

Docket Item # 23
SPECIAL USE PERMIT #2002-0081

Planning Commission Meeting
October 1, 2002

ISSUE: Consideration of a request for a special use permit to operate a private club, known as Stepping Stones.

APPLICANT: Stepping Stones, Inc.
by Harry P. Hart, attorney

LOCATION: 3400 Commonwealth Avenue

ZONE: CSI/Commercial Service Low

PLANNING COMMISSION ACTION, OCTOBER 1, 2002: On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #2, #5, #10, #12, and #14, and add Conditions #20 through #23. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission supported the application, citing the fact that Stepping Stones has operated without complaint for nine years at its previous facility, and the willingness of the applicant to make site improvements, and to take steps to be good neighbors to adjacent residents. Additionally, the Planning Commission believed that any noise, traffic and parking impacts would not be significant, and could be reduced by the earlier closing hours for the week and weekend required by changes to Condition #2. Staff can support the Planning Commission's position.

Speakers:

Harry Hart, applicant's attorney, spoke in support of the application.

Michael Hart, 43 Herbert Street, supported the application.

Brent Davis, 3301-A Commonwealth Avenue, representing the Auburn Village Condominium Board, opposed the application.

Kelly Cox, 204 Gentry Avenue, supported the application.

Debbie Hodnett, of 2 W. Glebe Road, representing the Commonwealth Crossing Homeowners Association, opposed the application.

Craig Schiele, 1 Herbert Street, representing the Herbert Street Station Homeowners Association, opposed the application.

Barbara Bayheim, 8 W. Glebe Road, opposed the application.

Thomas Shimkin, 2205 Ivor Lane, supported the application.

David Fromm, Del Ray Citizens Association, supported the application with additional conditions.

Berthemia Logan-Momodu, Freedom Way Missionary Baptist Church located at 1 W. Glebe Road, opposed the application due to a concern that people attending Stepping Stones will park in the church parking lot.

Pernell Walker, of 910 Manor Road, supported the application.

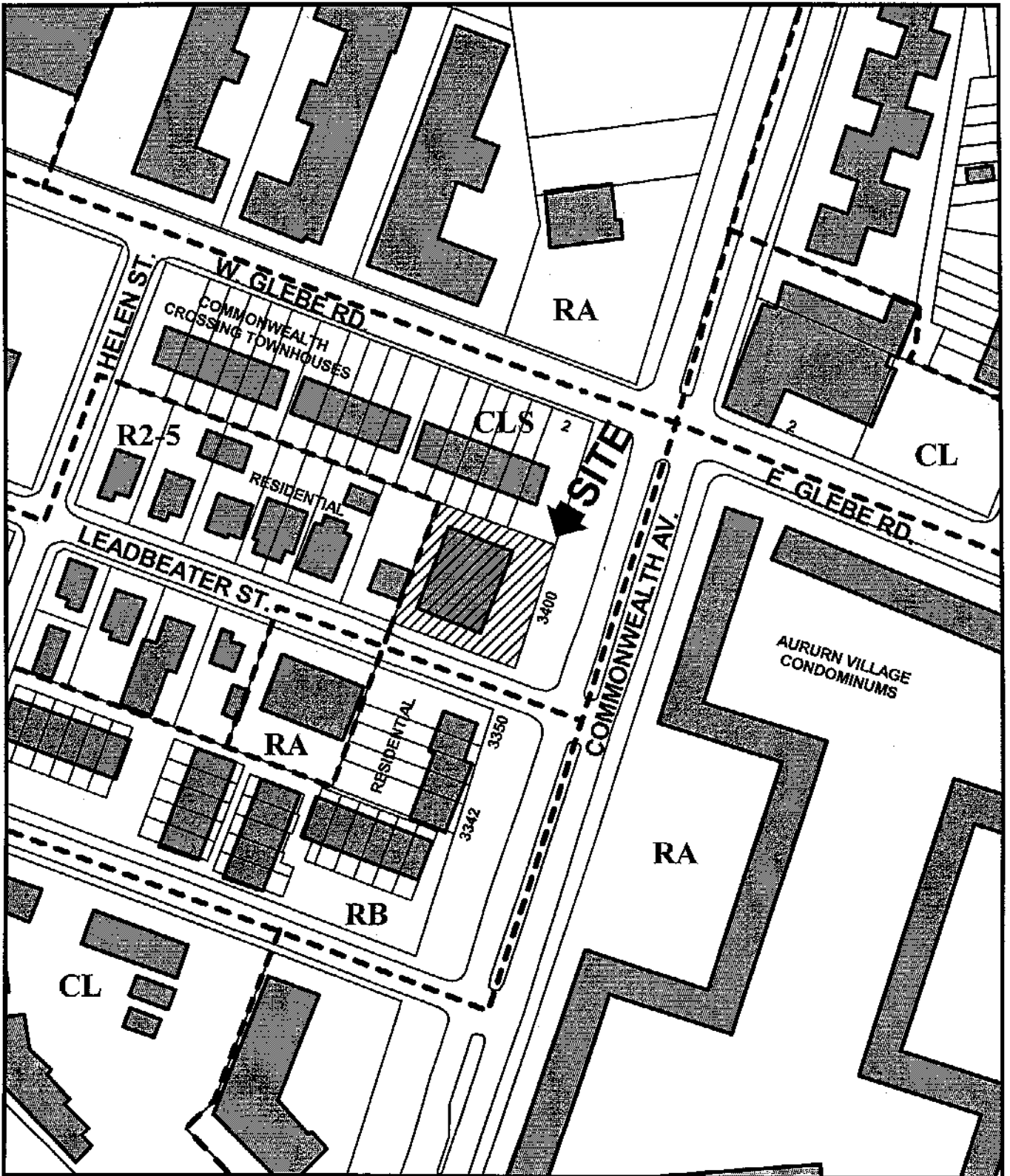
Margaret Cooper, member, Stepping Stones Board of Directors, supported the application.

Amy Slack, Del Ray Citizens Association, supported the application with additional conditions.

James Sample, Del Ray Citizens Association's Executive Board, supported the application with additional conditions.

Allen Johnson, Presiden, Stepping Stones, supported the application.

Bill North-Rudin, member, Stepping Stones Board of Directors, supported the application.



SUP #2002-0081

10/01/02



STAFF RECOMMENDATION:

Staff recommends **denial** of the request. If City Council approves the request, staff recommends that the approval be subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for meetings shall be limited to 7:00 A.M. to ~~10:00 P.M.~~ 8:00 P.M. Monday through Friday, 8:15 A.M. to ~~10:00 P.M.~~ 8:00 P.M. Saturday, 10:15 A.M. to ~~10:00 P.M.~~ 5:30 P.M. Sunday. (P&Z) (PC)
3. The applicant shall post the hours of operation at the front entrance of the organization. (P&Z)
4. Social functions, including dances, shall be allowed twice a month and shall end no later than 10:00 p.m. on the day the function is held. (P&Z)
5. **CONDITION AMENDED BY PLANNING COMMISSION:** A manager shall be present on-site at all times during approved hours of operation and the manager or liaison shall be responsible to the neighborhood for inquiries, comments and complaints. The phone number and address of the club manager or director liaison will be made available to the adjoining neighborhood associations and the adjoining neighbors. (P&Z) (PC) (Del Ray Citizens Association)
6. Twelve designated parking spaces will be provided on-site and will be clearly marked for the exclusive use of the Stepping Stones Club, Inc., with appropriate enforcement language with respect to towing and citing of vehicles for unlawful use. (P&Z)
7. Prior to the applicant opening the club, the applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the building. (Police)
8. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z)

9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z)
10. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~The applicant shall develop a comprehensive site improvement plan present and implement a plan to the satisfaction of the Director of the Department of Planning and Zoning that addresses the following: (1) the removal of the chain link fence and barbed wire, (2) screening and fencing, if a fence is required by the applicant, then the construction of a new board on board wood fence; (3) planting of landscaping to screen the parking lot, (4) installation of street trees, (5) parking restriping of the parking lot and (6) P&Z approval on the design of any exterior alterations and any exterior Stepping Stones sign, (7) trash collection, (8) ash receptacles, and (9) lighting. The plan shall be developed in consultation with representatives of the immediate neighbors and associations and to the satisfaction of the Director of Planning and Zoning, and shall be implemented within six months from approval of the special use permit. (P&Z) (Del Ray Citizens Association)(PC)~~
11. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
12. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~The applicant shall repair portions of parking lot that have deteriorated, resurface and stripe the parking lot, and designate those spaces allocated to Stepping Stones using the best means to the satisfaction Director of T&ES. (Del Ray Citizens Association) (PC) (T&ES)~~
13. Provide site lighting on north and west side of the building to meet minimum city standards. Lighting must be designed and installed to prevent glare and excessive spillover lighting onto adjacent residential properties. (T&ES)
14. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~As proposed on the applicant's plan dated September 10, 2002, the applicant shall remove the existing north driveway apron on Commonwealth Avenue and replace with city standard curb/gutter and sidewalk. (Del Ray Citizens Association) (PC) (T&ES)~~
15. Clean up debris and weeds at west side (rear) of building. (T&ES)
16. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)

17. The applicant shall take whatever steps are required to prohibit attendees from congregating outside the building at any time. (P&Z)
18. The maximum number of patrons permitted on-site at one time is 45. (P&Z)
19. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
20. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall provide a canopy, as proffered and in compliance with city regulations, to be used as signage. (Del Ray Citizens Association) (PC)
21. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall provide indoor space for smoking. (Del Ray Citizens Association) (PC)
22. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall install signs reminding club members of the residential character of the adjacent neighborhood and encouraging them to be respectful of neighbors. (Del Ray Citizens Association) (PC)
23. **CONDITION ADDED BY PLANNING COMMISSION:** The club is to encourage the use of car pools and public transportation. (Del Ray Citizens Association) (PC)

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.

DISCUSSION:

1. The applicant, Stepping Stones, Inc, represented by attorney Harry Hart, requests special use permit approval for the operation of a private club located at 3400 Commonwealth Avenue.
2. The subject property is one lot of record with approximately 113 feet of frontage on Commonwealth Avenue, 101 feet of depth and a total lot area of 12,396 square feet. The site stands on the corner of Leadbeater Street and Commonwealth Avenue, and is developed with a one story, masonry, 4,640 square foot commercial/industrial building and a parking lot. Residential properties surround the use on four sides. Institutional and commercial buildings are located about 150 to 200 feet away at the corner of Commonwealth Avenue and Glebe Road. The applicant proposes to provide off site parking at the Freedom Way Baptist Church; the institutional use that stands at the northwest corner of Glebe Road and Commonwealth Avenue.
3. The subject building is vacant. The last tenant on record with City of Alexandria's Business Tax Branch is a retail rug sales business. The applicant will occupy the northern half of the building as shown on the attached plan. The half of the building located behind the loading doors can be leased to another commercial tenant.
4. The applicant requests approval to operate a private club called Stepping Stones, Inc. This is a non-profit organization that serves and supports individuals in their recovery from the disease of alcoholism and other substance abuse. It serves people living in Alexandria and surrounding communities. Stepping Stones began in 1993. It has operated continuously in Alexandria since that time. The organization is looking for a new site because it lost its lease for its original and previous location, 2417 Mt. Vernon Avenue, when a new owner purchased that building.
5. Stepping Stones operations primarily include the provision of meeting space for 12-Step program meetings, for meetings of the management of the corporation, and for occasional socials (c.g. pot-luck dinners and fund-raising events), and the dissemination of information and knowledge about the disease of alcoholism and other substances.
6. The organization will operate seven days a week during the following hours:

Monday through Friday	7:00 a.m. to 10:00 p.m.
Saturday	8:15 a.m. to 10:00 p.m.
Sunday	10:15 a.m. to 10:00 p.m.

