SUP 2010-0011

Thank you for your attention to this matter and service to the community. Thank you as well to all agencies involved and to the Applicant. I would like to again express my support for the APPROVAL of the Applicant's SUP request, with certain conditions. This letter addresses those conditions, but first points out some factual discrepancies that may have bearing on final approval.

A. Factual Discrepancies

1. Applicant's Choice of Smoker

Mr. Anderson has chosen a wood/gas smoker from *Southern Pride*. The impression from reading all the information in the staff report is that he gave up his preferred all-wood smoker, to his financial detriment, as a concession to complaints specifically from some residents on Oxford Avenue, or at least from "neighbors." I spoke to Mr. Anderson for the first time in January or February of 2010. He acknowledged that he had not yet submitted his SUP Application. At that time, he *already stated* that he was going to use a "high tech smoker," not one for "pit cooking." Certainly an all-wood smoker is not high tech. I do not recall that he explained his reasons for his choice. I did not ask him to do so.

Neither I nor any of my neighbors have ever sought to influence Mr. Anderson's choice of smoker. Since I first spoke to him in February of this year, and he already mentioned the "high tech smoker," it is clear that this decision was made *without the input of me or any of my neighbors on Oxford Avenue*. It is also clear that this decision was made *before* the SUP request was filed. We did not force his hand in this regard and the impression that we did, although not intentionally made by anyone responsible for generating the report, is unfounded.

Indeed, from Mr. Anderson's response to the City, it seems as if he changed his smoker in response to our concerns. In an email to Barbara Ross, dated March 24, 2010, Mr. Anderson states the following:

"I know there's been a lot of talk among the neighbors about the new restaurant. Typical issues about parking, hours, noise etc. However, there seems to be a ground swell against our proposed meat smoker. So to be a good neighbor we're making this equipment change. We originally were going to install a 100% wood smoker, as required by the BBQ aficionados, in favor of a wood/gas unit. This high tech unit by Southern Pride is incredibly efficient and only burns 3 or 4 logs of wood during a cooking cycle."

It seems that Mr. Anderson switched his smoker after his SUP application was filed because of recent "groundswell" concerns on our part. His choice was made before filing. Whichever smoker he chooses has never been a question for us, although I am glad (and relieved) the smoker he chooses to use will apparently make less smoke. **What has been a concern is how he adequately and effectively mitigates the smoke, odors and other emissions from any smoker he uses.** After all, no smoker is smokeless and no woodsmoke is harmless.

2. Smoker Operation – page 3 of the report states the proposed meat smoker will operate

"approximately five times per week." Page four states that the smoker will use only 1-3 logs. All information we have gathered indicates that the applicant plans to use his smoker daily. On March 24,

2010, Mr. Anderson told me the following via email in response to a question from me: "The BBQ cooking process is between 10-12 hours. Product will be cooked daily. Our oven uses 3-4 pieces of hardwood (fireplace size) during cooking process." In addition, it is important to note that most of the barbecue restaurateurs to whom Ashley Klick has spoken indicated they use their smokers for an average of 12-17 hours per day, not ten to twelve. Therefore more wood will be used. Of course, the amount of wood used does nothing to mitigate the odors.

3. Oxford Avenue Dining: In the Applicant's diagram submitted with his SUP request, I see only operational plans to have dining on Mount Vernon Avenue. There are no plans for Oxford Avenue dining. I do not see how the applicant can relinquish a request that was never made. If I missed this application request in the report, I apologize.

#### B. RECOMMENDED CONDITIONS

1. Hours of operation

We support the hours as recommended by Planning Staff regarding closing times. They reflect a compromise between what the Applicant has requested and what the residents on Oxford Avenue desire. In support of these hours, I offer a portion of a correspondence between myself and Babrbara Ross. After reading the staff report, I asked the following question. Ms. Ross replied in capital letters:

I noticed the hours recommended by staff and am grateful our concerns, particularly with outdoor dining and Sunday to Thursday, were taken into account. But some have brought my attention to a Small Business Amendment or a "two hour rule" that would allow the Applicant to come back after a period of time to request Administratively, without any hearings, for an extension of hours. Is that true? How much time would have to elapse? Who would make the decision to allow that? What is the procedure and opportunity for hearings in that regard? THE RULE YOU REFER TO IS FOUND IN THE ZONING ORDINANCE AT SECTION 11-511(A)(2)(b)(1) AND REFERS TO ONE OF THE POTENTIAL WAYS AN APPROVED SUP CAN EXPAND ITS OPERATION BY MINOR AMENDMENT. THE ACTUAL LANGUAGE IS "TWO ADDITIONAL HOURS OF OPERATION, BUT NOT TO EXCEED HOURS CONSISTENT WITH AN ESTABLISHED NEIGHBORHOOD STANDARD." THE ADMINISTRATIVE REGULATIONS FOR ADMIN SUP RESTAURANTS SPECIFY THAT ON MOUNT VERNON AVENUE RESTAURANTS ARE RESTRICTED TO THE FOLLOWING HOURS: 6AM-11PM, SUNDAY THROUGH THURSDAY, AND FROM 6AM TO MIDNIGHT, SATURDAY AND SUNDAY, ALTHOUGH THE CLOSING HOUR FOR INDOOR SEATING MAY BE EXTENDED UNTIL MIDNIGHT FOUR TIMES A YEAR FOR SPECIAL EVENTS. FOR A MINOR AMENDMENT FOR A RESTAURANT ON MOUNT VERNON AVENUE, WE TAKE THE ABOVE HOURS TO BE THE NEIGHBORHOOD STANDARD.

While this answer refers to administrative amendments to SUP's, it is only reasonable to conclude that this is the standard for restaurants in Del Ray. Therefore, it is our hope that their recommendations are approved by the Planning Commission.

2. Condition #18 *All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.*

The property line is at the end of the parking lot. However, the parking lot is a nonconforming space, which is actually zoned for residential use. Therefore, no amplified sounds should be heard past the building's structure. We request this condition be amended to reflect that language.

3. Condition # 21: *The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring*

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*properties, as determined by Transportation & Environmental Safety Services and Planning and Zoning.*

The Applicant has offered to install Flame-Gard filters for both the barbecue smoker and Asian Fusion equipment and has offered to install a dilution fan on the roof of the structure to mitigate smoke and odors and other emissions from causing nuisances or health hazards. **This offer is much appreciated by residents on Oxford Avenue.** It is requested that the following be made part of conditions for approval:

*The applicant shall install Flame-Gard filters in the appropriate locations to control grease capture during both barbecue and Asian Fusion cooking processes. The applicant shall install a dilution fan to mitigate the odors, smoke and other emissions resulting from his Southern Pride SPK-500 smoker and Asian Fusion processes. The design and installation of the dilution fan shall follow the plans submitted by applicant. This dilution fan will adequately mitigate smoke, odors and other emissions from both barbecue and Asian Fusion processes. If the applicant chooses to add another smoker, he must submit plans to do so for approval by T & ES, Code Enforcement, Fire Marshall and Planning and Zoning and must adequately mitigate smoke and odors generated via dilution fan or better control technology.*

There is precedent for using more specific language than the general standard in condition # 21 as currently written. SUP # 2008-0048 is one example. This is an SUP for Vocelli Pizza on 3406 Commonwealth Avenue. This is a take-out and delivery pizza store. At first, the only language regarding odors was the standard exactly as written in # 21 in the present case. In response to concerns from neighbors about odors and noise, the applicant in the Vocelli case agreed to install an exhaust fan such that odors would blow away from the residences. The matter was further taken up by Councilwoman Del Pepper at the City Council hearing on September 23, 2008. The applicant had also voluntarily agreed to install an internal exhaust fan in place of a rooftop one to mitigate noises. Councilwoman Pepper expressed concern that the voluntary offer be made mandatory. The city official stated: "I think the applicant would proffer they would install the internal exhaust fan so we could amend condition 31 to require the internal exhaust fan be mandatory." Other City Council members agreed.

In support of such a requirement, I point out that at least two business owners may suffer adversely if the dilution fan were not installed. Both The Dairy Godmother and Tops of Old Town are neighbors.

From page 35 of report, Planning staff, in a letter to the applicant stated:

4. Dairy Godmother - You mentioned that you plan to contact Elizabeth Davis to discuss her concerns about odors and smoke, particularly near areas of air intake for the Dairy Godmother. Please inform us of the solutions you propose to shield otherwise mitigate the potential for odor and/or smoke near her intake area.

Sheila Mitchell, owner of "Tops of Old Town," has stated the following, found on page 42 of the staff report.

smoke. So imagine my surprise when I learned that he plans no such "state of the art ventilation," but merely plans to expel smoky exhaust and odors out his vents. I do understand that he is not going to use an all-wood smoker. But the smoker is going to operate at least twelve hours per day every day. There will still be smoke and whatever smoker he chooses is not going to control the odors.

This store is my livelihood. People buy my clothes for very special occasions. They are clothes for events: Sunday services, Easter, horse race season. People from all over the country buy my offerings. Noone wants to spend hard-earned money on a hat or suit that smells like barbecue.

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Individuals from Oxford Avenue have documented their position on this issue by writing letters, making phone calls, sending emails. A petition which addresses this issue and others has received at least two hundred signatures from people throughout the community.

