

EXHIBIT NO. 1

15  
6-15-02

Docket Item #15-B  
DEVELOPMENT SPECIAL USE PERMIT #2002-0015  
2100 MT VERNON AV (WELSH SITE)

Planning Commission Meeting  
June 4, 2002

**ISSUE:** Consideration of a request for a development special use permit, with site plan, for construction of a woodworking shop and office, with zone transition setback modification and to allow tandem parking.

**APPLICANT:** Thomas J. Welsh

**LOCATION:** 2100 Mt. Vernon Avenue

**ZONE:** R-2-5/Residential (CL Pending) and CL/Commercial Low

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**Planning Commission Action, June 4, 2002:** On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the development special use permit with site plan. The motion carried on a vote of 7 to 0.

**Reason:** With the addition of three conditions, governing operating hours, fumes, and noise, the Commission supported the application.

**Speakers:**

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

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

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

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

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

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

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

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



**DSUP #2002-00015**

**06/04/02**



**STAFF RECOMMENDATION:**

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. Consolidate the existing five legal lots, numbered 521 through 525, into one lot of record prior to issuance of the certificate of occupancy for the new woodworking shop and office. (P&Z)
2. Relocate the picket fence along Windsor Avenue to the subject property. If not relocated to the subject property, an encroachment must be approved by the city. (P&Z)
3. Provide a landscape hedge along the west side property line to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. Stripe the parking lot along East Windsor Avenue in accordance with the spaces represented on the submitted site plan. (P&Z)
5. The landscaping shown on the site plan for the woodworking shop shall be maintained and cannot be eliminated unless Planning Commission and/or City Council approve an amendment to this DSP or a new DSP for redevelopment on the site. (P&Z)
6. The applicant shall plant a large shade tree along the south property line, near the southeast corner of the parking lot off East Windsor Avenue, to the satisfaction of the Director of Planning and Zoning. (P&Z)
7. The applicant will complete a security survey with the Police Crime Prevention Unit upon completion of the project. (Police)
8. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
9. The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control. (T&ES)
10. Show all existing and proposed water facilities on the site plan. (T&ES)
11. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval

of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

12. The hours of operating woodworking equipment shall be limited to 8 AM to 8 PM Monday through Saturday.
13. No noise from mechanical woodworking equipment shall be allowed above the maximum permissible sound levels for residential use areas. (PC)
14. The applicant shall control odors and fumes from the property to prevent them from becoming a nuisance to neighboring properties, and shall handle and dispose of all hazardous materials, including glues, paints and solvents, in accordance with all local, state, and federal ordinances or regulations and shall not discharge these substances into the sanitary or storm sewers. (PC)

**Special use permits and modifications recommended by staff:**

1. Modification to reduce required 25 feet residential zone transition-setback to 3 feet (5' setback for building wall and 3' setback for projecting eave)
2. Special use permit to provide tandem parking to meet parking requirement.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

**BACKGROUND:**

The applicant, Thomas J. Welsh, requests approval of a development special use permit, with a site plan, to replace an existing detached garage located in the northwest corner of the property with a new, larger commercial outbuilding to accommodate a specialized woodworking shop at 2100 Mount Vernon Avenue. The subject property, a corner parcel, is five lots of record with a total lot area of 14,490 square feet. Access to the property is from both Mount Vernon Avenue and E. Windsor Avenue. In conjunction with this request, the applicant is requesting to change the master plan designation and zoning for the westernmost of the five lots from R-2-5 Residential to CL Commercial Low (Case MPA #2002-0002), making the fifth lot's zoning consistent with the remainder of the property and to allow the proposed commercial use.

The subject property is developed with a main dwelling unit, with first floor commercial, and an accessory two car garage. The existing main building is a two-story frame building with a covered open wraparound front porch and open rear porch. Its architecture suggests that the building was originally constructed as a residence. Real estate assessment records indicate the building was constructed in 1920 and is identified as a contributing structure in the Town of Potomac Historic District. During the past several years, the applicant has extensively renovated the building, which is now operated as the Anne Welsh Salon, with living quarters on the second floor. The existing one-story detached garage is located at the northwest corner of the lot, less than two feet from each property line.

The applicant proposes to demolish the existing garage structure, which has been used as a hobby woodworking shop, and replace it with a larger structure to be utilized by the applicant for a woodworking business.

	<u>Length</u>	<u>Width</u>	<u>Overall Height</u>	<u>Floor Area</u>
Original Garage	30.3'	20.4'	15'	618 sq. ft.
New Structure	40.0'	24.0'	22'	1,440 sq. ft.
Change	+ 9.7'	+ 3.6'	+ 7'	+ 822 sq. ft.