7. The applicant states that there will be one volunteer manager on duty during the hours that Stepping Stones is open and estimates that 100 people will visit 3400 Commonwealth each day. The applicant bases its meeting attendance information, as shown in the following breakdown, on over nine years' experience.

Mon.- Fri.	7:00 a.m. to 8:00 a.m.	15 to 20 people
	8:00 a.m. to 12:00 p.m.	Closed or 10 to 15 people
	12:00 p.m. to 1:30 p.m.	15 to 30 people
	1:30 p.m. to 5:30 p.m.	Closed or 10 to 15 people
	5:30 p.m. to 7:00 p.m.	25 to 45 people
	7:00 p.m. to 8:00 p.m.	10 to 15 people
	8:00 p.m. to 9:45 p.m.	10 to 15 people
Saturday	8:30 a.m. to 9:45 p.m.	35 to 40 people
	9:45 a.m. to 12:30 p.m.	Closed or 10 to 15 people
	12:30 p.m. to 1:45 p.m.	+/- 20 people
	1:45 p.m. to 5:30 p.m.	Closed or 10 to 15 people
	5:30 p.m. to 6:45 p.m.	+/- 25 people
	8:30 p.m. to 9:45 p.m.	10 to 15 people
Sunday	10:15 a.m. to 12:30 p.m.	Closed or 10 to 15 people
	12:30 p.m. to 1:45 p.m.	+/- 20 people
	1:45 p.m. to 5:30 p.m.	Closed or 10 to 15 people
	5:30 p.m. to 6:45 p.m.	+/- 25 people
	8:30 p.m. to 9:45 p.m.	10 to 15 people

8. Section 8-200(A)(7) of the zoning ordinance requires one parking space for each 200 square feet of floor area devoted to the private club. Stepping Stones intends to occupy 2,320 square feet of the subject building and is required to provide 12 parking spaces. The applicant states that it can provide twelve spaces on site.
9. The applicant proposes to restripe the parking lot and close a curb cut on Commonwealth Avenue. The proposed restriping plan shows a total of 29 parking spaces and one loading area for the building. Twenty five of these spaces are independently accessible and four are stacked parking spaces. If Stepping Stones uses 12 spaces (9 compact and 3 standard), then there may be insufficient parking remaining for future retail tenants of the second half of the building, although there would be sufficient parking for an office use or storage use. An office use, a permitted use, and a storage use, a use permitted with a special use permit, would each require six independently accessible standard size parking spaces. The applicant's plan shows parking spaces in front of existing loading doors but the applicant has stated that the landlord has agreed that the overhead doors will not be used.

10. The applicant also proposes to alter the facade with regard to the placement of the entrance door. No elevations have been submitted. The applicant states that the proposed change is minor.
11. According to the applicant, there are possible noise impacts from patrons congregating in front of the building to chat immediately before and after scheduled meetings. The applicant also added that the management monitors and controls such congregations to minimize any adverse impact on immediate surroundings.
12. Garbage will be minimal and collected once a week by a private contractor. Litter will be monitored by the organization's management and staff volunteer manager on duty.
13. Security will be monitored by the organization's management and staff volunteer manager on duty.
14. Zoning: The subject property is located in the CSL (Commercial Low Zone). Section 4-303(K) of the zoning ordinance allows a fraternal or private club in the CSL zone only with a special use permit.
15. Master Plan: The subject property is governed in part by the Potomac West Small Area Plan chapter of the Master Plan.

STAFF ANALYSIS:

Although staff strongly supports the applicant's mission, it cannot recommend approval of its proposal to relocate to 3400 Commonwealth Avenue. This small and nondescript site is located within a residential area, with densely built residential uses on four sides, and the intensity of activity associated with the proposed use is simply too great to be compatible with the surrounding homes.

The proposed site is part of what historically was a nonresidential corner, and the 1992 CSL zoning reflects the then existing uses, including a church, prior gas station, and the retail/office and restaurant uses on the northeast corner of the intersection of Commonwealth Avenue and East Glebe Road. The Small Area Plan envisioned this corner becoming a neighborhood serving cluster of businesses. However, with the development of the Commonwealth Crossing development on Glebe Road, the subject property became disconnected from its prior nonresidential neighbors and now stands alone among several residential developments. As a consequence, the best non-residential land use of the site is for a low intensity use, such as storage or office use.

The proposed use, however, will bring people to the site every day of the week, and up to 45 people on weekday evenings and Saturday mornings. The largest meetings thus coincide with the times

when residents are home or arriving home from work, seeking the quiet enjoyment of their homes. The proposed schedule includes meetings seven days a week, beginning at 7:00 a.m. and continuing until 9:45 p.m. The sheer number of people arriving on a continual basis will bring cars, noise and activity to what otherwise is a very quiet neighborhood corner. Even with the best of intentions, the site is so close to its neighbors and the hours involved so late that casual conversation by people leaving the facility plus the opening and closing of car doors will create a disturbance for adjoining homeowners. Furthermore, the people coming to the meetings have in the past and will continue to congregate outside the building both before and after meetings, creating additional noise and nuisance for neighbors.

In addition, although there are technically sufficient parking spaces for the use under the zoning ordinance, staff is concerned that there will be insufficient parking on site for the numbers of people attending the meetings. In the worst case, if 45 people drive to a meeting, and there are only 12 parking spaces, then there will be 33 cars needing to park in the neighborhood. Although the applicant cites the fact that its past attendees have in the past taken public transit, the new site may not be as transit friendly. In addition, even if only 75% of the attendees drive, an exceptionally high modal split, there is still a need for 22 additional parking spaces, which will have to be found on the streets in this already congested neighborhood.

In weighing the strengths and weaknesses of this difficult case, staff considered several aspects of the use and the site which weigh in its favor. First, the site is zoned for commercial use, and there are other potentially disruptive uses that would not need a SUP that could be located here. On the other hand, given the size of the building and its condition and location, the most likely use of the site is for a small office or a storage building. In addition, the building is set back from the street and across the street from some of its residential neighbors. However, it is immediately adjacent to the rear yards of other homes. Finally, Stepping Stones has operated without apparent incident at its prior location on Mount Vernon Avenue. While there are some residences close to that location, it is not surrounded by residential uses as the proposed site is. In the end, staff concluded that the intensity of the proposed use at this site did not outweigh the benefits of the use and was not supportable.

The Potomac West Small Area Plan directs the City to "preserve and strengthen the residential area in Potomac West" and "revitalize and support neighborhood oriented, small scale retail and office development". The CSL zoning goes a step further to say that "Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed so as to be in character with such development and be of such characteristics and effect so as not to be detrimental or a nuisance to nearby residential properties". Consistent with those planning objectives, staff recommends denial of the use.

Staff has met with the applicant in an effort to find a way to improve the condition of the site and to limit the intensity of the use and its impacts. As to the site, the applicant agreed that it could repave the lot, close a curb cut and plant landscaping to screen the parking area. It is also agreeable

to removing the chain link fencing and replacing it with something more attractive. As to the intensity of the use, staff suggested that Stepping Stones limits its hours at this location from 8:00 a.m. to 6:00 p.m., Monday through Friday. The applicant is unable to restrict itself to those hours because many of its members work during the day and need to attend meetings in the evenings and on weekends.

If City Council decides to approve the use, staff has included a series of conditions designed to limit its intensity and impacts on the surrounding residential neighborhood and to improve the appearance of the site.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, 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.
- F-1 The Department of T&ES is concerned that the proposed activities will have a significant impact on available on-street parking in the residential neighborhood.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-2 Repair portions of parking lot that have deteriorated to the satisfaction Director of T&ES.
- R-3 Provide site lighting on north and west side of the building to meet minimum city standards. Lighting must be designed and installed to prevent glare and excessive spillover lighting onto adjacent residential properties.
- R-5 As proposed, remove existing north driveway apron on Commonwealth Avenue and replace with city standard curb/gutter and sidewalk.
- R-6 Remove barbed wire from fencing along Leadbeater Street.
- R-7 Clean up debris and weeds at west side (rear) of building.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 The proposed use is a change in use group classification; a new Certificate of Occupancy is required (USBC 115.4).

Health Department:

F-1 No comments.

Police Department:

R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the building. This is to be completed prior to the applicant opening the club.

APPLICATION for SPECIAL USE PERMIT # 2002-0081

PROPERTY LOCATION: 3400 Commonwealth Avenue

TAX MAP REFERENCE: 015.04-03-11 ZONE: CSL

APPLICANT Name: Stepping Stones, Inc.

Address: P.O. Box 2379, Alexandria, VA 22301

PROPERTY OWNER Name: Ahmad Loghmanian and Hossein Garakvaraghi

Address: 903 King Street, Alexandria, VA 22314

PROPOSED USE: Use permit for a private club/fraternal organization (a 12 Step Program) and for parking within 300 feet.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 notices 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Harry P. Hart
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

July 23, 2002
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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 (*check one*) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

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.

Applicant is a non-stock corporation organized under the laws of the Commonwealth of Virginia. Applicant is an organization exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code (EIN #54-167390).

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four plans are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan package is required.

NARRATIVE DESCRIPTION

3. 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. (Attach additional sheets if necessary.)

Stepping Stones lost its lease with the landlord at its current location due to a change in ownership of the building and is seeking to relocate its program to 3400 Commonwealth Avenue. The premises will be used to provide (i) meeting space for 12-Step Program meetings, (ii) space for meetings of the management of the corporation, (iii) a site for occasional socials (pot-luck dinners in conjunction with a meeting and dances) in support of 12-Step Program goals and fund-raising therefor, (iv) periodic yard sales in support of fund-raising activities, and (v) a vehicle for dissemination of information and knowledge about the disease of alcoholism and other substances.

Stepping Stones Club was formed in 1993 to serve and support those individuals residing in Alexandria and surrounding communities in their recovery from the disease of alcoholism and other substance abuse, specifically by providing meeting space for those in 12-Step programs. From late 1993 to June 30, 2002, the Club operated successfully, without formal complaint from the surrounding community, in commercial space rented at 2417 Mt. Vernon Avenue in the City (herein, the "Former Location"). Because the proposed use of the space that is the subject of this application is primarily to provide meeting space inside the building for those in recovery, the impact upon the immediately surrounding area is expected to be *de minimis*.

Based on experience to date at the prior location, the Club expects the number of persons visiting the premises to be approximately 100 people per day, such visitation being spread out over a twelve-to-fifteen hour period. Hours of operation, subject to change, of course to meet the needs of the recovery community, would continue to be as follows:

Monday - Friday	7:00 a.m. to 10:00 p.m.
Saturday	8:15 a.m. to 10:00 p.m.
Sunday	10:15 a.m. to 10:00 p.m.

Volunteer managers on site usually number one or two at any given time.

Parking is being provided as follows: eight (8) spaces exclusively assigned on site, although a review of the site plan shows that more spaces could be made available on site in the future. Ten (10) additional spaces are being arranged with the Freedom Way Baptist Church at 1 W. Glebe Road. A copy of a letter agreement will be forwarded to the Department of Planning & Zoning upon receipt.