I now include some excerpts from comments made from others **not on Oxford Avenue** in support of the applicant. These comments are included in full in the report and were gathered and submitted by Jill Erber, President of the Del Ray Business Association. Though she omitted their names, it is important to note that even those who enthusiastically support the restaurant (as we do), acknowledge smoke and odors could be an issue. All words in bold were highlighted by me: From page 67 of the comments section:

I very much support these restaurants coming in. I very much support them having adequate control technology to not adversely affect the health and property enjoyment of my neighbors. Let's have both happen.

Please don't make the people raising the matter of control of particulate matter feel like they are being called unreasonable and alarmist. I am a generally healthy person who's never been under treatment for respiratory problems. At times when I have been exposed to an extra dose of fine particulate matter (working in a building that had a small kitchen fire 8 floors down over the weekend, living in West Philly, having the little accidental house flare up here and there, stoking up a fireplace or firepit, or when neighbors stoke up theirs) I've developed respiratory problems that sometimes last for weeks after exposure. [My co-workers wanted to sue the restaurant for imposing my five weeks of coughing on them (don't panic, there were joking).] We often think of the smoke that we produce when we are being cozy or making delicious food as good, positive, happy smoke; but smoke is smoke, folks. There are many Del Ray residents who are far more sensitive to respiratory irritations than am I. I don't know that we can say for sure that environmental and zoning laws always keep up with what we know about the impacts of certain things -- like fine particulate matter -- on the health of our environment.

Please remember: the law is the floor, not the ceiling, on our expectations for a healthy and enjoyable environment.

I'm feeling pretty confident that Mike Anderson, the Del Ray business community, the restaurant's neighbors, and the rest of us will ensure that we have three more delicious options and no adverse aesthetic or health effects. So, thanks again.

From page 67 of the comments section: "It'd be great to have a good barbecue restaurant on the Avenue, and most people I know (including me) won't mind the smoked part of it **so long as it doesn't interfere with our ability to enjoy sitting in front of The Dairy Godmother and slurping our desserts.**"

From page of the comments section: "As a business owner and long-time resident, I understand the delicate balance that must be negotiated in order to maintain the unique, strong, community we enjoy in Del Ray. While I understand the concerns raised by some residents, I am hopeful that a mutually agreeable balance can be struck."

From page 52 (bold added): "I want to add my support for this new venture -- they will be a welcome addition to Del Ray.....I will add that I work in an office building with a BBQ restaurant in the main floor. **We struggled with odor issues when they first moved in but once they took the necessary steps to control the issue that have been discussed on the listserve, we have had no problems.**"

From page 56 : "As for the smoke/exhaust issue, we think there are probably some legitimate concerns there, but we trust that will be worked out between Mike, the city, and the immediate neighbors. Seems to us that asking for some special equipment similar to what other BBQ places use is not completely out of bounds and hope there is a compromise to be reached on that point."

A

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Considering the preceding, I respectfully request the proffer of a dilution fan be made a requirement of the applicant's SUP, following precedent such as that in the Vocelli SUP2008-0048.

Condition 24: *Food delivery service to customers shall be limited to a maximum of one vehicle, which shall park in the space in the rear parking lot designated in DSUP#2006-0019 at all times when it is located in proximity to the restaurant. Delivery on-foot or by bicycle is permitted.*

We have no objection to this condition but would ask the further be added to its language:

*The delivery vehicle used shall be clearly marked with the name of the applicant's establishment.*

Condition 30: *The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning and Zoning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit condition,)c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed.*

I respectfully request that the review period, in addition to the general year review, also include a provision for a review after 150 days to determine this operation's impact on nearby residents and businesses. There are many factors involved in this operation. The smoker will operate from 10-17 hours per day. The applicant has indicated the smoker will probably run overnight. The restaurant is planning to open for service to customers at 7 am every day. Patrons could be in the restaurant as late as 1 am or 2 am. Staff must still clean and prep for the next day. Deliveries begin at four am two days per week. This will, in essence, be a 24 hour per day operation. Such an operation, so close to residences, is extreme in a commercial low zone. Therefore, a shortened review period is vital to ensure the applicant's operations are not detrimental to the surrounding community.

There is precedent for this. I again refer to the Vocelli Pizza SUP #2008-0048. During the September 23, 2008 hearing before the City Council, city planning staff recommended a 90 day review period to assess impacts of the operation on its neighbors in terms of hours, trash collection, deliveries, odors and noise.

The current Applicant's proposed operation is much larger than a take-out pizzeria. It is in the Historic Core of Del Ray. It will have outdoor seating. It will be open late every night. It can seat 166, but the capacity for more patrons is obvious when it is observed that two large, long bars dominate the space. The bars have a large area of open space for standing customers. In addition, the smoker is a large piece of machinery. While not complicated to use, meticulous maintenance of the smoker, ducts, grease filters, and chimney stack are crucial to safety and smoke control. There is much more opportunity for negative impact in this matter. Therefore, if the Vocelli pizzeria received this condition, it is reasonable to see that such a large operation in the Historic Core of Del Ray receive the condition as well.

Del Ray's motto is "Where Main Street Still Exists." An establishment that generates odors and smoke for hours at a time, and which stays open with a full bar till the morning hours most nights of the week is not Main Street. But with hours more in line with the norm and adequate control of odors and smoke, this establishment certainly will become a valuable and beloved contributor to that Main Street community we hold dear. I respectfully request that you incorporate the above-requested conditions and grant the Applicant's SUP request.

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Docket Item #9  
EUD 2010-0017



**Disclosure Form for 2312 Mount Vernon Avenue**

Kendra Jacobs to: tetaannie

04/29/2010 02:52 PM

Cc: Barbara Ross, ERWAGNER, mslyman, lyman, donna.fossum,  
KOMOROSJ, HSDUNN, JLR, jjennings

Although we found the face of the disclosure statement filed in this case to be reasonably complete, without reason to question it, we did discuss the form and its information with the applicant after you raised questions about it. Mr. Anderson has submitted the attached, updated disclosure form. The only change has to do with the ownership of the property, and the new form identifies an additional person with ownership interest. As to ownership of the applicant, there are no owners, other than Mr. Anderson and Mr. Blackburn, with more than 10% interest. As to a financial relationship with anyone on the Planning Commission or City Council, none of the persons identified has such a relationship, as defined by section 11-350 of the Zoning Ordinance.



DOC\_20100429143326.PDF

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*Kendra M. Jacobs*  
*Supervisory Administrative Officer*  
*Planning and Zoning - City Hall*  
*kendra.jacobs@alexandriava.gov*  
*p: 703-746-3844*  
*f: 703-838-6393*

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Updated 4-29-2010

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

|    | Name           | Address                | Percent of Ownership |
|----|----------------|------------------------|----------------------|
| 1. | MIKE ANDERSON  | 1320 N. PEGGAM ST      | 45%                  |
| 2. | BILL BLACKBORN | 400 CAMERON ST. # A616 | 10%                  |
| 3. |                |                        |                      |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2312 MT. VERNON (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

|    | Name          | Address              | Percent of Ownership |
|----|---------------|----------------------|----------------------|
| 1. | ERIC DORN     | 1200 CHADWICK AVE    | 50%                  |
| 2. | RAFAT MAHMOOD | 700 N. WASHINGTON ST | 50%                  |
| 3. |               |                      |                      |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

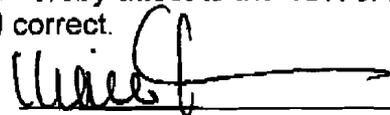
|    | Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|----|--------------------------|---|---|
| 1. | MIKE ANDERSON            | NONE  | N/A   |
| 2. | BILL BLACKBORN           | NONE  | N/A   |
| 3. | ERIC DORN                | NONE  | N/A   |
|    | RAFAT MAHMOOD            | NONE  | N/A   |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4-27-10  
Date

MICHAEL ANDERSON  
Printed Name

  
Signature



To:  
Cc:  
Bcc:  
Subject: Fw: Disclosure Form for 2312 Mount Vernon Avenue

---

— Forwarded by Kendra Jacobs/Alex on 05/04/2010 09:31 AM —

From: annie <tetaannie@mac.com>  
To: kendra.jacobs@alexandriava.gov  
Date: 04/29/2010 05:41 PM  
Subject: Fwd: Disclosure Form for 2312 Mount Vernon Avenue

---

Thank you. Thank you. You have no idea what providing this information will do for good will and restoring faith in the city and the system.

Please thank Mr. Anderson and the owners for allowing their personal privacy to be invaded for the good of the community.

Annie

Begin forwarded message:

**From:** annie <tetaannie@mac.com>  
**Date:** April 29, 2010 5:32:26 PM EDT  
**To:** Ashley Klick <amkdc05@yahoo.com>  
**Subject:** Fwd: Disclosure Form for 2312 Mount Vernon Avenue

Could you share this with anyone you know who has voiced a concern or heard/spread the rumors about ownership. I promised I would spread the correct information and I am visiting specific people this evening who questioned the ownership, or moreover, who wanted to know who the owners are not.. No politicians are involved, no councilmen or mayor have an interest in the building itself or the restaurant. Boy ,is this going to bum our resident conspiracy theorists.