The new structure is designed with sliding doors facing east toward Mount Vernon Avenue and glass doors facing East Windsor Avenue. The new detached structure is proposed to be built, including overhanging eaves, 3' from the west side property line and 1' from the north side property line, slightly further from the property lines than the existing structure (which is 1.9' from the west side property line and 1.8' from the north side property line). The proposed location requires a modification to the zoning regulations, which require the building to be set back 25' from each property line. The proposed use requires a parking reduction to allow existing tandem spaces to be utilized to meet the parking requirements for the new woodworking shop.

<b>PROJECT: SUMMARY OF PROPOSED DEVELOPMENT</b>		
Property Address:	2100 Mount Vernon Avenue	
Total Site Area:	14,490	
Zone:	CL within 96.77 feet of Mt Vernon Proposed rezoning to CL from R2-5 on rear 25 feet of property	
Current Use:	Personal Services - Hair salon, massage, woodworking as a home occupation	
Proposed Use:	Personal Services and Retail - Hair salon, massage, woodworking and sales as permitted in CL	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	Total - 7245 sq. ft. (Total existing - 3675 sq. ft.)	4,530 sq. ft. (new structure - 1,440 sq. ft.)
FAR	0.50	0.31
Yards	None for lots 521-525 (Pending lot 525 rezone)	n/a
Zone Transition	Woodworking shop and office 1:1, min 25'	3' to eave (modification requested)
Height	35'	20.5'
Open Space	none	none
Parking	2 spaces residential unit 2 spaces salon 2 spaces massage therapist 3 spaces woodworking shop <u>2 spaces woodworking shop office</u> 12 total spaces	12 spaces, including 4 tandem spaces

The proposed use, woodworking, is permitted within the CL zone under section 4-107(D) of the zoning ordinance. The applicant makes custom cabinetry for individual clients. He works alone or with one or two temporary part-time employees who assist for deliveries or installation. The applicant reports hours of 8 AM to 8 PM, Monday through Saturday. Clients will visit the shop on an individual basis to review proposals and specifications. Materials will be delivered once or twice per week, as needed, using a personal pickup truck.

## STAFF ANALYSIS

Staff supports the proposed application. As noted in the report on the master plan amendment and rezoning, staff believes the change from R-2-5 to CL for the rear parcel is in keeping with the intent of the master plan and the character of surrounding development. The proposed woodworking shop is the type of low-scale commercial appropriate for Mount Vernon Avenue, with the provisions of 4-107(D) providing specially for such small-scale woodworking shops and similar uses. The full amount of parking required for the woodworking use – 5 spaces--is provided, however the spaces are arranged in a tandem fashion on the driveway in front of the shop building, requiring a special use permit. Staff believes the number of spaces is more than adequate for the proposed use, and given the low volume nature of the use, that the tandem parking will function adequately.

### Setback Modification

The significant issue raised by this application is the request to modify the zone transition setback requirement from 25' down to 3' in order to allow the new woodworking shop to be constructed at the northeast corner of the site, in the general location of the existing garage. The zone transition setback requirement of the zoning ordinance is intended to assure that commercial uses are set back a sufficient distance from residential uses in order to provide protection to the residential uses. While there are significant open areas on this site where a new building could be built that would not require a modification to the zone transition setback requirement, the applicant has proposed the corner location because he believes that a building in the location of the former garage will be less disruptive visually to adjacent neighbors, and will maintain much of the open space and landscaping along East Windsor and Mount Vernon Avenues.

Staff generally supports this approach. Staff believes that constructing the new building—even though it is significantly bigger and taller than the existing garage—at the location of the existing garage will best preserve the single family character of the lot and the main historic structure. While the Mount Vernon Avenue Urban Design Guidelines generally require that new structures occupy the lot frontage along Mount Vernon Avenue, the guidelines also require that development not overwhelm adjacent historic and architecturally significant structures. In this case, construction of the proposed workshop in a location other than the northwest corner of the property would detract from the prominent main structure, identified as a contributing structure in the Town of Potomac National Historic District. Additionally, an alternative location would consume open space along Mt Vernon and East Windsor Avenue that has historically served as a visual amenity for the neighborhood.

Although the new structure is proposed to be built within the zone transition setback area, staff does not believe the structure will have an adverse effect on any existing surrounding residences. In fact, the new shop will not be directly adjacent to any residential buildings; to the north an outbuilding



for The Candle Shop, at 2104 Mt. Vernon Avenue, abuts the proposed building site; to the west is a vacant parcel adjacent the manse for Del Ray Methodist Church; and at the northwest corner, the site just touches the southeast corner of the rear yard of the residence at 113 E. Custis Avenue.