Management anticipates that no noise will be generated in the operation of the Club, except for possible congregating of patrons in front of building to chat immediately before and after scheduled meetings. In the past, management has successfully monitored such congregations to minimize any adverse impact on immediate surroundings.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: Relocation of an Existing SUP. (S.U.P. # 2717 and 94-0331) and for parking within 300 feet of a private club/fraternal organization.

5. Please describe the capacity of the proposed use:

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

Based upon the activity at its former location, approximately 100 persons per day would visit the premises. To the extent there may be an increase, it is expected to be marginal. Usage concentrated at Mondays to Fridays, mid-day, 12:15 p.m. to 1:45 p.m. (approximately 15-25 persons) and in early evening, 5:15 p.m. to 6:45 p.m. (approximately 50-60 persons), and Saturday mornings, 8:30 a.m. to 9:45 a.m. (approximately 35-45 persons).

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

One (1) volunteer manager during hours that the Club is open.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Sunday</u>	<u>10:15 a.m. to 10:00 p.m.</u>
<u>Monday</u>	<u>7:00 a.m. to 10:00 p.m.</u>
<u>Tuesday</u>	<u>7:00 a.m. to 10:00 p.m.</u>
<u>Wednesday</u>	<u>7:00 a.m. to 10:00 p.m.</u>
<u>Thursday</u>	<u>7:00 a.m. to 10:00 p.m.</u>
<u>Friday</u>	<u>7:00 a.m. to 10:00 p.m.</u>
<u>Saturday</u>	<u>8:15 a.m. to 10:00 p.m.</u>

7. Please describe any potential noise emanating from the proposed use:

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

None, except for possible congregating of patrons in front of building to chat immediately before and after scheduled meetings.

B. How will noise from patrons be controlled?

Management monitors and controls such congregations to minimize any adverse impact on immediate surroundings.

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

None.

9. Please provide information regarding trash and litter generated by the use:

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

Light, non-perishable trash, ie., paper/plastic cups and wrappers, tin cans, etc.

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

Normal amount associated with this use.

C. How often will trash be collected?

Once a week by a private contractor.

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

Monitoring by Club management and staff volunteer manager on duty.

10. 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:

11. 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:

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

Monitoring by Club management and staff volunteer manager on duty.

ALCOHOL SALES

13. 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

14. Please 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:

18 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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

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

8 on site and 10 at Freedom Way Baptist Church at 1 W. Glebe, within 300 feet of the site.

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 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.

15. Please 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? N/A

B. How many loading spaces are available for the use? N/A

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?
N/A

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

16. 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?
Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes. No.

Do you propose to construct an addition to the building? Yes. No.

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

2,320 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2,320 sq. ft. (total)

21. The proposed use is located in (check one):

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

SUP 2002-0081

Ahmad Loghmanian
Hossein Garakyaraghi
903 King Street
Alexandria, Virginia 22314

July 10, 2002

Mr. Allen Johnson
President
Stepping Stones Club, Inc.
P.O. Box 2379
Alexandria, VA 22301

Re: Proposed Lease of 3400 Commonwealth Avenue,
Alexandria, Virginia 22305 (the "Property")

Dear Mr. Johnson:

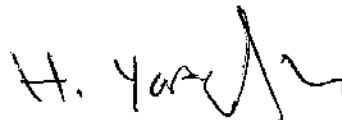
Pending execution of a definitive lease agreement with Stepping Stones Club, Inc. (the "Club") for the term lease of approximately 2,320 square feet at the referenced address, we, the owners of the Property, understand that the Club wishes to submit an application for issuance of a Special Use Permit by the City of Alexandria relative to the anticipate use of one half of the Property. This letter constitutes the owners' authorization for the Club to submit such application.

Very truly yours,

Ahmad Loghmanian

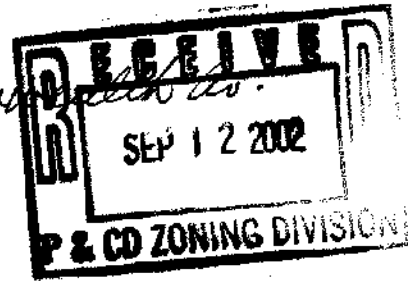


Hossein Garakyaraghi



SUP 2002-0081

3404-3406 Common



HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

September 11, 2002

VIA FACSIMILE - 703-838-6393

Ms. Mary Hashemi
Planning and Zoning Department
City of Alexandria
City Hall, Room 2100
Alexandria VA 22314

Re: Stepping Stones - Supplemental Report

Dear Ms. Hashemi:

To follow up on our telephone conversation and messages on Friday, here is a supplemental report that can replace our interim report of September 9, 2002. The following is what our client has informed us:

1. *Will the remaining space be based (approximately 1/2 of the building behind the overhead doors)?* That is the owner's expressed intention. There is as yet no tenant for that portion of the building.
2. *Does Stepping Stones have the agreement from the church as to parking?* They do not. However, since 1/2 the building is what is available for other uses, they are arranging with the owner for the right to use 12 parking spaces on site. We suggest a condition that requires 12 parking spaces on-site or proof that arrangements for off-site spaces reaching that same number have been made within the required distance.
3. *What proportion of the people who come are from the local community?* According to a survey by a board member, approximately 80-85% are from nearby Alexandria and Arlington.

4. *What proportion of the people who come drive vs. walk or take public transportation?* According to a survey by a board member, 24% walk or bicycle, 11% come by public transportation and 64% com by car as driver or passenger.

5. *What are the attendance levels of meeting and who is there between meetings?*

Monday - Friday - 7:00 - 8:00 am	15-20
12:00 - 1:30 pm	15-30
5:30 - 7:00 pm	25-45
7:00 - 8:00 pm	10-15
8:30 - 9:45 pm	10-15
Sat./Sun. - 7:00 - 8:00 am	No Meeting
12:30 pm	±20
5:30 pm	±25
8:30 pm	10-15
Saturday - 8:30 - 9:45 am	35-40

All other times: Club is either closed or there are meetings at which less than 10-15 people are present, and there are no meetings that start before 7:00 am nor after 8:30 pm.

6. *Do we have a floor plan?* Yes, the plot plan we thought we submitted with the application includes a floor plan. It was drawn by Stepping Stones' Architect, Rick Claussen. Enclosed is an update of that plan.

7. *What are the number of seats in the church?* Stepping Stones does not know. The answer is presently moot as Stepping Stones has not entered into an agreement with the church.

Please show our application amended to reflect 25 - 45 in attendance during the 5:30 to 7:00 pm meeting, along with the additional times that are set out above. Please also show our application amended to show the address as 3404-06 Commonwealth Avenuc.

Should you have any questions, please do not hesitate to call me.

Very truly yours,



Harry P. Hart

HPH/eah

September 16, 2002

Planning Commission
 City of Alexandria
 301 King Street
 Alexandria, VA.

Re: Stepping Stones, Inc. Special Use Permit # 2002-0081

Dear Planning Commission,

Concerned residents surrounding the 3400 Commonwealth Avenue property wish to formally place on the record our objection to the proposed use of this location by Stepping Stones, Inc. as outlined in their submitted Special Use Permit. We believe the proposed usage will create an undue burden on the immediate surrounding community and the residents that live in them. Our immediate concerns fall into 5 areas: Hours of operation(weekday/weekend), street parking issues, congregation density, trash management, and unspecified improvements to the existing property.

Hours of Operation

The proposed hours of operation, as outlined in the application, go beyond what we feel is reasonable for an area of Del Ray that is turning into a quieter and more residential community. We have concern with both the weekday and weekend hours of operation.

Weekday Hours:

Having the Stepping Stones facility, or any other occupant at this location, operating until 10:00 p.m. on weekdays goes beyond what we feel is reasonable. This is especially true now, given the movement of the area to a more residential environment over the past several years.

We are extremely concerned about the loitering that might take place after the meetings breaks up at 10:00 p.m. Including, but not limited to the slamming of car doors, the turning over of car engines, and Stepping Stone participants engaging in loud post-meeting conversations in front of the facility.

The permit also indicates that the most heavily attended meetings are those which take place weekdays between 5:15 p.m. and 10:00 p.m. With weekday meetings beginning at 5:15 p.m., area residents will be competing with Stepping Stone members for parking in front of their own homes.

The proposed 7 a.m. start time will draw additional traffic into the neighborhoods as residents are preparing to leave in the morning.

Weekend Hours:

Weekend hours present a similar set of issue as those outlined above for surrounding communities, which currently enjoy a very quiet community. The former use of this location (warehouse storage for rugs) had minimal impact on the neighboring communities. Hours of operation usually began late morning to early afternoon.

The Stepping Stones proposed usage of the building, beginning at 8:15 am is

much too early for a low usage building nestled within a highly dense residential population. This community has come to expect and require quiet morning hours. The proposed early Saturday morning opening of Stepping Stones, Inc. will be very disruptive to neighboring residents.

The additional proposed usage such as yard sales and proposed fundraising activities (i.e. dances) we find objectionable as well.

Street Parking Issues

The parking permit outlines that Stepping Stones, Inc. would have access to approximately 12 parking spaces. Since at times certain meetings will have in excess of 60 persons in attendance, we are concerned with the overflow of parking required by the attendees of these meetings. We believe that the residents will be negatively impacted during peak meeting times as they are in conflict with prime leaving home (7-8:30am) times and arriving home (5-6:30pm) times of the residents. Residents will be forced to compete for available off street parking.

Congregation Density

The residents are concerned with the pre and post meeting activities. The noise that will be generated from conversation prior to, during breaks, and after meeting will severely impact the residents immediately surrounding the location. Residents will be forced to close windows and forgo usage of the yards in order to maintain the quiet atmosphere they have become accustomed to expect in their homes.