A property attorney who lives and deals with a lot of property management residential companies shared this with me, he is not representing anyone or offering any advice he is just speaking to me as one citizen to another:

Should you, yourself or anyone on your street have a problem with smoke and odors; noise, trash, parking you name it, after trying to resolve the issue with Mr. Anderson--and you have to give him a chance, several ,to be reasonable; Mr. Mahmood and Mr. Dorn are the parties you would have to contact at the addresses listed below. These men truly believe the vent system they have chosen will do the job now that smoker will be fueled by gas, obviously, or they would change the system when the restaurant is fitted.y.It would cost them much more to correct the vent system than to place the one you wish once the building is fitted and Anderson is not the only tenant, so that means they would have to be compensated through the repair process --what a potential mess. They know this, and they obviously have weighed the risks and believe in the dilution fan.

But, should you have any problems with the owners tenant (at would be the restaurant) , you can always contact the owners by certified letter and they will , as required, look into your complaint. If you have determined that the smoke issue is disturbing you and it something that you can not live with, then contact immediately them immediately ,

explaining the circumstance. They are equally financially responsible for correcting the problem when it comes to nuisance issues , not Mike Anderson, and they will want to address your concerns prior to any official review process ( be it one year or 90 days).

Personally, Ashley, I think in this scenario you have the best possible of landlords. You are lucky. The Avenue is going to be developed and there will be many landlord. You have the creme de la creme. They have more money than God and they are big business men. This is an investment for them, and they will want to protect their investment. They are not like some of the other landlords on Mt. Vernon--they are not trying to cut corners, I really, really believe that.

If I were you, and I am not, I would write a personal letter from you, not your group, but you, Ashley Klick, wife, mother and children's cancer fundraiser, to Eric and RM introducing yourself and your family and in very simple terms,( not try to persuade them to your viewpoint , or speak environmental policy) but explain your very real and understandable personal fears. I really think they will be able to speak to them and most importantly reassure you. YOU don't have to be on opposite sides here.

In this world of emails and text messages and sound bites , flyers and positions and petitions , sometimes a simple letter or a meeting and handshake and a smile can get a great deal more done than all as my grandmother would say all this rigamarole. Think about it!

PS if you send the below to anyone by email would you sanitize the cc: I don't believe this is information anyone should have. I would do it myself but I am so computer handicapped and Ry is not here to do it. Hence, I am printing it visiting people by foot and sanitizing the email with a black marker.

I just wanted you, yourself, to have the info. asap. I hope it helps and you are feeling better.

Thanks,

annie

Begin forwarded message:

**From:** [Kendra.Jacobs@alexandriava.gov](mailto:Kendra.Jacobs@alexandriava.gov)

**Date:** April 29, 2010 2:52:32 PM EDT

**To:** [tetaannie@mac.com](mailto:tetaannie@mac.com)

**Cc:** [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov), [ERWAGNER@COMCAST.NET](mailto:ERWAGNER@COMCAST.NET),

[mshlyman@verizon.net](mailto:mshlyman@verizon.net), [lyman@navigantconsulting.com](mailto:lyman@navigantconsulting.com),

[donna.fossum@verizon.net](mailto:donna.fossum@verizon.net), [KOMOROSJ@NASD.COM](mailto:KOMOROSJ@NASD.COM),

[HSDUNN@IPBTAX.COM](mailto:HSDUNN@IPBTAX.COM), [JLR@CPMA.COM](mailto:JLR@CPMA.COM), [jjennings@casact.org](mailto:jjennings@casact.org)

**Subject: Disclosure Form for 2312 Mount Vernon Avenue**

Although we found the face of the disclosure statement filed in this case to be reasonably complete, without reason to question it, we did discuss the form and its information with the applicant after you raised questions about it. Mr. Anderson has submitted the attached, updated disclosure form. The only change has to do with the ownership of the property, and the new form identifies an additional person with ownership interest. As to ownership of the applicant, there are no owners, other than Mr. Anderson and Mr. Blackburn, with more than 10% interest. As to a financial relationship with anyone on the Planning Commission or City Council, none of the persons identified has such a relationship, as defined by section 11-350 of the Zoning Ordinance.

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PC Docket Item #9  
SUP 2010-0011



To:  
Cc:  
Bcc:  
Subject: Fw: SUP 2010-0011 to be included in staff report

From: annie <tetaannie@mac.com>  
To: kendra.jacobs@alexandriava.gov  
Date: 04/28/2010 10:10 PM  
Subject: Fwd: SUP 2010-0011 to be included in staff report

Begin forwarded message:

**From:** annie <tetaannie@mac.com>  
**Date:** April 28, 2010 10:07:56 PM EDT  
**To:** Tetaannie <tetaannie@mac.com>  
**Subject: Re: SUP 2010-0011 to be included in staff report**

Sorry for the last question, sent at 4:29 M. I typed it as the neighbor related to me without considering the content . I sent the document what to expect when attending a hearing for the first time to her this evening.

Annie

Apr 28, 2010, at 4:29 PM, Tetaannie wrote:

Sorry, one more question: it looks like a big night for hearings? Is there a time in which hearings end? Would they continue on another day or just end at a given time and make a decision with whatever information they gathered in the given time allotted?

Annie Meighan Kendrick  
(Sent from my iPhone)

Begin forwarded message:

**From:** Tetaannie <tetaannie@mac.com>  
**Date:** April 28, 2010 4:19:58 PM EDT  
**To:** "Kendra.Jacobs@alexandriava.gov" <Kendra.Jacobs@alexandriava.gov>  
**Subject: Re: SUP 2010-0011 to be included in staff report**

I will try and keep this concise: I attended a meeting of 20 del Ray residents re: Sup. These are list of questions

1. Decorum: some present have checked with their councilman's office re hearing procedures. They concurred that it benefits everyone to keep statements brief, but one assistant suggested signage is important. No one wants to go this route since most believe a statement is more powerful and there is a risk of distracting the proceedings but those who do wish to do this produced an email from a councilman's office endorsing signage at hearings. Is it the norm at these hearings that citizens/ groups carry signs?

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There are twenty eight citizens who agree with Ashley's Klicks petition requests but do not want to sign it unless they know who the owners of the building are or I should say who they are not. These residents are either employees, work in some aspect with the city or have personal relationships with city officials and do not wish to offend. I have done everything I can to get specific building ownership information but I simply can not get it. Can this be entered into our summary with a request for greater disclosure of property ownership in SUP applications?

What time and date is the deadline for submitting documents to the commission?

I understand the commission can approve, deny or defer a SUP application. When one speaks are they limited to stating they are for, against or wish to defer the SUP on the whole or can they state they are for some parts and against other parts of zoning's recommendations? And then state which ones they are for and which ones they are against. Are speakers limited to speaking about the sup itself or can they speak to the sup process itself?

Is it important to physically attend the hearing or will a document sent to the commission carry the same weight as physically attending Evan though a person has no intention of speaking.

Is it three minutes per person, right? Unless the commission interrupts a speaker, correct? What if a person signs up to speak, can they change their mind when they get to the meeting or during the meeting?

On the matter of the petition, will it always be on the web? Although everyone who signed was somewhat aware that the petition is a public document there are some concerned it is on the web with their personal contact information, especially as the climate among some neighbors is a bit nasty.

Annie Meighan Kendrick

(Sent from my iPhone)

On Apr 27, 2010, at 4:07 PM, [Kendra.Jacobs@alexandriava.gov](mailto:Kendra.Jacobs@alexandriava.gov) wrote:

Hi Annie -

I just wanted to respond to some of your points in the email below.

First, I wanted to let you know that I did send your email to the Planning Commission on 4/26. It is also now included as part of the official record for this case.

Secondly, as to disclosure issues, on the face of the disclosure form, there is no apparent issue. The applicant has identified individuals with ownership interest of the property and of the applicant. Given the concern, we have contacted Mr. Anderson to confirm that there was no

(1d)

additional information omitted.

Lastly, I wanted to be clear that I will be happy to advise you of the proper process for submitting comments and speaking at the Planning Commission hearing. For me to review your group's comments, even if it is not for content, is not really appropriate. As I suggested the other day when we spoke, providing the Commission with one clear and concise statement or recommendation, can be more effective than 15 or 20 statements that basically say the same thing. However, me saying that of course doesn't preclude any individual from speaking or submitting a written statement. I'm just suggesting an option that may be more efficient.

You have my email address and my number so if you have anything further to discuss, please feel free to contact me. Thanks.

---

*Kendra M. Jacobs*  
*Supervisory Administrative Officer*  
*Planning and Zoning - City Hall*  
*[kendra.jacobs@alexandriava.gov](mailto:kendra.jacobs@alexandriava.gov)*  
*p: 703-746-3844*  
*f: 703-838-6393*

From: Barbara Ross/Alex  
To: Kendra Jacobs/Alex@Alex, Nathan Randal/Alex@ALEX  
Date: 04/26/2010 06:02 PM  
Subject: Fw: SUP 2010-0011 to be included in staff report

----- Forwarded by Barbara Ross/Alex on 04/26/2010 06:07 PM -----

From: annie <[tetaannie@mac.com](mailto:tetaannie@mac.com)>  
To: [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov), [Mava.Contreras@alexandriava.gov](mailto:Mava.Contreras@alexandriava.gov), Kathleen Stanley <[Kathleen.Stanley@fairfaxcounty.gov](mailto:Kathleen.Stanley@fairfaxcounty.gov)>, [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)  
Cc: Ashley Klick <[amkdc05@yahoo.com](mailto:amkdc05@yahoo.com)>, Lisa Donofrio <[lisdonofrio@hotmail.com](mailto:lisdonofrio@hotmail.com)>, Kathleen Stanley <[Kathleen.Stanley@fairfaxcounty.gov](mailto:Kathleen.Stanley@fairfaxcounty.gov)>  
Date: 04/26/2010 04:28 PM  
Subject: Re: SUP 2010-0011 to be included in staff report

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Barbara,

Thank you, again. Kendra has offered to help keep us on track. She has also agreed to clarify the ownership issue (Eric Dorn's building ownership percentage, if Mike Anderson and company are actual building owners and she will also identify any property owner who holds a 10% interest. It stands to reason that Eric Dorn is the sole owner or represents Burke and Herbert investors. We just need confirmation).