The most potentially affected residential lot is the vacant residential lot immediately to the west on Windsor Avenue, which is owned by the adjoining church. If the vacant church lot is developed for a single family home in the future, the home could be designed so that it is well set back from the woodworking shop, and with its garage immediately adjacent to the woodworking shop as an additional buffer. The applicant has proffered, as part of the rezoning request, to install and maintain a landscape hedge between the new structure and the west side property line to soften the building wall facing the neighboring properties.

Additionally, as part of the site renovations completed by the applicant over the last several years, the property has been newly landscaped well above the level of crown coverage required by the zoning ordinance, including some significant landscaping along the side of the proposed woodworking building facing Windsor Avenue. The recently installed trees and other landscaping will provide soften and screen the building from Windsor Avenue. Staff is recommending that all of the landscaping shown on the site plan be required to be maintained as a condition of this approval, assuring that the open space that is being protected by the City's granting of a modification is protected unless further development or redevelopment of the site occurs with the permission of the Planning Commission and/or City Council. In addition, staff is recommending that the applicant plant one additional large shade tree along the south property line, near the southeast corner of the parking lot off E. Windsor Avenue, to shade the parking lot and screen the views of the building mass from the public right of way.

Finally, the applicant is proposing to utilize additional soundproofing measures that include building insulation and a six foot privacy fence, providing further protection to adjoining properties from any potential impacts of the business.

STAFF:

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

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- F-1 If the area of disturbance for the project remains below 2500 square feet the Article XIII - Chesapeake Bay Program does not apply.
- F-2 T&ES has no objections or recommendations to the construction of wood shop.

Virginia American Water Company:

- R-1 There are no existing or proposed water facilities shown. If any new water facilities are required, please show them.
- F-1 Water service is available for domestic and fire protection use.

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 3 hours, with no openings permitted within the wall. The wall shall be designed for fire exposure from either side.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 The stair from the second floor shall be enclosed in a 1 hour fire resistance rating and shall discharge directly to the outside.
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Police Department:

- R-1 Security survey by the Crime Prevention Unit upon completion of the project.

Historic Alexandria (Archaeology):

- F-1 Low potential for significant archaeological resources to be disturbed. No archaeological action required.

Parks & Recreation (Arborist):

No comments received from this department

SM  
APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2002-0015

PROJECT NAME: WELSH PROPERTY

PROPERTY LOCATION: 2100 MT. VERNON AVE

TAX MAP REFERENCE: 034.04 02 03 ZONE: R25 + CL

APPLICANT Name: THOMAS J. ~~ANNETT~~ WELSH

Address: 2100 MT VERNON AVE

PROPERTY OWNER Name: SAME AS ABOVE

Address: \_\_\_\_\_

SUMMARY OF PROPOSAL: REPLACE AN EXISTING STRUCTURE WITH A WOOD-  
WORKING SHOP & BUSINESS OFFICE

MODIFICATIONS REQUESTED: RELIEF FROM TRANSITION ZONE SETBACK  
REQUIREMENTS

SUP's REQUESTED: APPROVAL OF AN EXISTING TANDEM ARRANGEMENT  
WHICH FULFILLS THE ENTIRE PARKING REQUIREMENT

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

THOMAS J. WELSH  
Print Name of Applicant or Agent

Thomas J. Welsh  
Signature

2100 MT. VERNON AVE  
Mailing/Street Address

703 548-8583 703-836-7433  
Telephone # Fax #

ALEX. VA 22301  
City and State Zip Code

5/26/02  
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development Special Use Permit with Site Plan (DSUP) # 2002-0015

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

- Owner       Contract Purchaser  
 Lessee       Other: \_\_\_\_\_

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.

Thomas J. & Anne N. WELSA  
(100% OWNERSHIP)  
\_\_\_\_\_  
\_\_\_\_\_

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

- Yes.      Provide proof of current City business license  
 No.      The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

**NARRATIVE DESCRIPTION**

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
(Attach additional sheets if necessary)

NATURE : A WOODWORKING SHOP SPECIALIZING IN  
CUSTOM FURNITURE & CASEWORK ON AN INDIVIDUAL  
CLIENT BASIS

# OF PATRON: OCCASIONAL MEETINGS W/ CLIENTS  
TO REVIEW PROPOSALS / SPECIFICATIONS

# OF EMPLOYEES: 1 = SELF + 1-2 P.T. TEMPORARY  
HELP FOR DELIVERIES / INSTALLATION

HOURS: MONDAY - SAT 8-8

PARKING: ON SITE (PER PLAN)