Trash Management

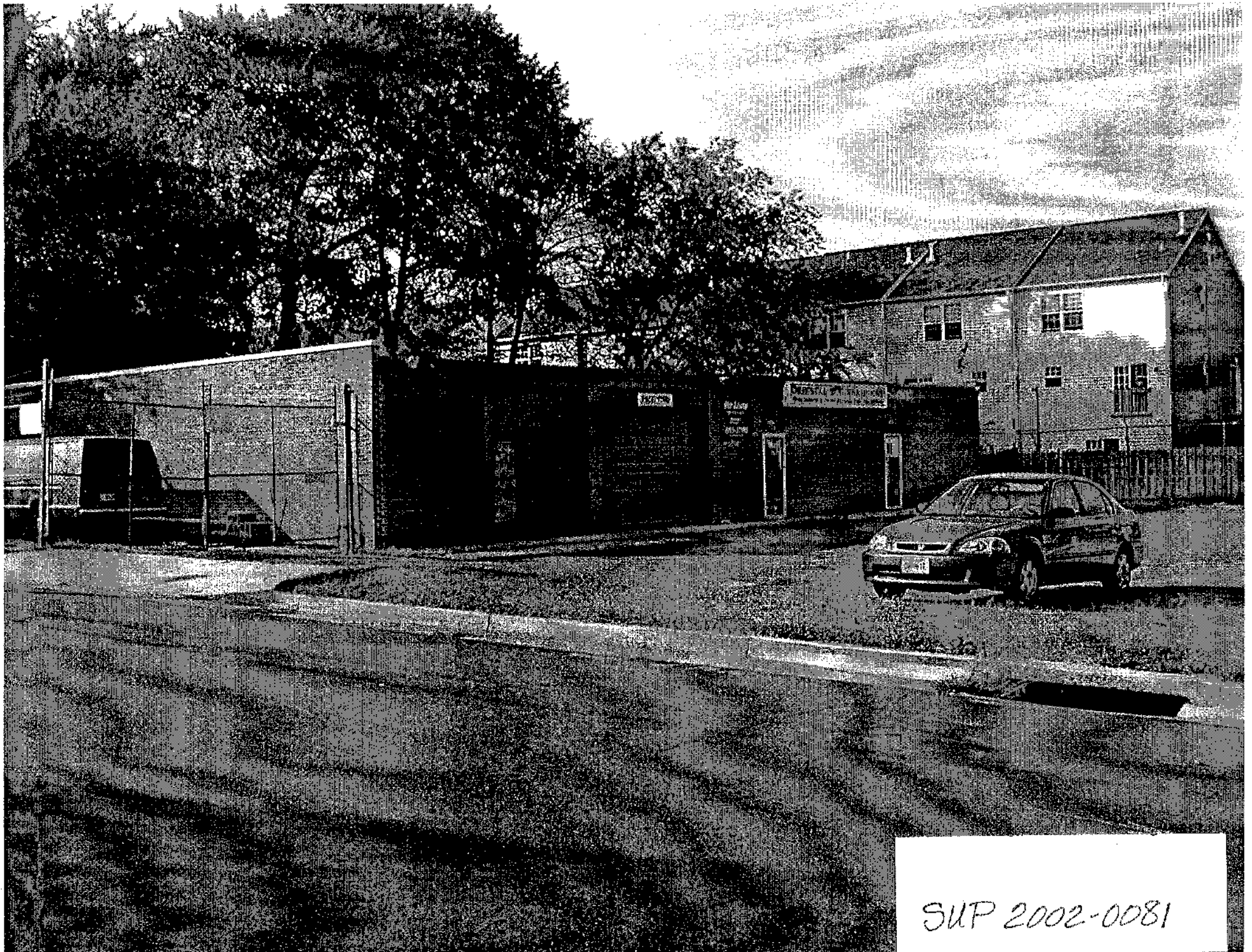
There is concern with the trash generated from an additional 100 persons meeting, smoking and congregating on the premise. The surrounding community already has their hands full maintaining the cleanliness of the area now without the additional foot and vehicular traffic drawn to the neighborhood.

Unspecified Improvements to the Property

The application does not outline any proposed improvements to the property. The property has remained in its current state for a number of years and we would hope that any organization that wished to move into the neighborhood would contribute to and enhance the surrounding community.

Given the above outlined concerns we again wish to reiterate our objection to the proposed usage and ask that the Planning Commission deny this Special Use Permit.

Regards,
Residents of Commonwealth Crossing HOA
Auburn Village HOA
Lynn Haven Association
Herbert Street Station HOA
Homeowners of Land Herbert



SUP 2002-0081

#23

SUP 2002-0081

PLANNING COMMISSION

OCT. 1, 2002

LETTERS and PETITIONS of SUPPORT. (51 pp).

Carol M. Ruckman
12 Leadbeater Street
Alexandria, VA 22305
(703) 519-5226

24 September 2002

Alexandria City Council & Planning Commission
301 King Street, Suite #2300
Alexandria VA 22314

**RE: STEPPING STONES CLUB, Special Use Permit
3204-3206 Commonwealth Avenue**

Gentlemen:

I fully support the **Stepping Stones Club** utilizing the property located at 3204-3206 Commonwealth Avenue, Alexandria, VA 22305.

I have lived in Del Ray for over 40 years and will be very glad to see that building being used on a regular basis for such a worthwhile cause.

I live just a few houses away from this property. For years, it has been an auction house for rugs and only used on an occasional basis. For this reason, prostitution and drug activity are higher around this building because it has been "vacant" for so long.

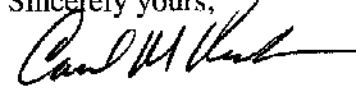
I feel that it will add to our safety having a tenant who is visible during the day and evening hours, especially one who is opposed to drug and alcohol abuse.

Also, it will be nice having a tenant who is willing to make cosmetic improvements to the property. That building has been neglected for so long. A facelift will definitely make the neighborhood look better.

This is a very diverse neighborhood. There are condominiums, apartments, single-family homes, churches as well as commercial spaces all within one block. Based on what I have heard and know about the Stepping Stones Club, I feel it will be a good addition to our community.

Feel free to contact me if you have any further questions.

Sincerely yours,



Carol M. Ruckman

PATRICIA A. LICALZI
2507 LESLIE AVENUE
ALEXANDRIA VA 22301-1114
HOME 703/549-5395
WORK 703/228-1342
PLICAL@CO.ARLINGTON.VA.US

23 September 2002

Alexandria City Council & Planning Commission
301 King Street, Suite #2300
Alexandria VA 22314

RE: STEPPING STONES CLUB, Special Use Permit
3204-3206 Commonwealth Avenue

Gentlemen:

I am in support of granting a Special Use Permit to the **STEPPING STONES CLUB** for the location listed above.

I have been a resident of Del Ray for nearly 40 years and I have seen our community through many changes and now developing into a very nice place to live.

I have witnessed the comings and goings of this organization while they were located on Mt. Vernon Avenue. I have found the participants to be friendly and unobtrusive to the neighborhood. I see no reason why they would conduct their business any differently in their proposed, new location.

Although I actually live 10 blocks or so from this location, I frequently visit a friend's house that is just around the corner.

I feel that this group will benefit this small community who now sees so much drug and prostitution activity. I am hopeful this will encourage a stronger Police presence during evening hours when the 'illegal' activity is most active.

If you have any questions, please feel free to contact me at the phone numbers or E-MAIL address above.

Respectfully yours,



Patricia A. LiCalzi, (Mrs)

500 E Alexandria Avenue
Alexandria, VA 22301

September 25, 2002

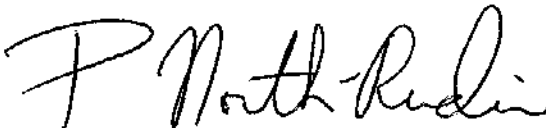
City of Alexandria
Department of Planning and Zoning
Planning Commission
301 King Street
Alexandria, VA 22301

To Members of the Planning Commission,

The purpose of this letter is to ask your support for Special Use Permit #2002-0081, a request by The Stepping Stones Club that they be given permission to open at 3400 Commonwealth Avenue. This site, formerly occupied by a rug warehouse, is in an ideal location for the Club's activities and will allow them to continue the very important work they do.

I have many friends and loved ones who participate in 12-step recovery programs. I know that they miss having the Club since the Mount Vernon Avenue location was forced to close. I believe it is important that the Club continue to exist in Del Ray to serve the large numbers of people who are involved in recovery programs. Stepping Stones Club provides an extremely valuable service to the community by helping people with drug and alcohol problems to stay clean and sober. I hope you will allow that good work to continue.

Sincerely,



Patrice North-Rudin

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Donald B. Boyd DATE 9/13/02

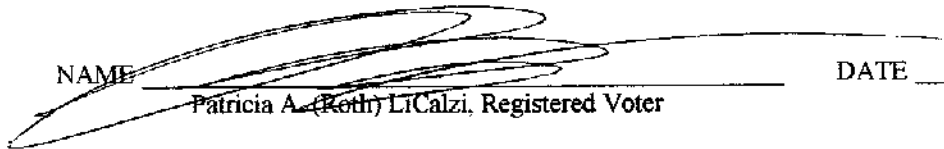
ADDRESS 7524 snow pea CT 1-D / 22306
Alex Va

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA VIRGINIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB, LOCATED AT 3404-06
COMMONWEALTH AVENUE.

I AM IN SUPPORT OF THIS APPLICATION.

NAME



Patricia A. (Roth) LiCalzi, Registered Voter

DATE 23 September 2002

ADDRESS 2507 Leslie Avenue, Alexandria, VA 22301-1114

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA VIRGINIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 COMMONWEALTH
AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME Carol M. Runk DATE 24 Sept 02

ADDRESS 12 Leadbeater St. Alexandria, VA 22305

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 ^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Franca McKee DATE 12 Sep 02

ADDRESS 3313-B Commonwealth Ave



TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE, I AM IN
Commonwealth
SUPPORT OF THIS APPLICATION.

NAME Robert D. Tawito DATE 09/11/02

ADDRESS 16A Ashby St., Alex, VA
22305

Robert D. Tawito

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME RONALD L. JAMES DATE 9-18-02

ADDRESS 930 N. HENRY ST. ALEXANDRIA, VA. 22314

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Leon C Medley DATE 9-13-2002
ADDRESS 1137 Colonial ave

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
Commonwealth
^
SUPPORT OF THIS APPLICATION.

NAME Harold Jacob DATE 9-13-02
ADDRESS 510 S. PAYNE ST. ALEXANDRIA 22314

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Andrew Smithers DATE 9/13
ADDRESS 15 E Bellafontaine apt A2

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME LEON BATES DATE 9/15/02

ADDRESS 1009 COLONIAL AVE (ALEX, VA)

ol *e*

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Francis A. Donatoni DATE 9/11/02
ADDRESS 402 E. Hume Ave. Alexandria Va 22301

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Keth Mackell DATE 9-11-02

ADDRESS 915 N Keeny St

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
^{Commonwealth}
SUPPORT OF THIS APPLICATION.

NAME Ray Cobble DATE 9/14/02
ADDRESS 505 E Braddock Rd - 22314

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Mary Rivers DATE 9-11-02
ADDRESS 300 Wythe St #1013

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Robert Dotolo DATE 9/11/02
ADDRESS 402 E. HUME AVE ALEXANDRIA, VA 2230

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN ^{commonwealth}
SUPPORT OF THIS APPLICATION.

NAME THOMAS GIANNINI DATE 9/11/02

ADDRESS 402^E HUME AVE, ALEXANDRIA VA 22301

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

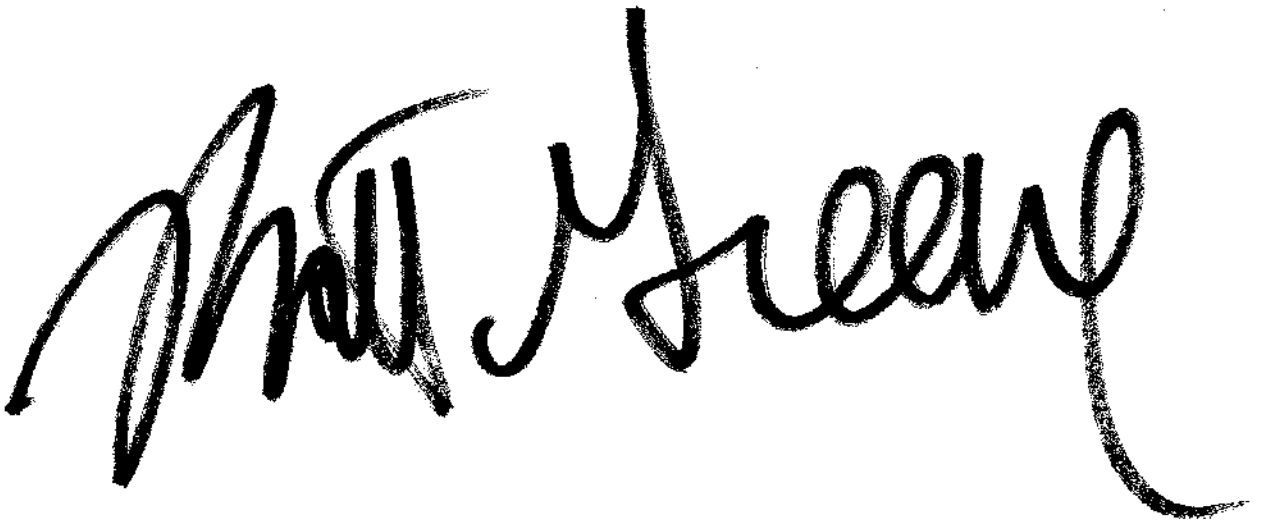
NAME Frankie Rivers DATE 9-11-02

ADDRESS 327 Nume Ave

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Phil Greene DATE 9/12/02
ADDRESS 402 Hume Ave
Alexandria, VA 22301



TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE, I AM IN
Commonwealth
SUPPORT OF THIS APPLICATION.