Kendra will also send an email informing me when my statement is forwarded to the commission.

Kendra also reviewed the format our group intends to use when responding to the staff report and presenting to the planning commission. She will review and answer format questions (not content) that will help keep us, again, streamlined.

At this time , I would like to provide the following comment concerning the staff report:

Again, I would like for Mike Anderson to receive his SUP permit and open without delay providing certain conditions are met .There are some remaining opposing points that need to be addressed. Most will be determined by planning and council vote. I believe your staff and office on the whole has been fair in considering the facts while making your recommendations. I also appreciate your efforts to facilitate compromise on the "hot topic" issues and the patience you have demonstrated to me while I attempted to navigate zoning regs and procedures.

As you know, I have shadowed SUP 2010-0011 as it pertains to the environment. It is my personal opinion, that due diligence was not practiced when conducting a environmental study of the SUP 2010 -0011 . This is especially true when your office examined Mike Anderson's ventilation system vs. the ventilation system proposed and endorsed by the residents who live in close proximity to Hog Thaid (see petition attached to staff report).

As Kendra helped me realize ,I believe my expectation of what would be produced as an impact study varied greatly from what is offered in the staff report. How and why this happened is not an issue. Going forward is. Therefore, I will be sending by week's end a document that includes, in my view ,an operational standard for ventilation that has been created by the five wood burning

restaurants who operate within Alexandria city limits.

When interviewing these restaurants managers, partners and owners, each stated ventilation was never an issue when they applied for permits through your office because the restaurants willingly provided the highest standard for ventilation . When requested why they chose such a course of action, they stated it was because they simply were following the industry standard for wood burning restaurants who operate in highly populated areas. Additionally, there is case history to show the expense of being forced to correct a faulty ventilation system is much greater than to do it right the first time. There was also the staff health and resident proximity to consider. When I asked for comment about the additional cost for installing a scrubber system or like system, it was explained to me that installing such systems is considered as initial operating overhead when a restaurant chooses to produce professional barbecue. It was also brought to my attention that many mixed use wood oven kitchens will voluntarily scrub their stacks every month as opposed to every six months (which is required by code). The monthly scrubbing is something done because in a large volume restaurant like Overwood on Lee Street, a varied menu is offered, and I was told it stands to reason that a restaurant would want to do everything possible to keep grease particles and wood particle smoke from gathering at an accelerated rate. The stack cleaning will also help cut down of the density of wood smoke admitted into the atmosphere. I was also told that the manufacturers of any wood burners -gas or otherwise- will at no cost to the owner- study and provide recommendations for the ventilation system most effective for a specific restaurant and most compatible with wood smokers. This practice takes into consideration the proximity of residences. This consulting service is a standard offering at the urging of NSF international.

I appreciate that Mike Anderson is changing his equipment to increase his gas use which will reduce the amount of smoke coming from his vent stack. However, he is still producing a great deal of smoke where now there is none.

The city is concerned about placing an undue financial burden on Mike Anderson's restaurant. I and every resident I have spoken to does not wish to do so either. That would be unfair. After conducting the amount of research that I have, I must question why Mike Anderson is not being held to the same ventilation standard the city's other wood fire restaurants have employed. This ,I believe is not only unfair to our Del Ray residents, who want

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what other residents of Alexandria enjoy in terms of the air quality in and about a wood fire restaurants, but, additionally I think it unfair to those Alexandria restauranteurs who voluntarily take on the financial burden of installing equipment that provides the highest environmental protections for their staff, customers, surrounding residents and city at large.

There is no need to respond to this email. I will submit my research to your office. I will ask you, Nathan and Mike Anderson to review it f. We will also ask for it 's review from environmental services and the EPC as well as the zoning commission and city council.

As I have repeatedly said, if the research is reviewed by knowing parties and it is still believed that Mike Anderson's proposed ventilation system is comparable to that requested by many Del Ray residents, I, and I believe most of my neighbors will respect the decision and be at peace with it.

I had hoped your office would conducted the research or requested it from environmental services or even Mike Anderson himself and then be included in the staff report. I firmly believe if it had, there would no longer be a dispute on air quality and Hog Thaid ventilation systems.

Thank you.

Annie

Annie:

I tried to call you earlier, but evidently you were meeting with Kendra during that time. I have now listened to your voice mail message and thank you for confirming what I already know about Kendra. Be assured that we value her, and know how helpful she is. I assume she has answered your questions and that you will let her and me know if you need anything else or have additional questions.

Barbara Ross

From: annie <[tetaannie@mac.com](mailto:tetaannie@mac.com)>  
To: [Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov)  
Date: 04/25/2010 01:39 AM  
Subject: Re: SUP 2010-0011 to be included in staff report

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Barbara,

Thank you for forwarding my email. I am assuming that it was forwarded to each member of the commission. Could you inform me of the day and time it was sent.

Our group has several procedural questions in preparation of the hearing. Going forward, could you inform me who I am to contact in the zoning and planning office?

I also could not locate the environmental impact study that was conducted for this SUP. I was told it would be contained in the staff report. Could you direct me to it.?

Annie

On Apr 23, 2010, at 4:34 PM,

Barbara.Ross@alexandriava.gov wrote:

> Annie, thank you for this. This came too late to go with the staff report but we will send it on to the planning commission separately.  
> Barbara Ross

>

>

>

> ----- Original Message -----

> From: annie [tetaannie@mac.com]

> Sent: 04/23/2010 12:02 PM AST

> To: Barbara Ross; Kathleen Beeton

> Cc: nathan.randal@alexandriava.gov; Maya Contreras;

> Jessie.Maines@alexandriava.gov; Erica Bannerman

> Subject: SUP 2010-0011 to be included in staff report

>

>

>

> I would like the following included in the zoning staff report which will be delivered to the planning commission:

>

>

> My name is Annie Meighan Kendrick of 12 East Del Ray Avenue. I am

> very excited about the business development taking place in my

> neighborhood. The prospect of having a fusion, BBQ, and sushi

> establishment within walking distance of my home is especially

> gratifying to me since my family is

> comprised of equal parts vegetarian and enthusiastic

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carnivore. I  
> hope to be a frequent customer of Mike Anderson's  
new establishment.  
> As a professional chef I am intimately aware of the  
challenges of  
> opening a restaurant and making it profitable.  
>  
> More importantly, I am a mother, who, through the  
zoning process, has  
> become educated in the health risks posed by placing  
wood fire  
> smokers in close proximity to my residence and the  
children of my  
> neighborhood. I am one of six such mothers who have  
banded together  
> because of the health risks associated with  
operating a wood fire  
> restaurant detailed in SUP 2010-0011.  
>  
> You and many of your staff are aware of our  
collective concerns and  
> complaints. I am now presenting for review a  
summary of my personal  
> concerns.  
>  
> 1. Administrative Procedure.  
>  
> The SUP application requires that owners with a 10%  
interest in a  
> property be identified. We have been unable to  
identify all owners as  
> they are not listed. It is important to me that this  
is clarified. Is  
> Mike Anderson the property owner or simply leasing  
the property? He  
> has claimed either or both at various  
> points of discussion. But even if he with his  
business partner is a  
> 55% property owner we are at a loss as to who is  
responsible for the  
> remaining ownership. Eric Dorn is an owner but to  
what percent and we  
> are confused if he is a sole owner or if he is  
investing as part of  
> the Burke and Herbert Trust.  
> The focus has been on Mike Anderson. Full disclosure  
of ownership is  
> important to me because of the responsibilities  
ownership entails,  
> especially when facing nuisance and interference  
ordinances. I am  
> officially asking for clarification. I have not  
received it to date.  
>  
>  
> 2. Request for the Office of Environmental Quality  
to produce an  
> Environmental Impact Study  
>  
> I have personally requested an environmental impact  
study that would

> study the impact of wood smoke operations on our neighborhood's air  
> quality (this also would include odors). I was alarmed by Barbara  
> Ross' personal assertion to me that the proximity of the restaurant  
> to the Mt. Vernon  
> Elementary School is a non-issue since the distance between the  
> proposed restaurant and the wood smoking system is adequate.  
>  
> In response to Ms. Ross' statements to me, I requested the following  
> be examined by Erica Bannerman, Alexandria's Senior Air Pollution  
> Control Specialist and commented on in the environmental impact study:  
>  
> A study on proposed ventilation systems. Ventilation systems to  
> insure neighborhood air quality have been proposed by both the Oxford  
> residents who live the closest to proposed restaurant and Mike  
> Anderson who will operate the restaurant itself. There is a  
> significant cost difference and each deals with smoke air particles  
> in a different manner. This is a polarizing topic and we as a  
> neighborhood need the expert opinion of the office of environmental  
> quality.  
>  
> I believe wood smoke to be a health issue and needs to be addressed  
> as such. To this end, I requested that the health department (who is  
> charged with diligently endeavoring to prevent disease, prolong life  
> and promote public health through organized programs, including  
> prevention and control of  
> environmental health hazards and control of health problems of  
> particularly vulnerable population groups) study the wood smoke  
> ventilation issues and aid Environmental Quality in producing final  
> recommendations to the planning commission.  
>  
> I have asked and request that zoning SUP personal and environmental  
> quality personal read and commented upon the following when producing  
> the staff report to planning: Benzene EPA web (note EPA classifies  
> Benzene as a group A human carcinogen)--wood smoke is addresses on  
> this website.