NOISE : SMALL WOODWORKING MACHINERY +  
POWER TOOLS

Development Special Use Permit with Site Plan (DSUP) # 2002-0015

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

1-2 per wk

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

1-2 P.T. (FOR DELIVERIES +/OR INSTALLATIONS)

NO OTHER FULL TIME STAFF

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>M - SAT</u>	<u>8-8</u>		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

TABLE SAW, DUST COLLECTOR, HAND POWERED TOOLS  
AIR COMPRESSOR

B. How will the noise from patrons be controlled?

BUILDING WILL BE INSULATED w/ FOAM

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A.

Development Special Use Permit with Site Plan (DSUP) # 2002-0015

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

SAWDUST, SCRAP WOOD

B. How much trash and garbage will be generated by the use?

1-2 BAGS PER WK

C. How often will trash be collected?

AS NEEDED

D. How will you prevent littering on the property, streets and nearby properties?

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

PAINT (USUALLY WATER BASED) PAINT WILL BE USED  
UP PER JOB +/OR DELIVERED TO CLIENT UPON COMPLETION  
OF JOB



Development Special Use Permit with Site Plan (DSUP) # 2002-0015

11. What methods are proposed to ensure the safety of residents, employees and patrons?

NOT ALLOWED INSIDE SHOP WHILE MACHINERY  
IN OPERATION

**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes.  No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

12

B. How many parking spaces of each type are provided for the proposed use:

3 Standard spaces

9 Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

Development Special Use Permit with Site Plan (DSUP) # 2002-0015

C. Where is required parking located? (check one)  on-site [ ] off-site.

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 0

C. Where are off-street loading facilities located? N/A

\_\_\_\_\_  
\_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?

M-F 8-9am DELIVERIES WOULD BE SCHEDULED  
FM AM HOURS WHEN SPACES ARE UNOCCUPIED

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

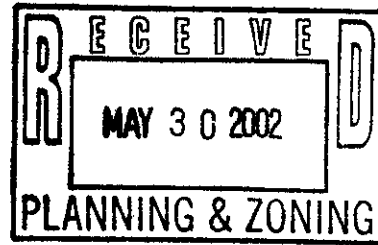
AS NEEDED / 1-2 PERSONAL P/U TRUCK  
PER WEEK

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

YES - STREET ACCESS ~~N/A~~ IS ADEQUATE  
NO - IMPROVEMENTS ARE NOT REQUIRED

27 May 2002

Alexandria Planning Commission  
City Hall  
Alexandria, Va. 22314



RE: 2100 Mt. Vernon Ave.

Map 34.04 Block 02 Lot 03

Consideration of a Request for a development Special  
use permit, construction of a Woodworking Shop & Office.

Dear Alexandria Planning Commission:

Since I have Angina, I don't attend meetings, but I write  
letters instead. I'm Opposed to the above.

**NO MORE DEVELOPMENT IN ALEXANDRIA!**

You have already created a Monster in Alexandria, Va. Its  
time to say "NO!"

Sincerely,

*Kirby*

Patrick H. Kirby

9 East Custis Ave.

Alexandria, Va. 22301

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

#15-B DSUP 2002-0015

# THE DEL RAY CITIZENS ASSOCIATION

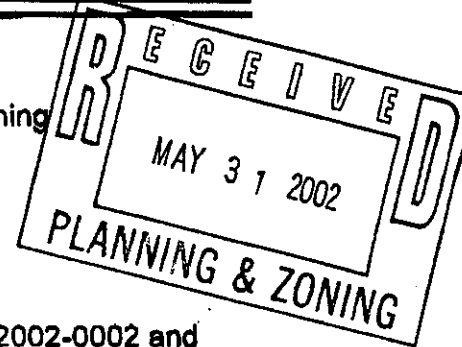
P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

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

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

**Date:** June 1, 2002

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

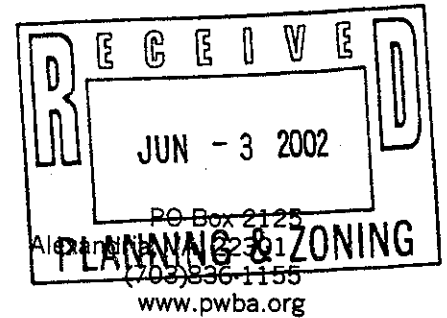
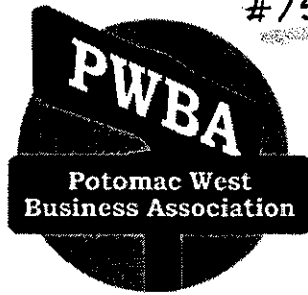