NAME Byron L. Willis DATE 9/11/02
ADDRESS 2624 Redcoat Dr. Alexandria, VA 22303

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
commonwealth
SUPPORT OF THIS APPLICATION.

NAME Anthony Pearson DATE 09/11/02
ADDRESS 402 Home Ave Alexandria, VA 22301

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Henry Walker DATE 9/11/02

ADDRESS 3910 Old Dominion Blvd

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Henry POYNE DATE 9-11-02

ADDRESS 206 LAVERNE AVE ALEX VA. 223-5

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Bary Arnett DATE 9/12/02
ADDRESS 402 Home St.
Alexandria, VA

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN ^{Commonwealth}
SUPPORT OF THIS APPLICATION.

NAME Pastor W Perry DATE 9-11-02
ADDRESS 530 N Henry St VA Alex

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN ^{Commonwealth}
SUPPORT OF THIS APPLICATION.

NAME Craig Troup DATE Sept 11, 02
ADDRESS 3429 Elmwood Dr Alex Va 22303

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
Commonwealth
SUPPORT OF THIS APPLICATION.

NAME Leo Kumerly DATE 9/11/02
ADDRESS 24 W. Mt Ida Ave, Alexandria, VA 22305

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
Commonwealth
SUPPORT OF THIS APPLICATION.

NAME LEWIS D. CASLINO DATE 9/11/02

ADDRESS 8634 VEROY CT. ALEX, VA - 22309

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
Commonwealth
SUPPORT OF THIS APPLICATION.

NAME Franco Che Holmes DATE 9/11/02

ADDRESS 8548 Towne Manor Court, Alexandria VA 22314

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Mike E. Sundstrom DATE 09-11-02

ADDRESS 402 E- Home Ave. Alexandria, Va 22301

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Matthew Maguire DATE 9/11/02

ADDRESS 402 E. Hume Ave Alexandria, VA 22301

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 ^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME TERRI DeRAE DATE 9-11-02

ADDRESS 930 NORTH HENRY ST. ALEX. VA.

22314

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 ^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Robert Doto DATE 9/13/62
ADDRESS 402 E HUME AVE ALEXANDRIA, VA 22301

RD

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME DAN HILTON DATE 9-11-02
ADDRESS 930 N. HENRY ST. - ALEX.

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME James Cary DATE 9/12/02

ADDRESS 3826 1/2 Elbert Ave Alex

James M. Cary

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME John Davis DATE 9/12/02

ADDRESS 215 EVANS Lane Alex, VA 22305



TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME ~~Kenneth~~ KEN WELTER DATE 9/12/02

ADDRESS 1202 South Washington St. Alex VA 22214

Ken Welter

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Kermit Williams DATE 9-12-02
ADDRESS 402 Kume, Avenue alex VA

Kermit Williams

TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06^{Commonwealth} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME HAROLD LUCASSEN DATE 9-12-02

ADDRESS 4901 SEMINARY RD. #303 ALEX., VA. 22311



TO: THE PLANNING COMMISSION AND THE CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR
A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-06 ^{Commonwealth #} AVENUE. I AM IN
SUPPORT OF THIS APPLICATION.

NAME Mike Sundstrom DATE 9-12-02

ADDRESS 902 E. Home Ave. Alexandria Va. 22301

Mike Sundstrom

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: Michael Woodson	ADDRESS: 522 Windsor Ave
DATE: 9-21-02	SIGNATURE: Michael Woodson
NAME: Bill Deryn	ADDRESS: 9th Chestwood Dr.
DATE: 9-28-02	SIGNATURE: Bill Deryn
NAME: Peter T. Nelson	ADDRESS: 314 Circle Hill Rd. Alex. VA 22305
DATE: 9-20-02	SIGNATURE: Peter Nelson
NAME: Judy Parkins	ADDRESS: 320 E. Del Ray Ave 22301
DATE: 9-21-02	SIGNATURE: J Parkins
NAME: Robin Banks	ADDRESS: 209 Manure Dr. Alex 22314
DATE: 9-20-02	SIGNATURE: Robin Banks
NAME: SARAH UNDERBITZ	ADDRESS: 404 E. Howell Ave 22301
DATE: 9-20-02	SIGNATURE:
NAME: Carol Moore	ADDRESS: 385 Lincmore Lane
DATE: 9/21/02	SIGNATURE: Carol Moore
NAME: Kelly Mayer	ADDRESS: 300 E. Kallepote Ave
DATE: 9/21/02	SIGNATURE: Kelly Mayer
NAME: Sharon Meister	ADDRESS: 2741 Manacan St #203 Alex VA 22314
DATE: 9/21/02	SIGNATURE: S Meister
NAME: REV. NICK ATHAWAY	ADDRESS: 1607 DEWITT AVE
DATE: 9/22/02	SIGNATURE: Nick C Athaway
NAME: Varenne Burton	ADDRESS: 206 Laverne Ave
DATE: 9-22-02	SIGNATURE: VARENNE BURTON
NAME: Blake Norn	ADDRESS: 930 N. Henry St
DATE: 9-22-02	SIGNATURE: Blake Norn
NAME: CUNT SMITH	ADDRESS: 200 LANSY AVE ALEX
DATE: 9-22-02	SIGNATURE: Jan Smith
NAME: TRACY WILLIAMS	ADDRESS: 110 N. GUYSON ST. ALEX. VA.
DATE: 9-22-2	SIGNATURE: Tracy Williams

Karen Booker
09-22-02

116 N. Grayson St.
Karen R. Booker

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: WM Downes	ADDRESS: 2425 MT. VERNON AVE #14
DATE: 9/12/2002	SIGNATURE: WM Downes
NAME: Franco Holmer	ADDRESS: 6546 Towne Minor Ct Alex VA 22304
DATE: 9/12/2002	SIGNATURE: F. Holmes
NAME: David Allen	ADDRESS: 2919 Sanna Leg Ave #101 Alex Va 22306
DATE: 9-12-02	SIGNATURE: David Allen
NAME: Roger Rigoli	ADDRESS: 402 Hume Ave, Alexandria, VA 22301
DATE: 09/12/02	SIGNATURE: Roger Rigoli
NAME: Kevin Truesdale	ADDRESS: 402 Hume Ave Alex. Va. 22301
DATE: 9-12-02	SIGNATURE: Kevin Truesdale
NAME: CHRISTINE Downes	ADDRESS: 15 W. GLEBE Rd Alex VA 22305
DATE: 9-12-02	SIGNATURE: Christine Downes
NAME: Kelly Cox	ADDRESS: 209 Gentry Ave
DATE: 9/12/02	SIGNATURE: Kelly Cox
NAME: Diane Durant	ADDRESS: 904 Junior Street Alex VA 22301
DATE: 9/12/02	SIGNATURE: Diane Durant
NAME: James Wicker	ADDRESS: 117 P. Royal St ALEX VA 22314
DATE: 9-12-02	SIGNATURE: James Wicker
NAME: GRACE TAPP	ADDRESS: 261 Monroe Dr Alex Va 22314
DATE: 9-12-02	SIGNATURE: Grace Tapp
NAME: JAS. JACOBS	ADDRESS: 206 LAVARRE AVE
DATE: 9-12-02	SIGNATURE: J. P. Jacobs
NAME: PATRICK D FITZGERALD	ADDRESS: 1423 LESLIE AVE N.E. ALEXANDRIA VA 22304
DATE: 9-12-2002	SIGNATURE: Patrick D Fitzgerald
NAME: Craig Troup	ADDRESS: 3427 Elmwood Dr Alex Va
DATE: 9-12-02	SIGNATURE: Craig Troup
NAME: DAWN RITTS	ADDRESS: 25 WEST GLEBE ROAD APTA-18 ALEX VA
DATE: 9-12-02	SIGNATURE: Dawn Ritts

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: Michael K. Roof	ADDRESS: 306 E. Custis Ave., Alex, VA 22301
DATE: 9-14-02	SIGNATURE: Michael K Roof
NAME: Charles R Miller	ADDRESS: 1229 Quaker Hill Drive, Alex, VA 22314
DATE: 9-14-02	SIGNATURE: Charles R Miller
NAME: Steph Smith	ADDRESS: 5465 N. Morgan St #103 Alex 22312
DATE: 9/14/02	SIGNATURE: Steph Smith
NAME: Alex Fischer	ADDRESS: 1100 Quaker Hill Drive #403 Alexandria VA 22314
DATE: 9/14/02	SIGNATURE: John Alexander Fischer
NAME: Bill Boyle	ADDRESS: 2809 Central Ave Alex VA 22302
DATE: 9/14/02	SIGNATURE: William Boyle
NAME: John Lehman	ADDRESS: 207 Ellsworth St Alex 22314
DATE: 9/14/02	SIGNATURE: John H Lehman
NAME: Ron Wilson	ADDRESS: 369 Yorkum Pkwy #205 Alex 22304
DATE: 9/14/02	SIGNATURE: Ronald C. Wilson
NAME: CHARLES BRAHAM	ADDRESS: 402 hume ave.
DATE: 9/14/02	SIGNATURE: Charles Braham
NAME: Kevin Baker	ADDRESS: 4672 S. 36th ST
DATE: 11-20-02	SIGNATURE: Kevin Baker
NAME: Christopher Cavalera	ADDRESS: 60 Ardmore Ct Alex VA 22305
DATE: 09/14/02	SIGNATURE: Christopher M Cavalera
NAME: Larry Perillo	ADDRESS: 206-KEVEN AVE
DATE: 9/14/02	SIGNATURE: Larry Perillo
NAME: Michael Hardy	ADDRESS: 7997 Audubon Ave Alex 22306
DATE: 9/14/02	SIGNATURE: Michael Hardy
NAME: Chesterfield Mont	ADDRESS: 3711 Rolling Hills Ave #33 Alex, Va. 22309
DATE: " "	SIGNATURE: Chesterfield L. Mont
NAME: 9-14-02	ADDRESS: 2385 Millard Ave Alex 22309
DATE: 9-14-02	SIGNATURE: Winston Bursel Alexander Brenda Harris 26 E Taylor