> as well as <http://www.atsdr.cdc.gov/toxprofiles> ; I will let the  
> text from these websites speak for me here: "  
> Benzene (EPA) is  
> present in wood smoke. In so much as we can not ignore its  
> significant health effect upon humans to any degree.....in short  
> benzene causes cancer."  
>  
> I requested comment on the National Interagency Fire Center (NIFC)  
> and the power point presentation (available download) titled the  
> Public Health Effects of Wood Smoke.  
>  
> I requested for a air particulate counter measurement study for each  
> citizen and restaurant owner proposed ventilation system.  
>  
> I requested the following to be considered: The Surgeon General of  
> the United States has determined there is no risk free level of  
> ambient smoke. Taking into account the previous statement and  
> consideration of numerous studies which measure air particulate of  
> wood smoke and determine it can be smelled one half mile from the  
> source. And if it can be smelled, there are chemicals present.  
> Because of the potential risk involved I request the following be  
> reviewed: Cincinnati Children's Hospital Medical Center: Smoke and  
> Sleep Problems Exist in Children with Asthma and the Health Day  
> Reporter:  
> Wood Fire Can Harm Youngest Lungs.  
>  
>  
> I request that NSF International be contacted, specifically their  
> Environmental division to weigh in on the proposed ventilation  
> systems.  
>  
>  
> I request that successful and environmentally responsible Alexandria  
> restaurant owners of wood burning establishments such as Rockland's  
> and Overwood be contacted for advice on wood burning ventilation.  
>  
>  
> And most importantly I have repeatedly requested that Environmental  
> Policy Commission study this issue and be included

in the planning  
> process. This has not happened to date.  
>  
>  
>  
> 3. Hours of Operation.  
>  
> I would like the hours of the establishment to be  
> the same as other  
> restaurants in the surrounding area. If hours are to  
> be later, I  
> would hope the kitchen to remain open (full menu or  
> majority menu and  
> not a bar menu) thereby insuring that the restaurant  
> does not turn  
> into a drinking hole. To allow this is to  
> demonstrate a disregard for  
> the Mt. Vernon Ave Plan.  
>  
>  
> Thank you for you consideration in reviewing the  
> above.  
>  
> Annie Meighan Kendrick  
>



**Response**

**Kendra Jacobs to: tetaannie**

**Cc: Barbara Ross**

**04/29/2010 12:26 PM**

1. As to decorum, there is a good document on the website for people who are testifying at the Planning Commission for the first time. I encourage you to review it.

[http://alexandriava.gov/planning/info/default.aspx?id=9364#what\\_do\\_you\\_want](http://alexandriava.gov/planning/info/default.aspx?id=9364#what_do_you_want)

2. As to ownership of the property, please see separate email about the disclosure statement submitted as part of the application.

3. You may submit documents to the Planning Commission at the hearing but you must provide 12 copies. If you want staff to give the Commission copies of anything, that must be submitted by noon on the date of the hearing. I recommend that documents be submitted ahead of the meeting, so that the Commission may have time to review.

4. Speakers may state their views about an application and are not limited to only saying whether they are in favor or not. They may speak to certain details or to the item as a whole. They may speak about process. Speakers are generally limited to 3 minutes each. A person who is signed up to speak can change their mind but it is helpful if they let me know. I will be on the dais with the Commission. Signs are not necessarily looked on favorably, but you need to judge that yourself.

5. Staff does not have an opinion about the weight of personal testimony. You need to judge that for yourself.

6. Documents submitted to the commission are part of the case record and will be on the web as part of the staff report, or as an exhibit to the docket item at council.

7. There is no ending time for the hearings. It is possible that the Chairman will decide to recess and continue on another day. The meeting day/time for the remainder of the meeting would be announced at Tuesday meeting.

---

*Kendra M. Jacobs  
Supervisory Administrative Officer  
Planning and Zoning - City Hall  
kendra.jacobs@alexandriava.gov  
p: 703-746-3844  
f: 703-838-6393*



Questions and concerns re; SUP Request 2010-0011/ Hog Thaid

Lisa Donofrio

to:

Nathan Randall

04/26/2010 11:46 AM

Cc:

Barabara Ross, erica.bannerman, william.skrabak, Ashley Klick, Bernardo Piereck

Show Details

DC Docket Item #9  
SUP 2010-2011

History: This message has been replied to and forwarded.  
Hello Nathan:

Thanks for all your hard work on this matter. This may very well be the longest Planning and Zoning Staff Report in history! But I have a few concerns. Please know that the questions I ask are not meant to be accusatory. Email has a way of making everything seem so. I assure you that i am so very grateful to read that you and other members of the city staff have taken our concerns very seriously. With that in mind, I ask the following:

1. I scanned in over twenty signatures to the petition and did not see my contribution in the final report. I have proof of the scan. Can I ask what the problem was? And can you include them along with proof they were scanned on Thursday before the deadline last week?
2. I see that Jill Erber submitted a compilation of emails sent (i) to our local listserve and (ii) directly to her. Yet she deleted the names of many. Are there any rules regarding this? Myself and my neighbors have put alot on the line in the community regarding this matter. We have been ridiculed and insulted all for merely stating our concerns and requesting that our rights in this commercial low zone be protected. To see that a not insignificant number of people whose opinions about us and about this matter are ill informed, and to see their prominent place in this report is quite distressing. Are there any rules for anonymous contributions? I was informed that our petitions had to have email addresses, physical addresses, and signatures in order to be considered. Had these anonymous opinions been in the form of a signed petition, would they have been included in the record if they did not provide certain information? A number of people have called our efforts "eleventh hour," and stated that we were irresponsibly voicing objections at the last minute when the Applicant had already spent time and effort to move his venture forward. I am sure you know that our efforts (particularly Ms. Klick's) to address this have been over a year in the offing. We were told often that we had to wait until an SUP request was proffered in order to comment. Yet the impression that we are irresponsible is apparent if you read these emails. I find their inclusion disappointing in a process that demands transparency from all others concerned.
3. There is a number of emails that were not included in the record. They are, off the top of my head, one from William Gillespie to me that I believe was forwarded to you. In it, he stated that dilution was not the best method of emissions or odor control. There is also an email from me to Barbara Ross, mainly about hours, that did not make it into the record. Also, there is correspondence between me and Erica Bannerman and between Ms. Bannerman and Mike Anderson that did not make it in. Were these just overlooked? Can you remedy that?
4. Regarding the dilution fan: We are certainly glad that Mr. Anderson has been considering certain measures to mitigate problems. Given Mr. Gillespie's comments, and the fact that most bbq restaurants we have researched that are located in residential areas use better control technology, we would certainly desire more. While I have many as yet unanswered questions about its efficacy, I have a question about its placement in the conditions. There is a condition # 23 states there should be a rooftop screening of the dilution fan, but I do not see any conditions with language directing the Applicant "shall" install the dilution fan. I do believe that is necessary. Am I wrong? In watching the Vocelli SUP hearing (SUP 2008-0048), I see Del Papper had concerns that exhaust fan agreed upon by the Applicant to control odors would not be placed internally unless "shall" was made part of the permit.

(112)

5. Regarding the dilution fan: On page 35 of the report, Bill Blackburn wrote back to you that he needed to get more information from Eric Dorn regarding the roof and placement of the dilution fan. He also stated that he was waiting for a call back from the vent contractor on the idea of combining two hoods to the dilution fan. I see no follow-up correspondence about that in the record. Was it ever provided? Why is it not in the record? In addition, has anyone from code enforcement yet looked at the feasibility of a dilution fan from certain standpoints such as noise, height, efficacy and placement among all other required equipment? What happens if the dilution fan will not work up there for any reason? I am sure the requested information was asked with an eye toward such concerns. Have they been addressed? If the dilution fan is not possible, will the P & Z staff recommend that Mr. Anderson be allowed to vent straight exhaust so near our homes and businesses such as "The Dairy Godmother?" As you know, K-Vent, the company contracted to design the machinery, called it "dirty air." Where can I view the rest of the correspondence and Code Enforcement's analysis?

6. On page 44 and 45, there was discussion between Barbara Ross and Mr. Anderson regarding where the wood for the smoker will be stored. I had not even thought of it. Has there been a definitive determination about that matter?