At its May 21 meeting, the DRCA Executive Board voted to support the above applications, which involve the construction of a new woodworking shop/office on the site of a current garage. We did so on the condition that a permanently landscaped, 10-foot deep buffer be maintained along the western property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

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

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

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



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

June 3, 2002

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

FROM: Pat Miller, President  
Potomac West Business Association

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

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

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

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

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



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

PO Box 2125  
Alexandria, VA 22301  
(703)836-1155  
[www.pwba.org](http://www.pwba.org)

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

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

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

6/15/02 DF

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

Page 1 of 4

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113C East Windsor Avenue  
Alexandria, Virginia

# THE DEL RAY CITIZENS ASSOCIATION

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

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

---

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

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

**Date:** June 11, 2002

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

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

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

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

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

June 14, 2002

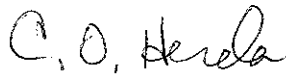
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Apparently, the Alexandria Planning Commission feels this is appropriate use of the residential lot which faces Windsor Avenue. However, Mr. Robinson of the Planning Commission heard my complaint about the noise and air pollution, during the meeting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

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C. O. Herda  
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Alexandria, Virginia  
(703) 836-7318

5 June 2002

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

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Alexandria, Virginia 22301

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~~6/15/02 DE~~

Alexandria Planning Council  
June 4, 2002 at 7:30 p.m. City Hall  
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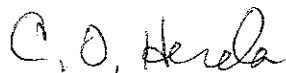
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M

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2002-0015

PROJECT NAME: WELSH PROPERTY

PROPERTY LOCATION: 2100 MT. VERNON AVE

TAX MAP REFERENCE: 034.04 02 03 ZONE: R25 + CL

APPLICANT Name: THOMAS J ~~AND~~ WELSH

Address: 2100 MT VERNON AVE

PROPERTY OWNER Name: SAME AS ABOVE

Address: \_\_\_\_\_

SUMMARY OF PROPOSAL: REPLACE AN EXISTING STRUCTURE WITH A WOOD-  
WORKING SHOP & BUSINESS OFFICE

MODIFICATIONS REQUESTED: RELIEF FROM TRANSITION ZONE SETBACK  
REQUIREMENTS

SUP's REQUESTED: APPROVAL OF AN EXISTING TANDUM ARRANGEMENT  
WHICH FULFILLS THE ENTIRE PARKING REQUIREMENT

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

THOMAS J. WELSH  
Print Name of Applicant or Agent

Thomas J. Welsh  
Signature

2100 MT. VERNON AVE  
Mailing/Street Address

703 548-8583 703-836-7433  
Telephone # Fax #

Alex. VA 22301  
City and State Zip Code

5/28/02  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

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

ACTION - CITY COUNCIL: 6/15/02PH--SEE ATTACHED (SEPARATE MOTION)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

9. City Council approved the Planning Commission recommendation.
10. City Council approved the Planning Commission recommendation.
11. City Council approved the Planning Commission recommendation.
12. City Council approved the Planning Commission recommendation.  
**(Separate Motion)**
13. City Council introduced the Ordinance on First Reading; set it for Public Hearing, Second Reading and Final Passage on Tuesday, June 25, 2002. **(Separate Motion)**
14. City Council introduced the Ordinance on First Reading; set it for Public Hearing, Second Reading and Final Passage on Tuesday, June 25, 2002. **(Separate Motion)**
15. City Council approved the Planning Commission recommendation with the following amendments: condition #6 was amended to read as follows: "6. The applicant shall plant large shade trees to the satisfaction of the Director of Planning and Zoning."; and condition #12 was amended to read as follows: "12. The hours of operating woodworking equipment shall be limited to 7 a.m. to 6 p.m. Monday through Friday, 9 a.m. to 6 p.m. on Saturday, and not on Sunday."  
**(Separate Motion)**
16. City Council approved the Planning Commission recommendation.
17. City Council approved the Planning Commission recommendation.
18. City Council approved the Planning Commission recommendation.  
**(Separate Motion)**

**END OF ACTION CONSENT CALENDAR**

Council Action: \_\_\_\_\_

**REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

19. Consideration of the Report and Recommendation of the Budget and Fiscal Affairs Advisory Commission in Regard to the Proposed 0.5 cent Regional Transportation Sales Tax. **(Not a public hearing item.)**

City Council endorsed the sales tax referendum and will work on behalf of its passage for the future of this community.

Council Action: \_\_\_\_\_