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: LEA MILLER	ADDRESS: 3674 GUNSTON RD, ALEX 22302
DATE: 9-14-02	SIGNATURE: Lea Miller
NAME: Sheryl Durga	ADDRESS: 1612 Fitzgerald Ln Alex VA 22302
DATE: 9-14-02	SIGNATURE: Sheryl Durga
NAME: JANET MOSES	ADDRESS: 3819 Ingalls Ave Alex VA 22302
DATE: 9/14/02	SIGNATURE: Janet Moses
NAME: Pam O'SHAUGHNESSY	ADDRESS: 304 CHAS. ALEX. CT. ALEX. VA 22301
DATE: 7/14/02	SIGNATURE: Pam O'Shaughnessy
NAME: R.S. Thomas	ADDRESS: 402 Clarendon
DATE: 9/14/02	SIGNATURE: R.S. Thomas
NAME: Mary Ann Fisher	ADDRESS: 512 N. Quaker Ln 22304
DATE: 9/14/02	SIGNATURE: Mary Ann Fisher
NAME: Margaret Drurn	ADDRESS: 1710 27 Commonwealth
DATE: 9/14/02	SIGNATURE: Margaret Drurn
NAME: Susan Slye	ADDRESS: 2601 Farm Rd Alexandria, VA 22302
DATE: 9/14/02	SIGNATURE: Susan Slye
NAME: Mary Hicks	ADDRESS: 8A East Alexandria Ave VA 22301
DATE: 9/14/02	SIGNATURE: Mary Hicks
NAME: LINDA DICKINSON	ADDRESS: 805 Quaker Lane 22302
DATE: 9/14/02	SIGNATURE: Linda P. Dickinson
NAME: Nancy Arneson	ADDRESS: 3812 Taron Avenue, Alex 22302
DATE: 9/14/02	SIGNATURE: Nancy L. Arneson
NAME: Cecilia Carlin Prop	ADDRESS: 4800 Guilford Ave #424, Alex Va 22311-5000
DATE: 9-14-02	SIGNATURE:
NAME: Jean Bellegarde	ADDRESS: 212 E. Bellevue Ave. 22301
DATE: 9-14-02	SIGNATURE: Jean Bellegarde
NAME: Mary Woodward	ADDRESS: 3227 Valley Dr, Alex VA 22302
DATE:	SIGNATURE: Mary E. Wood

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: Angel Clarke	ADDRESS: 1137 Colonial Ave Alex, Va 22314
DATE: 9-12-02	SIGNATURE: Angel Clarke
NAME: LONNIG BELK JR	ADDRESS: 1610 Woods Place Alex, Va. 22302
DATE: 9-12-02	SIGNATURE: Lonnie A. Bell Jr.
NAME: Jackie Rivers	ADDRESS: 915 N. Nelly St
DATE: 9-12-02	SIGNATURE: Jackie Rivers
NAME: John Pendergraph	ADDRESS: 1234 1234 W. Mason Ave #5
DATE: 9-12-02	SIGNATURE: John Pendergraph
NAME: WILLIAM REYNOLDS	ADDRESS: 3610 N. Vermont Ave ALEX VA
DATE: 9-12-02	SIGNATURE: William R Reynolds
NAME: HARRY GRAEF	ADDRESS: 2706 Hemlock Ave 22305
DATE: 9/12/02	SIGNATURE: Harry G. Graef
NAME: Bill North-Rudin	ADDRESS: 500 E. Alexandria Ave. 22301
DATE: 9/12/02	SIGNATURE: Bill North-Rudin
NAME: PETER T. CLASEN	ADDRESS: 3525 TRINITY DR.
DATE: 9/12/02	SIGNATURE: Peter T. Clasen
NAME: Antoinette Diggs	ADDRESS: 409 E. Raymond Ave. Apt. 3
DATE: 9.12.02	SIGNATURE: Antoinette Diggs
NAME: Richard Baker	ADDRESS: 1754 Dogwood Dr.
DATE: 9-12-02	SIGNATURE: Richard Baker
NAME: WILLIAM BRANNUM	ADDRESS: 8127 Mill Rd Alex VA
DATE: 9-12-02	SIGNATURE: William Brannum
NAME: James C Smith	ADDRESS: 200 LAURENS AVE
DATE: 9-12-02	SIGNATURE: James C Smith
NAME: Bernadette Owens	ADDRESS: 116 N. Thompson St Alex, VA
DATE: 9-13-02	SIGNATURE: Bernadette Owens
NAME: Joe Johnson	ADDRESS: 7803 MARWOOD DR CLIFTON MD
DATE: 9/13/02	SIGNATURE: Joseph L Johnson

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

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NAME: Dietra Brandon	ADDRESS: 6146 Edsall Rd
DATE: 9/18/02	SIGNATURE: Dietra Brandon
NAME: Matt Greene	ADDRESS: 402 Hume Ave.
DATE: 9/18/02	SIGNATURE: Matt Greene
NAME: Franco C. Holzer	ADDRESS: 8545 Towne Mound CT
DATE: 9/18/02	SIGNATURE: Franco C. Holzer
NAME: Gary Hill	ADDRESS: 14E Rosemont Ave.
DATE: 9/19/02	SIGNATURE: Gary Hill
NAME: B. Geraldine Saunders	ADDRESS: 601 Four Mile Rd. Alex VA 22305
DATE: 9-19-02	SIGNATURE: Geraldine Saunders
NAME: DANA CARTER	ADDRESS: 2355 C Mill Rd Alex VA
DATE: 9-19-02	SIGNATURE: Dana Carter
NAME: E.R. CROXFORD	ADDRESS: 5300 HOLMES RUN RLY #304
DATE: 9-19-02	SIGNATURE: E.R. Croxford
NAME: ALLEN JOHNSON	ADDRESS: 1225 MARTHA CASTLE DR
DATE: 9-19-02	SIGNATURE: Allen Johnson
NAME: DONNY COX	ADDRESS: 402 Hume Ave.
DATE: 9-20-02	SIGNATURE: Donny Cox
NAME: BARBARA HOPPEL	ADDRESS: 434 N. ARMISTEAD SQ 103 22312
DATE: 9/20/02	SIGNATURE: Barbara HoppeL
NAME: Eve Humphreys	ADDRESS: 3010 East Del Ray Ave.
DATE: 9/20/02	SIGNATURE: Eve Humphreys
NAME: Tom Perkins	ADDRESS: 320 E. Del Ray Ave.
DATE: 9-20-02	SIGNATURE: Tom Perkins
NAME: Jan Parker	ADDRESS: 6 Quana Ct., Unit D
DATE: 9/21/02	SIGNATURE: Jan Parker
NAME: Mike Sundstrom	ADDRESS: 402 Hume Ave, Alexandria, Va.
DATE: 9-21-02	SIGNATURE: Mike Sundstrom

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

NAME: ANNETTE HILL	ADDRESS: 2355-B MURKIN AVE. VA 22314
DATE: 9-16-02	SIGNATURE: Annette E. Hill
NAME: TIM SHULTON	ADDRESS: 916 N. JEWELL ST #203
DATE: 9/16/02	SIGNATURE: Tim Shulton
NAME: ANTHONY SPURKS	ADDRESS: 4321 OLIVE STREET D-1
DATE: 9/16/02	SIGNATURE: Anthony Spurks
NAME: Andrew Jostmann	ADDRESS: 121 Etanwood Ken Plm Alex VA 22314
DATE: 9-16-02	SIGNATURE: Andrew Jostmann
NAME: Nelson Moore	ADDRESS: 3041 MANNING ST, ALEX. 22305
DATE: 9-16-02	SIGNATURE: Nelson Moore
NAME: Carolyn Lewis	ADDRESS: 2425 Mt. Vernon Ave #14
DATE: 9/16/02	SIGNATURE: Carolyn Lewis
NAME: Kathleen Morris	ADDRESS: 3613 Orlando Pl. Alex VA 22305
DATE: 9/16/02	SIGNATURE: Kathleen Morris
NAME: Joseph Cotton	ADDRESS:
DATE: 9/17/02	SIGNATURE: Joseph Cotton
NAME: 9-18/02	ADDRESS: 633 COLUMBES ST 22305
DATE:	SIGNATURE: Amy Paton
NAME: SUSAN Booth	ADDRESS: 2425 Mt Vernon Ave #14 22304
DATE: 9-17-02	SIGNATURE: Susan C. Booth
NAME: Sherman Walker	ADDRESS: 3510 Old Dominion Blvd
DATE: 9-17-02	SIGNATURE: Sherman Walker
NAME: RAY REID	ADDRESS: 1318 WEST ST. ALEX VA.
DATE: 9-17-02	SIGNATURE: Ray Reid
NAME: Sam Fairnvt	ADDRESS: 601 Four Mile Rd. APT 431
DATE: 9/17/02	SIGNATURE: Samuel Fairnvt
NAME: Lemmy Pope	ADDRESS: 206 LAVERNE AVE
DATE: 9.18.02	SIGNATURE: Lemmy Pope

ALEX, VA. 22304

ALEX. VA. 22304

22305

TO: THE PLANNING COMMISSION AND CITY COUNCIL OF ALEXANDRIA

I AM A RESIDENT OF THE CITY OF ALEXANDRIA. I AM AWARE OF THE APPLICATION FOR A SPECIAL USE PERMIT BY THE STEPPING STONES CLUB AT 3404-3406 COMMONWEALTH AVENUE. I AM IN SUPPORT OF THIS APPLICATION.

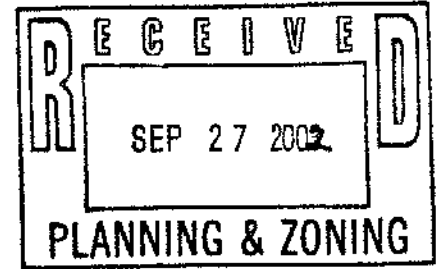
NAME: Elizabeth D. Spotswood	ADDRESS: 1716 Hollinwood Drive
DATE: 9/14/02	SIGNATURE: Elizabeth D. Spotswood
NAME: Sandy Frankenberg	ADDRESS: 27 E. Bellefonte St. #301
DATE: 09-14-02	SIGNATURE: Sandy Frankenberg
NAME: Sharon McCann	ADDRESS: 215 So Fayette St. Alex Va 22314
DATE: 9/17/02	SIGNATURE: Sharon McCann
NAME: Kirby Farrell	ADDRESS: 206 Lloyds Lane
DATE: 9/21/02	SIGNATURE: Kirby Farrell
NAME: GARY ARNETT	ADDRESS: 402 Hume ST., ALEX., VA
DATE: 9/21/02	SIGNATURE: Gary Arnett
NAME: PENNETTA WALKER	ADDRESS: 910 - Manor Road ¹⁰² Alex Va. 22305
DATE: 9-21-2002	SIGNATURE: Pennteta Walker
NAME: Matt SUGRILE	ADDRESS: 1909 N. Quaker Lane
DATE:	SIGNATURE: Alexandria, VA 22302
NAME: Kevin HEHIR	ADDRESS: 507 North Naylor Street, Alexandria
DATE:	SIGNATURE:
NAME: Andrei SITA	ADDRESS: 2801 PARK CENTER DR, ALEX VA
DATE:	SIGNATURE: Andrei Sita
NAME: PJ McAllister	ADDRESS: 1 East Luray Ave., Alexandria
DATE: 9/23/02	SIGNATURE: PJ McAllister
NAME: VICTOR FANIKO	ADDRESS: 1311 Lyubov St
DATE: 9-23-02	SIGNATURE: Victor Faniko
NAME: JAMES STEWARDSON	ADDRESS: 1225 MATHA CUSTIS RD. #1608 ALEX, VA 22304
DATE: 9-24-02	SIGNATURE: James Stewardson
NAME: Victoria Stewardson	ADDRESS: 1225 Martha Custis Rd. Alexandria VA 22304
DATE: 9/24/02	SIGNATURE: Victoria Stewardson
NAME: GEORGE WARNER	ADDRESS: 400 E GLENDALE AVE ALEX VA 22304
DATE: 9/24/02	SIGNATURE: George Warner

Lynhaven Citizens Association

P O Box 2301 Alexandria, Va.