7. I noticed the hours recommended by staff and am grateful our concerns, particularly with outdoor dining and Sunday to Thursday, were taken into account. But some have brought my attention to a Small Business Amendment or a "two hour rule" that would allow the Applicant to come back after a period of time to request Administratively, without any hearings, for an extension of hours. Is that true? How much time would have to elapse? Who would make the decision to allow that? What is the procedure and opportunity for hearings in that regard?

8. I noticed there is only a one year period of review in the conditions. But I see from precedent, particularly from the Vocelli Pizza SUP (#2008-0048) that certain things were included, particularly that a 90 day review period was included to assess impact on neighbors from noise, odors and hours. We have requested that as well and I am wondering why that was not recommended considering Hog Thaid will be a much larger venture with more pungent cooking odors, more smoke, more noise, more trash pick-up and more deliveries.

9. I am trying to access the staff report to Planning and Zoning regarding the SUP for Vocelli (#2008-0048) similar to the one I am referencing in the current case. I only see a report without any public comment. On the SUP Finder, I can pull up 5 reports, but #1 seems to be missing. Can you tell me how to access that? I would like to read the letters from the public, emails and such and see any internal staff documents also included.

10. On page 10 or 11 of the Hog Thaid report is the following: "barring cost constraints, the OEQ wil always prefer installation of the most advanced air pollution control technology such as carbon filtration or an electrostatic precipitator coupled with carbon filtration." I am glad to see this in the report. Is there any internal documentation from OEQ that we can see regarding this matter?

thanks for your hard work in this regard.

Lisa McNichols

---

Hotmail has tools for the New Busy. Search, chat and e-mail from your inbox. [Learn more.](#)

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**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Sat Apr 24, 2010 12:51:30] Message ID: [21055]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Michael  
**Last Name:** Spatz  
**Street Address:** 19 W. Wyatt Ave  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301-1553  
**Phone:** 703 299-8525  
**Email Address:** michael.spatz@gmail.com

PC Docket Item #9  
SEP 2010-0011

**Subject:** New restaurants on Mt. Vernon Ave

Please accept the recommendations of the DelRay residents like myself who live within a few blocks of the new restaurants being built by Mango Mikes.

The hours of the new restaurants should be limited to to 11 pm

Sunday-Thursday, and 12 am on Friday/Saturday, and they should have also

**Comments:** been required to install state-of-the-art ventilation for the BBQ

restaurant before being permitted.  
Thank you for your time and service to

the community,  
Michael Spatz  
19 W. Wyatt Ave  
(703) 299-8525

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

Time: [Fri Apr 23, 2010 22:49:22] Message ID: [21048]

Issue Type: Mayor, Vice Mayor, and Council Members  
First Name: Scott  
Last Name: Farmery  
Street Address: 2410 Sanford Street  
City: Alexandria  
State: VA  
Zip: 22301  
Phone: 7035188473  
Email Address: scott.farmery@ihg.com  
Subject: Del Ray Restaurants  
Mr. Mayor, Vice Mayor and City Council -

PC Docket Item #9  
SUP 2010-0011

We are writing to express our

support for the restaurants that are currently looking to open at the Mt.

Vernon Avenue and Oxford Avenue corner.

Having moved here 3 years ago - we were enticed by the idea that "the Avenue" was going to

continue to be developed with shops and dining. We looked at homes closer

to the Avenue and settled being a couple blocks west - every home we looked

at marketed itself as being "steps away from the shops and

restaurants of The Avenue". Up to this point we have been

disappointed in the lack of growth along the Avenue and the number of shops

that have succumbed to the economic climate.

**Comments:** My wife and I have attended neighborhood discussions on these restaurants and have listened

impartially. To us it sounds like three local business folks are excited

about opening three additional dining options at a corner that housed a gas

station when we moved here. It does sound like they have gone above and

beyond what both the city and state require in regards to their smoker and

it's emissions. We want Del Ray to continue to develop as a neighborhood

that has something to offer for everyone - we need businesses to want to be

here in Del Ray and not make it hard for them to bring good business to our

neighborhood. Please consider what is best for the whole community of

Del Ray.

Best regards-  
Scott & Joey Farmery

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Re Docket Item #9  
SUP 2010-0011

RE: SUP request of bbq/asian fusion restaurant  
Patricia Hilgard  
to:  
Nathan.Randall, Barbara.Ross  
04/23/2010 11:11 AM  
Cc:  
William.Skrabak, Patricia Hilgard  
Show Details

To: Planning Commission  
From: Patricia M.Hilgard, Ph.D.  
Re: SUP Request # 2010-0011/Hog Thaid/ Pork Barrel BBQ

To Whom It May Concern:

My name is Patricia Hilgard and I am a member of the Alexandria Environmental Policy Commission. Last Monday, a concerned citizen met with the Commission to request assistance from the EPC regarding a new business venture requesting a Special Use Permit for a restaurant in the Del Ray section of Alexandria. The Applicant intends to use a combination wood/ gas smoker with the capacity to smoke 500 pounds of meat at a time. The smoker will utilize, in the Applicant's downplayed terms, enough wood equal to that of a residential chimney's fireplace. Notwithstanding, this is an estimate, that will be every day of the year. In addition, the Applicant will be serving a style of cooking called "Asian fusion" which involves high heat, and much oil (grease). This process will also create much smoke and produce other emissions. The barbecue smoker will run, at the least, twelve continuous hours per day and may well be used for more than that. Both processes create strong and pungent odors. Barbecue, by its nature, is a long process whereby meat is flavored via the use of smoke and pungent sauce.

The Applicant plans to send this particulate matter, save for the use of a grease baffle, into the atmosphere unfiltered. No odor control or smoke/emissions capturing systems will be used. It is my information that the best methods for controlling odors and smoke and other emissions is through the use of carbon filters for odors. For emissions such as smoke and grease, I believe the most efficient methods involve an impingement device used in conjunction with electrostatic precipitators and a high velocity fan.

Apparently, the Applicant has decided to try to mitigate odors and smoke through the use of a dilution fan on the roof. However, this device merely dilutes harmful emissions and odors. It does not capture them before they hit the atmosphere. In addition, depending on winds and temperatures, the dilution fan will not always be effective.

While such a device may be cheaper, in the long run, if it does not work, more money will have to be spent to complete the job that should be done now. This venture will be opening in a brand-new building. The time to get it right is now. [Note: This would be in keeping with the U.S. EPA's policy of requiring "best available technology" for control of point source emissions.]

According to the city's Eco City Charter 2008, "

"Given that one in eight residents (of Alexandria) have respiratory illnesses, the City should influence and control emissions sources in a manner that reflects the choices and wishes of the community. The City and its citizens will:

- Enhance their ability to manage outdoor air quality from damaging pollutants in its jurisdiction and will consider emerging threats when establishing outdoor air quality goals and regulatory approaches.
- Be proactive in protecting public health and ecological quality by lowering the amount and number of sources of air, light, and noise pollution."

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In the same document is also this:

Page 6 of the Eco City Charter, "Guiding Principles," states the following: • Ensures that City building codes, zoning ordinances, and other land use regulations reflect the goals of this Charter, so that sustainability requirements are consistently applied to all preservation, redevelopment, and development across Alexandria in ways appropriate to the character of the particular neighborhood.

Given Alexandria's much-ballyhooed commitment to air quality and the environment, this seems to me to be the perfect time for the city to put its words into action. What was all that work, time and effort and money for? This restaurant certainly will be expelling emissions. It is subject to building codes and zoning ordinances. It is a new building. Why not start with the best system? Why wait for a problem? Either these words mean something or the citizens of Alexandria have spent a lot of money and resources for their representatives, elected and staff, to make promises and say popular things.

This document and the Environmental Action Plan 2030 mention the need to examine all sources of pollutants. While a restaurant may not be a power plant, the restaurant is located in the middle of a densely populated residential area. The smoke and other emissions coming from it have the potential to impact much more directly the lives of those who live, work and go to school closest to it. Studies have shown that wood smoke is very harmful, even in small quantities, to young children, the elderly, and those with heart and respiratory illness. Many children live near this new venture. Mount Vernon Elementary School is one block away. Elderly people live on this block as do people with respiratory illnesses. The youngest is a two year-old child with asthma who will be right next door.

Given Alexandria's much touted commitment to air quality and to those within the city suffering from respiratory illness, it makes no sense to take a wait and see approach. A smoker in the middle of a well-populated residential area is not the best fit, even if it does not use as many logs as would an all-wood model. No smoker is smokeless and no wood smoke is harmless. But it can work, and work well, if the Applicant installs the correct equipment to control and capture smoke and odors. His assessment of cost should have taken that into account. It is time the City of Alexandria does it for him.

Sincerely,

Patricia M.Hilgard, Ph.D.

Toxicologist,

Health and Environmental Risk Assessor

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PC Docket Item #9  
SUP #2010-0011



**Fw: SUP 2010-0011 to be included in staff report**  
**Nathan Randall to: Kendra Jacobs**

04/23/2010 12:30 PM

— Forwarded by Nathan Randall/Alex on 04/23/2010 12:30 PM —

**From:** annie <tetaannie@mac.com>  
**To:** nathan.randall@alexandriava.gov  
**Date:** 04/23/2010 12:14 PM  
**Subject:** SUP 2010-0011 to be included in staff report

I would like the following included in the zoning staff report which will be delivered to the planning commission:

My name is Annie Meighan Kendrick of 12 East Del Ray Avenue. I am very excited about the business development taking place in my neighborhood. The prospect of having a fusion, BBQ, and sushi establishment within walking distance of my home is especially gratifying to me since my family is comprised of equal parts vegetarian and enthusiastic carnivore.  I hope to be a frequent customer of Mike Anderson's new establishment. As a professional chef I am intimately aware of the challenges of opening a restaurant and making it profitable.

More importantly, I am a mother, who, through the zoning process, has become educated in the health risks posed by placing wood fire smokers in close proximity to my residence and the children of my neighborhood. I am one of six such mothers who have banded together because of the health risks associated with operating a wood fire restaurant detailed in SUP 2010-0011.

You and many of your staff are aware of our collective concerns and complaints. I am now presenting for review a summary of my personal concerns.

1. Administrative Procedure.

The SUP application requires that owners with a 10% interest in a property be identified. We have been unable to identify all owners as they are not listed. It is important to me that this is clarified. Is Mike Anderson the property owner or simply leasing the property? He has claimed either or both at various points of discussion. But even if he with his business partner is a 55% property owner we are at a loss as to who is responsible for the remaining ownership. Eric Dorn is an owner but to what percent and we are confused if he is a sole owner or if he is investing as part of the Burke and Herbert Trust. The focus has been on Mike Anderson. Full disclosure of ownership is important to me because of the responsibilities ownership entails, especially when facing nuisance and interference ordinances. I am officially asking for clarification. I have not received it to date.

2. Request for the Office of Environmental Quality to produce an Environmental Impact Study

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I have personally requested an environmental impact study that would study the impact of wood smoke operations on our neighborhood's air quality (this also would include odors). I was alarmed by Barbara Ross' personal assertion to me that the proximity of the restaurant to the Mt. Vernon

Elementary School is a non-issue since the distance between the proposed restaurant and the wood smoking system is adequate.

In response to Ms. Ross' statements to me, I requested the following be examined by Erica Bannerman, Alexandria's Senior Air Pollution Control Specialist and commented on in the environmental impact study:

A study on proposed ventilation systems. Ventilation systems to insure neighborhood air quality have been proposed by both the Oxford residents who live the closest to proposed restaurant and Mike Anderson who will operate the restaurant itself. There is a significant cost difference and each deals with smoke air particles in a different manner. This is a polarizing topic and we as a neighborhood need the expert opinion of the office of environmental quality.

I believe wood smoke to be a health issue and needs to be addressed as such. To this end, I requested that the health department (who is charged with diligently endeavoring to prevent disease, prolong life and promote public health through organized programs, including prevention and control of environmental health hazards and control of health problems of particularly vulnerable population groups) study the wood smoke ventilation issues and aid Environmental Quality in producing final recommendations to the planning commission.

I have asked and request that zoning SUP personal and environmental quality personal read and commented upon the following when producing the staff report to planning: Benzene EPA web (note EPA classifies Benzene as a group A human carcinogen)--wood smoke is addresses on this website.

as well as <http://www.atsdr.cdc.gov/toxprofiles> ; I will let the text from these websites speak for me here: " Benzene (EPA) is present in wood smoke. In so much as we can not ignore its significant health effect upon humans to any degree.....in short benzene causes cancer."

I requested comment on the National Interagency Fire Center (NIFC) and the power point presentation (available download) titled the Public Health Effects of Wood Smoke.

I requested for a air particulate counter measurement study for each citizen and restaurant owner proposed ventilation system.

I requested the following to be considered: The Surgeon General of the United States has determined there is no risk free level of ambient smoke. Taking into account the previous statement and consideration of numerous studies which measure air particulate of wood smoke and determine it can be smelled one half mile from the source. And if it can be smelled, there are chemicals present. Because of the potential risk involved I request the following be reviewed: Cincinnati Children's Hospital Medical Center: Smoke and Sleep Problems Exist in Children with Asthma and the Health Day Reporter:

Wood Fire Can Harm Youngest Lungs.

I request that NSF International be contacted, specifically their Environmental division to weigh in on the proposed ventilation systems.

I request that successful and environmentally responsible Alexandria restaurant owners of wood burning establishments such as Rockland's and Overwood be contacted for advice on wood burning ventilation.

And most importantly I have repeatedly requested that Environmental Policy Commission study this issue and be included in the planning process. This has not happened to date.

### 3. Hours of Operation.

I would like the hours of the establishment to be the same as other restaurants in the surrounding area. If hours are to be later, I would hope the kitchen to remain open (full menu or majority menu and not a bar menu) thereby insuring that the restaurant does not turn into a drinking hole. To allow this is to demonstrate a disregard for the Mt. Vernon Ave Plan.

Thank you for you consideration in reviewing the above.

Annie Meighan Kendrick



**Fw: Main Street Petition**  
Nathan Randall to: Kendra Jacobs

PC Socket Item # 9  
SLIP 2010-0011

04/23/2010 12:40 PM

Kendra- Please forward this to PC electronically too. Thanks.

— Forwarded by Nathan Randall/Alex on 04/23/2010 12:39 PM —

From: Ashley Klick <delray2010@gmail.com>  
To: nathan.randall@alexandriava.gov  
Date: 04/23/2010 08:18 AM  
Subject: Fwd: Main Street Petition

Nathan-

I am sending you a few emails from people wanting to sign the petition since I know all of the documents have to be completed today.

Thank you-  
Ashley

----- Forwarded message -----  
From: **Ray Gernhart** <[rgernhart@aol.com](mailto:rgernhart@aol.com)>  
Date: Fri, Apr 23, 2010 at 12:40 AM  
Subject: Main Street Petition  
To: [delray2010@gmail.com](mailto:delray2010@gmail.com)

As a resident of Del Ray, I support the petition limiting the hours of operation on Mike Anderson's new restaurants to 11 PM and the installation of a carbon filter/exhaust system.

Ray Gernhart  
2504 Commonwealth Avenue  
Alexandria, VA 22301

**Ray Gernhart**  
Associate Broker, VA, DC & MD  
Lifetime Achievement Award Winner  
RE/MAX Hall of Fame  
Life Member Top Producers Club  
703-824-4731 Office  
800-278-8504 Toll Free  
703-855-6384 Cell  
866-253-8757 Fax  
[rgernhart@aol.com](mailto:rgernhart@aol.com)

**<http://www.talktoray.com/>**

I am committed to giving you a level of service above and beyond your expectations. I offer this same commitment to the friends, family and

(12)



**Fw: preserve main street lifestyle**  
Nathan Randall to: Kendra Jacobs

PC Docket Item # 9  
SUP2010-0011

04/23/2010 12:41 PM

Please forward this one as well.

— Forwarded by Nathan Randall/Alex on 04/23/2010 12:40 PM —

From: Ashley Klick <delray2010@gmail.com>  
To: nathan.randall@alexandriava.gov, kathleen.beeton@alexandriava.gov  
Date: 04/23/2010 08:19 AM  
Subject: Fwd: preserve main street lifestyle

For your files.

----- Forwarded message -----

From: **Jennifer Beach** <jennifer.beach@gmail.com>  
Date: Tue, Apr 20, 2010 at 3:57 PM  
Subject: preserve main street lifestyle  
To: [delray2010@gmail.com](mailto:delray2010@gmail.com)

I would like to add my name to the petition asking that Hog Thaid observe closing by 11 pm on weeknights and midnight on weekends and install a carbon filter system in their facility.

Del Ray cannot support the parking needs of too many more businesses without rezoning parking regulations, and as a family neighborhood, it needs to be quiet after 11 pm at night or midnight at the latest on weekend.

As a close neighbor of Los Tios and Cheesetique, I have seen a measurable change in our quality of life since they opened. Our street is congested every evening they are open with patrons parking their cars, and weekend nights (Thursday- Saturday) are especially congested. The same patrons return to their cars, sometimes after 11 pm, and talk loudly and make noise that wakes us, our dogs, children, etc. I know that the owners of these businesses aim to be good neighbors, but zoning needs to be in place to make sure ALL business owners adhere to the same standards.

I wholeheartedly endorse your plan to limit the hours of the new restaurants owned by Mike Anderson, as well as any other new restaurants in the neighborhood.

Thank you so much for bringing this to our attention!

Jennifer Beach  
112 Stewart Avenue

122



**Fw: Restaurant at Oxford and Mt. Vernon Ave.**  
Nathan Randall to: Kendra Jacobs

PC Docket Item #9  
SUP 2010-00091

04/23/2010 12:56 PM

Please forward this one to PC too.

— Forwarded by Nathan Randall/Alex on 04/23/2010 12:56 PM —

From: Cathleen Harrington <cathleen\_harrington@yahoo.com>  
To: nathan.randall@alexandriava.gov  
Date: 04/22/2010 11:12 PM  
Subject: Restaurant at Oxford and Mt. Vernon Ave.

Hello. I am a resident of Oxford avenue and I am very concerned about the proposed business hours and pote BBQ/sushi/asian fusion restaurant going in on my corner. I have a life threatening lung disorder which could from a woodsmoke stove that is not properly ventilized. My primary care doctor, who is also a Del Ray resident, would move if the proper ventilation is not installed at the restaurant. I am also concerned about the proposed late hours would attract.