September 27, 2002

To: Members of Planning Commission
 Eric Wagner, Chairman
 Richard Leibach, Vice Chairman
 H. Stewart Dunn, Jr
 Donna Fossum
 Ludwig Gaines
 John Komoroske
 J Lawrence Robinson



Fr: Ruby Tucker, President
 Lynhaven Citizens Association

Sub: Planning Commission Meeting
 October 1, 2002
 Docket Item #23
 SPECIAL USE PERMIT #2008-0081

Due to the meeting schedule of the Lynhaven Citizens Association, we are unable to take an official vote on the above agenda item prior to the October 01, 2001 Planning Commission Meeting. However, this item is on the agenda of Lynhaven Citizens Association's General Membership Meeting to be held on Monday, October 07, 2002. We will forward our vote to the proper agencies prior to this item going before City Council.

Please disregard any previous correspondence you received that included any indication of our position on this issue, as it was premature. We apologize for any misunderstanding or confusion this may have caused.

#23. SUP 2002-0081

Alexandria City Council and Planning Commission
301 King St., Suite 2300
Alexandria, VA 22314

Re: Agenda item for 10/1/2002 - Stepping Stones

SEP 30 2002
PLANNING & ZONING

Art Helms
210 E. DelRay Ave
Alexandria VA 22301

To my City Council:

Stepping Stones needs a new home. Stepping Stones is our local AA group, addressing local citizens in need of their support.

Growth of our DelRay community has displaced this group from its' Mt. Vernon Ave. location. Fortunately, Stepping Stones has found a new location nearby on Commonwealth Ave. near Glebe, and can remain part of DelRay.

I strongly support Stepping Stones, both as a long time DelRay resident and as an individual actively working to strengthen our community. During their tenure at the Mt. Vernon Ave. location they have never been - to my knowledge - a disruption of local activities. Quite the contrary, the group is comprised of individuals who are and have been an active force for the betterment of our community. The group runs a low-profile, non-political organization financially supported by donations from their members and dedicated to the support and guidance of our citizens who need their help the most. I am well acquainted with the group, although I am not a member. I am fortunate to not need their services directly. I am a beneficiary of their work, as are we all whether or not we are aware.

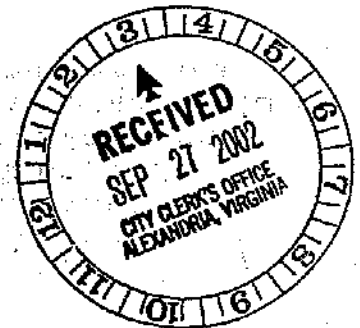
Stepping Stones is a successful intervention group, and a positive force in our community.

Art Helms

DelRay Resident

cc: Stepping Stones, Council et al..

9/21/2002



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Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

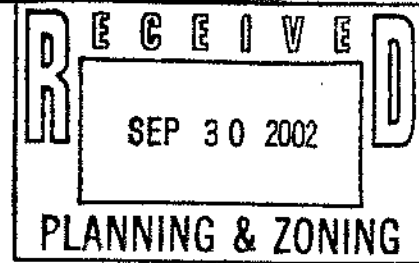
ESTABLISHED 1954

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
 Rob Krupicka, President

Date: September 30, 2002

Subject: SUP#2002-0081; Stepping Stones, Inc. Consideration of a for a Special Use Permit to operate a private club at 3404-06 Commonwealth Avenue.



At our meeting September 10, 2002, we discussed the subject request. The item was announced in the September newsletter and flyers were distributed in the neighborhood. The meeting was attended by 16 guests, a combination of neighbors from West Glebe Road, Commonwealth Avenue, Stepping Stones Board of Directors member Margaret Cooper, Allen Johnson President, other members of Stepping Stones, and Attorney Harry Hart.

The Stepping Stones Club offers a meeting site for Alcoholics and Narcotics Anonymous groups and Al-Anon support groups. The Club, formerly located at 2417 Mt. Vernon Avenue for the past 9 years, wishes to remain in the Del Ray neighborhood. They propose to occupy one half of the building located at 3400 Commonwealth Avenue. They have negotiated a one (1) year, renewable to five (5) year lease. The site will provide administrative space and meeting rooms. No drug treatment or residential uses will occur. Fundraising activities will be held on site. Approximately 30% of the members take public transportation, bike or walk to Club functions. Volunteer staff arrives 30 minutes prior to and stays after a Club meeting to clean up. Members begin congregating shortly before and usually leave shortly after meetings. The Club has no record of problems or violations during its nine years of existence.

The original application has been amended and the proposal presented to us reflected several changes.

The meeting times are scheduled throughout the day beginning at 7:00 AM and ending by 10:00 PM. The number of members in attendance varies but meetings held in the early evening Monday through Friday and Saturday morning, may be the largest, attracting as many as 45 people.

The site plans depicts changes to the existing parking lot; to close a curb cut along Commonwealth Avenue, provide parking for 25 vehicles using a combination of standard and compact spaces, and allow for landscaping to screen the lot. The club is required to provide twelve spaces on site. The landlord has agreed to allocate 12 spaces for the sole use of the Club.

A tenant for the remaining portion of the building has yet to be determined.

The changes presented to us were confirmed in a letter to staff, dated September 11, 2002, which arrived prior to consideration by the Executive Board.

Neighbors were concerned about several issues; what is Del Ray Citizens Association, what is the process we follow, what is the city's process, what are the types of people who attend the program, how will the Club affect them, in particular, the hours of operation, noise, the intensity of use and parking given the proximity to high density residential uses, safety of Cora Kelly School children, and the need for improvements to the property.

In response to our observations and the concerns of neighbors, the committee requested the Club to create an indoor smoking room and to designate a liaison responsible for resolving neighborhood complaints. We proposed site improvements such as shielded exterior lighting, trash receptacles, landscaping and removal of chain link fences along the building. Adjacent neighbors want the fencing to remain as a deterrent to drug traffickers who cut through the property; we amended our suggestion to improve the appearance of the fence.

The Club offered to create a smoking area, resurface and stripe the parking lot, install a canopy over the entrance, investigate a landscape plan and address the fencing.

The Land Use committee voted to *support the request with conditions.*

The proposed Commonwealth Avenue site has several assets. It is zoned CSL, a less restrictive zone than the previous location. It remains within reasonable walking distance of bus routes on Mt. Vernon Avenue and Jeff Davis Highway thereby encouraging use of public transportation. The required parking is provided on-site. It is feasible that the entire lot will be available to Club members during evening hours. Committee members have observed the 3400 block of Commonwealth Avenue; the on-street parking adjacent to the site is rarely used. We have not observed a dearth of parking nor did staff require the Club to provide a parking analysis.

We do not see the proximity to residences and a school as a detriment. The Club's previous site was in a CL/Commercial Low zone; this narrow strip is abutted by residential and is 1 block from Mt. Vernon Community School. The Club has no reported history of problems with similar hours at that location. Popular restaurants in the neighborhood with similar and even later operating hours are also very close to residences. We strive to be consistent with our recommendations and conditions. Treating applicants in different ways opens DRCA open to charges of favoritism or discrimination.

The property needs improvements. These improvements are necessary whether or not Stepping Stones uses this location. Site improvements, we believe, would have the greatest impact on the neighborhood.

Our objective is to be responsive to the community concerns and to also be supportive of an organization that has a good history in our community. Stepping Stones has been a resident of Del Ray for a long time. That experience gives us confidence that their actions will surpass everybody's expectations.

The Executive Board voted to support the request with the following conditions.

The Stepping Stones Club will:

- 1) Designate a liaison from Stepping Stones to the immediate neighbors and homeowners associations. (Our experience with other projects is that a point of contact for concerns is a very helpful way to solve problems quickly)
- 2) Develop a comprehensive site plan that addresses the parking, landscaping, lighting, trash collection site, ash and trash receptacles, screening and fencing, in consultation with the representatives of the immediate neighbors and associations and to the satisfaction of the Director of Planning, to be implemented 6 mos. from issuance of the SUP.
- 3) Resurface and stripe the parking lot. Designate those spaces allocated to Stepping Stones using the best means.
- 4) A canopy, as proffered and in compliance with city regulations, to be used as signage.
- 5) Removal of the curb cut on Commonwealth as indicated in the plan submitted and dated Sept. 10, 2002.
- 6) Provide indoor space for smoking.
- 7) Install signs reminding club members of the residential characteristic of the adjacent neighborhood and encourage them to be respectful of neighbors.
- 8) The club is to encourage the use of carpools and public transportation.
- 9) A one year review of the SUP

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 Rob Krupicka at 703-838-0280.

#23. SUP 2002-0081



September 30, 2002

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Stepping Stones, Inc. Special Use Permit #2002-0081

Dear Planning Commission Members,

I am writing on behalf of the 304 members of the Auburn Village Unit Owners Association. At the September meeting of the Auburn Village Board of Directors, the Board passed a resolution supporting the planning staff's recommendation to deny Special Use Permit #2002-0081.

The Planning staff report identified the two issues of greatest concern to the Association: parking and hours of operation. Located directly across the street from Auburn Village Condominiums, the proposed site at 3406-3408 Commonwealth Avenue has been used as a carpet warehouse for years. As such, there has never been a concern over its hours of operation or the amount of parking available for customers. Impact on the neighborhood has been negligible.

The proposed use by Stepping Stones will fundamentally change the use of the building. The daily influx of 50 to 100 clients into a largely residential neighborhood would be a radical departure from the warehouse use most residents have known for years. Using the most optimistic projections, there is no way available street parking can accommodate these additional cars. With hours of operation from 7:00 a.m. until 10:00 p.m. every day of the week, our neighborhood would feel this impact all day, every day. We believe this is illogical and unreasonable.

We strongly urge you to follow the well-reasoned advice of your staff and deny this Special Use Permit request.

Sincerely,



Tim Hawkins,
President, Auburn Village Unit Owners Association

Ph: 703.548.7856 Fx: 703.548.1897

#23.

SUP 2002-0081

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 548-5757

FAX (703) 548-5443

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARPOF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

October 1, 2002

Mr. Eric Wagner, Chairman
and Members of Planning Commission
City Hall, Room 2100
Alexandria, VA 22314Re: SUP # 2002-0081, Stepping Stones
3400 Commonwealth Ave.

Dear Mr. Wagner and Members of Planning Commission:

The Applicant requests the following changes to the conditions in the above referenced application:

Condition No. 17:

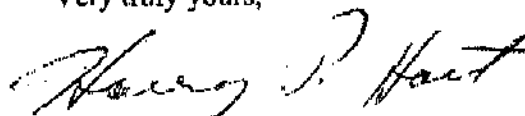
"The applicant shall take whatever steps are required to prohibit attendees from congregating outside the building at any time to prevent such congregation from becoming an audible nuisance to the adjacent neighbors."