I support new business to Del Ray, but within the scope of the current business. I support the proposed restaurant ventilation and reasonable hours (closing at 11pm weeknights, and 12am weekends).

Sincerely,  
Cathleen Freihofer  
8 E. Oxford Ave., Alexandria  
703-842-9528

123

Re: Fw: Hog Thaid LLC -SUP application # 2010-0011  
Linda Jacobs-Condit  
to:  
Cicely.Woodrow  
04/22/2010 08:28 AM  
Cc:  
Barbara.Ross, Rose.Boyd, Elaine.Scott, Graciela.Moreno  
Show Details

PC Docket Item # 9  
SUP 2010-0011

History: This message has been replied to.  
Ms. Ross,

Thank you for your reply to our letter of approval with concessions... Even though Mr. Anderson has amended his SUP, these hours are still very different from those stipulated in the Del Ray Business Plan, CLZ and are much later than the other restaurants in the neighborhood. We're looking for compliance across-the-board.

On a different note, is there any information available from him/his team about the noise emitted as the ventilation system dispels the exhaust the approximately 150 feet into the air? We've asked this of Mr. Anderson, and he was unable to answer the question. Obviously, we're concerned about the negative effects of noise on the ambience and character of the neighborhood, as well as the very well-documented effects of noise on health (raises anxiety levels, blood pressure, increases stress).

Thank you for your consideration,

Linda Jacobs and Bruce Condit  
106 E Oxford Avenue  
Alexandria VA 22301

On Wed, Apr 21, 2010 at 6:03 PM, <[Cicely.Woodrow@alexandriava.gov](mailto:Cicely.Woodrow@alexandriava.gov)> wrote:

Dear Ms. Jacobs and Mr. Condit:

Thank you for your email, which will be forwarded to the Planning Commission and City Council for their consideration. The public hearings on the proposed barbecue restaurant are scheduled for May 4 (Planning Commission) and May 15 (City Council) and you are encouraged to attend and speak or to submit your comments in writing.

For your information, the applicant, Mr. Anderson, has amended his request for operating hours, asking to be able to stay open until midnight during the week and until 1am on Friday and Saturday nights.

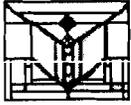
If you have any additional question, please feel free to contact me.

Barbara Ross  
Deputy Director  
Planning and Zoning  
(703)746-3802

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From: Linda Jacobs Bruce Condit <[lindajc3@gmail.com](mailto:lindajc3@gmail.com)>  
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), [delpepper@aol.com](mailto:delpepper@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),

PC Doc 64 Item #9  
Sup 2010-2011



**Fw: COA Contact Us: Mike Anderson's proposed new restaurants on Mt Vernon Ave**  
Cicely Woodrow to: Barbara Ross

04/21/2010 04:51 PM

History: This message has been replied to.

**COA Contact Us: Mike Anderson's proposed new restaurants on Mt Vernon Ave**

jessica livingston to: william.euille

04/21/2010 03:11 PM

Please respond to jessica livingston



**Time: [Wed Apr 21, 2010 15:11:02] Message ID: [20966]**

**Issue Type:** William D. Euille  
**First Name:** jessica  
**Last Name:** livingston  
**Street Address:** 6 w custis ave  
**City:** alexandra  
**State:** va  
**Zip:** 22301  
**Phone:** 703-299-8819  
**Email Address:** jlivingston@eringay.com

**Subject:** Mike Anderson's proposed new restaurants on Mt Vernon Ave  
I understand Mike Anderson of Mango Mikes plans to open 3 new restaurants on Mt Vernon Ave, at least one of which would be open until 2am 7 days/week and operate a maloderous and polluting woodsmoker 10-12 hours/day. The other 2 restaurants also seek late night hours. Del Ray is a lovely, community oriented neighborhood and it has improved the quality of its businesses immensely in the past 10-15 years. I particularly value it for its lack of franchises and for having may businesses that cater to the community. I strongly object to late night restaurants and extra pollution

**Comments:**

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in my neighborhood. I also would encourage a variety of businesses and resist turning Mt Vernon Ave into another "restaurant row."

Please, at a minimum, limit the late night hours and polluting and noisome woodsmoker. I am very concerned with the quality of the neighborhood.

Thank you for your consideration in these matters.

Jessica

Livingston

Subject: Hog Thiad, LLC at 2312 Mt. Vernon Avenue

Wednesday, April 21, 2010

Based on the discussions of the application that include; proffers by the applicant to install a hybrid gas/wood cooker, additional exhaust ventilation devises and operational concessions; feedback from residents, and; advise from members of City staff, the Land Use committee recommends to the Executive Board that we support the application with certain conditions that allow the applicant to keep hours of operation greater than existing neighborhood restaurants yet discourages those restaurants from attempts to increase their hours without decreasing the impact of their activities on the surrounding neighborhood. LUC agrees with staff assessment concerning the proposed lockbox delivery by Sysco Foods should be given a trial period and if it is problematic then it could be adjusted to a 4-hour window beginning 2 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 shield immediate residents from less desirable activities associated with live entertainment and late evening disturbances.

LUC Recommendation: Approve with conditions, 6-1

Executive Board voted 6-0 in support of the application with conditions.

LUC recommended conditions as amended by the Executive Board:

In addition to standard conditions typically imposed by staff regarding hours of operation, closing hours/serving of meals, alcohol service, employee parking and transit options, patron parking options, storage, litter, cleaning of kitchen equipment, trash and recycling, control of cooking odors, rodent abatement, etc., we recommend the following conditions:

1. Indoor hours of operation shall be Su thru Th, 7 am to midnight; Fr & Sa, 7 am to 1 am.
2. Outdoor hours of operation shall be Su thru Th, 7 am to 10 pm; Fr & Sa to 11 pm. The outdoor dining area shall be cleared of patrons and cleaned by the hour of closing.
3. No outdoor dining shall be allowed adjacent to the building along Oxford Avenue; this condition is not subject to change via a minor amendment.
4. No door shall exit onto Oxford Avenue; this condition is not subject to change via a minor amendment.
5. No live entertainment or DJ shall be permitted; this condition is not subject to change via a minor amendment.
6. No sales of alcohol for off-site consumption shall be allowed.
7. No amplified sound shall be audible at the zoned commercial property line.
8. Deliveries made from the restaurant shall use Mt. Vernon Avenue as the primary route of travel.

It is important to note that the hours of operation we support are in recognition of the applicants' proffers on kitchen/ventilation equipment, restrictions of restaurant activity on Oxford Avenue and, most importantly, no live entertainment.

Sincerely,  
Amy Slack  
Co-chair, Land Use committee  
Del Ray Citizens Association

(127)

[elaine.scott@alexandriava.gov](mailto:elaine.scott@alexandriava.gov), [rob.krupicka@alexandriava.gov](mailto:rob.krupicka@alexandriava.gov)

Date: 04/20/2010 03:58 PM

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

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## COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Apr 20, 2010 15:58:37] Message ID: [20939]

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

**First Name:** Linda Jacobs

**Last Name:** Bruce Condit

**Street Address:** 106 E Oxford Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22301

**Phone:** 703-549-2713

**Email Address:** [lindaic3@gmail.com](mailto:lindaic3@gmail.com)

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

Dear Mayor and Alexandria City council members:

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:

We've resided on E. Oxford

Avenue in Del Ray for almost 30 years and have greatly appreciated and benefited from the improvements to Del Ray and Mt. Vernon Ave that have occurred over the years. We survived Mac's bar and finding drunks asleep on our front porch, and now enjoy a wide variety of amenities that make Del Ray one of the best neighborhoods in the metro-DC area! We're excited about having even more variety in restaurant options in our immediate Del Ray neighborhood. However, we're compelled to share with you our concerns about the special use permit (SUP) requested at 2312 Mt. Vernon Ave (tax map reference 034.02-08-08).

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. Restaurants 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 restaurant 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 restaurants have late hours, they typically sell more alcohol, landlords see their success and raise rents. Eventually, the only tenants who can afford these rents are bars, and the small businesses and retail stores are forced out. Late night bars often also result in higher crime rates -- something we just don't need in Del Ray.

We very much do

not want to lose the family friendly mixed use neighborhood we, and the City, have created. Until now, we have relied on the commercial low zoning and Mount Vernon overlay to protect us. However, with the downturn in the economy, we sense that Planning and Zoning and the City may be willing to make a short-sighted accommodation to a known and well-liked restaurant operator, Mike Anderson. We are concerned that this accommodation will have terrible long term consequences as the SUP can be transferred via an administrative application to another operator, and the accommodations given a well-known and liked operator may eventually fall into the hands of someone much less experienced. The combination of alcohol and late night

**Comments:** hours is not a good one.

We are also concerned, again, about a precedent-setting deviation from the zoning requirements. 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 commercial 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. These have also been raised with the Del Ray Land Use Committee and Barbara Ross at Planning and Zoning:

(i) change in hours so that the restaurant closes by or before 10:00pm nightly (or at a minimum closing at 10:00pm Sunday through Thursday, and closing at 11:00 pm Friday through Saturday, 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),

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(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 10pm closing (10pm closing on the patio).

Respectfully Submitted,

Linda Jacobs and Bruce

Condit  
106 E Oxford Avenue  
Alexandria VA 22301

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