Condition No. 18:

"The maximum number of patrons permitted on site at one time shall not consistently exceed 45."

Thank you for your consideration.

Very truly yours,



Harry P. Hart

cc: Mr. Peter Williams
Ms. Barbara Ross, Deputy Director

#23. SUP 2002-0081
submitted at 10-1-02 PC mtg.

Learning to Live • Loving to Learn



Mount Vernon Community School

2601 Commonwealth Avenue • Alexandria, Virginia 22305
Telephone: (703) 706-4460 • Facsimile: (703) 706-4466 • www.acps.k12.va.us

September 30, 2002

Board of Directors
Stepping Stones Club
P.O. Box 2370
Alexandria, VA 22301

To Whom It May Concern:

In my four year tenure as the principal at Mount Vernon Community School, I have never known about any concerns with your being present in the neighborhood. I was surprised to hear there may have been a concern by anyone in the neighborhood. To my knowledge, there have been no incidents or parent complaints, and the operation of the club has not affected the children in any noticeable way.

The health and safety of our students is always uppermost in our minds, and had there been a problem, I would have known about it. Incidents that affect school safety are brought to my attention immediately.

I wish you well in your new location.

Sincerely,

Lilia "Lulu" López, Ph.D.
Principal

#23. SUP 2002-0081
submitted at 10-1-02 PC mtg

PATRICIA A. LICALZI
2507 LESLIE AVENUE
ALEXANDRIA VA 22301-1114
HOME 703/549-5395
WORK 703/228-1342
PLICAL@CO.ARLINGTON.VA.US

23 September 2002

Alexandria City Council & Planning Commission
301 King Street, Suite #2300
Alexandria VA 22314

RE: **STEPPING STONES CLUB, Special Use Permit**
3204-3206 Commonwealth Avenue

Gentlemen:

I am in support of granting a Special Use Permit to the **STEPPING STONES CLUB** for the location listed above.

I have been a resident of Del Ray for nearly 40 years and I have seen our community through many changes and now developing into a very nice place to live.

I have witnessed the comings and goings of this organization while they were located on Mt. Vernon Avenue. I have found the participants to be friendly and unobtrusive to the neighborhood. I see no reason why they would conduct their business any differently in their proposed, new location.

Although I do not live near the new location, I do however frequently visit a friend's house that is just around the corner.

I feel that this group will benefit this small community who now sees so much drug and prostitution activity. I am hopeful this will encourage a stronger Police presence during evening hours when the 'illegal' activity is most active.

If you have any questions, please feel free to contact me at the phone numbers or E-MAIL address above.

Respectfully yours,

Patricia A. LiCalzi, (Mrs)

: Stepping Stones

#23. SLP 2002-0081
submitted at 10-1-02 PC mtg

Subject: Re: Stepping Stones

Date: Thu, 26 Sep 2002 15:57:53 EDT

From: Dunning@aol.com

To: kmcox@alum.mit.edu

Kelly,

I was aware of the presence of Stepping Stones while they were located on Mt Vernon Avenue but only because I occasionally spotted familiar faces in front during meeting breaks. The membership was always orderly and friendly. I am unaware of any problems resulting from their tenancy. I hope they are able to locate on Commonwealth where they will likely be an asset to their surrounding neighborhood.

Take care!

Nancy Dunning

Realtor

9/26/02

#23. SUP 2002-0081
submitted at 10-1-02 PL mtg.

CAROL M. RUCKMAN
12 LEADBEATER STREET
ALEXANDRIA, VA 22305
HOME (703) 519-5226

24 September 2002

Alexandria City Council & Planning Commission
301 King Street, Suite #2300
Alexandria VA 22314

RE: **STEPPING STONES CLUB, Special Use Permit**
3204-3206 Commonwealth Avenue

Gentlemen:

I fully support the **Stepping Stones Club** utilizing the property located at 3204-3206 Commonwealth Avenue, Alexandria, VA 22305.

I have lived in Del Ray for over 40 years and will be very glad to see that building being used on a regular basis for such a worthwhile cause.

I live just a few houses away from this property. For years, it has been an auction house for rugs and only used on an occasional basis. For this reason, prostitution and drug activity are higher around this building because it has been "vacant" for so long.

I feel that it will add to our safety having a tenant who is visible during the day and evening hours, especially one who is opposed to drug and alcohol abuse.

Also, it will be nice having a tenant who is willing to make cosmetic improvements to the property. That building has been neglected for so long. A facelift will definitely make the neighborhood look better.

This is a very diverse neighborhood. There are condominiums, apartments, single-family homes, churches as well as commercial spaces all within one block. Based on what I have heard and know about the Stepping Stones Club, I feel it will be a good addition to our community.

Feel free to contact me if you have any further questions.

Sincerely yours,

Carol M. Ruckman

Subject: Fwd: special Use Permit Application

Date: Mon, 30 Sep 2002 22:53:05 EDT

From: Newstones2002@aol.com

To: kmcox@alum.mit.edu

Subject: special Use Permit Application

Date: Mon, 30 Sep 2002 19:59:50 -0400

From: "Melanie Besio" <melanie_besio@fanniemae.com>

Organization: Fannie Mae

To: newstones2002@aol.com

CC: dcbesio@aol.com

for Stepping Stones to operate at 3403-3406.

Kelly,

Thanks for calling me back today to discuss the upcoming review of the Special Use Permit by the Planning Commission.

I live at 24 West Glebe Road and am a member of the Commonwealth Crossing HOA. Last night, I received a copy the letter, dated 9/16/02, that my HOA (and several others) sent to the Planning Commission, along with and a copy of the staff report #2002-0081.

I was not aware that a letter was being sent, so I wanted to contact you to say that the letter does not express my position. It appears from the staff recommendation that many of the neighborhood's concerns are being addressed and placed as requirements for Stepping Stones to meet as part of receiving the permit, such as:

- Overflow parking is to be provided by the nearby church.
- Limit number of persons attending meetings to 45 (not in excess of 60)
- Significant site improvements, including lighting, improved fenceline & parking lot repairs and landscaping

The issues that do concern me are also addressed in the staff report, but would take some effort & rely solely on the part of Stepping Stones management. These are 1) the noise generated by folks gathering outside before & after meetings, 2) cross-through pedestrian traffic, and 3) the trash generated by smokers who likely will be asked to smoke outside. I think that a board on board privacy fence will help with the noise & cross-through.

Melanie Besio

Subject: Fwd: Stepping Stones Club/Salvation Army
Date: Mon, 30 Sep 2002 17:33:43 EDT
From: Newstones2002@aol.com
To: kmcox@alum.mit.edu

Subject: Stepping Stones Club/Salvation Army
Date: Mon, 30 Sep 2002 15:46:40 EDT
From: tonbarr36@aol.com
To: Newstones2002@aol.com

TO WHOM IT MAY CONCERN:

I am happy to commend the Stepping Stones Club to anyone concerned about a living/working relationship with them as neighbors.

This group has been meeting at The Salvation Army, 1804 Mount Vernon Avenue, Alexandria, VA. since July 2002, four days per week.

They have been a joy to work with, very cooperative, quietly going about their business with no disruption to our work. They have taken care of themselves quite well, with little supervision from me, and have gone the extra mile in seeing that all of our agreed-upon requirements are met.

There have been no parking issues to deal with. All of their members are helpful and courteous.

I highly recommend them to anyone as a group that is easy to work with, as well as a group that accomplishes very positive results for all of us.

I will be glad to give any further details, if asked.

God bless you!

Sincerely,

Major Tony Barrington
CORPS OFFICER

September 30, 2002

209 Oxford Avenue
Alexandria, VA 22301
(703) 683-7608
scott@tindell.net

Docket Number 2002-0081

Dear Planning Commission Members,

We are writing to express our experiences with Stepping Stones Club located at 2417 Mt. Vernon Avenue. We live at 209 E. Oxford Avenue, directly across from the parking lot used by Stepping Stones. We have lived in our house for over 9 years and have never had any problems associated with Stepping Stones. Their members have always parked in the parking lot and we have never noticed a shortage of street parking due to their close proximity.

We usually see no more than a handful of cars (5-8 cars) using the lot, usually in the evenings. Our 3 children (ages 7,5, and 2) frequently ride bikes or play ball in the parking lot used by Stepping Stones and any encounters we have had with members has been friendly. The noise has never been an issue. In general, we did not notice that Stepping Stones was there. Their existence next to us was totally transparent and without incident.

If Stepping Stones were to reapply for occupation of a building near us we would support them.

Please feel free to give us a call if you have any questions.

Sincerely,

Scott and Deborah Lockett

Subject: Fwd: New Stones Location
Date: Sun, 29 Sep 2002 05:59:34 EDT
From: Newstones2002@aol.com
To: kmcox@alum.mit.edu

Subject: New Stones Location
Date: Sat, 28 Sep 2002 19:25:30 EDT
From: Tpoblano@aol.com
To: Newstones2002@aol.com

To Whom It May Concern:

My husband and I own Taqueria Poblano, a restaurant across the street from the old Stepping Stones location. We will be in business for three years on December 1, 2002. In those three years, we have never had any problems or interference of our business due to their meetings. We have outside patio dining weather permitting and again, I have never had a guest complain regarding noise levels or being bothered. I have had some members of Stepping Stones become part of our loyal following.

I understand that the members of Stepping Stones have a great need for a place to call their own. I felt saddened that they lost their lease, which had nothing to do with the group. We wish you well and luck in your new location.

Karen Kowalczyk
Taqueria Poblano
2400 B Mount Vernon Avenue
Alexandria, VA 22301
703-548-8226

September 30, 2002

209 Oxford Avenue

Alexandria, VA 22301
(703) 683-7608
scott@lindell.net

Docket Number 2002-0081

Dear Planning Commission Members,

We are writing to express our experiences with Stepping Stones Club located at 2417 Mt. Vernon Avenue. We live at 209 E. Oxford Avenue, directly across from the parking lot used by Stepping Stones. We have lived in our house for over 9 years and have never had any problems associated with Stepping Stones. Their members have always parked in the parking lot and we have never noticed a shortage of street parking due to their close proximity.

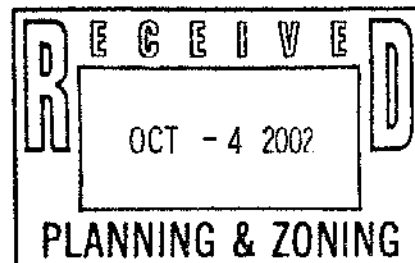
We usually see no more than a handful of cars (5-8 cars) using the lot, usually in the evenings. Our 3 children (ages 7,5, and 2) frequently ride bikes or play ball in the parking lot used by Stepping Stones and any encounters we have had with members has been friendly. The noise has never been an issue. In general, we did not notice that Stepping Stones was there. Their existence next to us was totally transparent and without incident.

If Stepping Stones were to reapply for occupation of a building near us we would support them.

Please feel free to give us a call if you have any questions.

Sincerely,

Scott and Deborah Lockett





bcobble@msn.com
10/03/2002 09:54 PM

To: Barbara Ross@Alex
Subject: Alexandria City Planning Commission Meeting 10/01/02 , To
Vote on Reopening the Stepping Stones Club

10/01/02

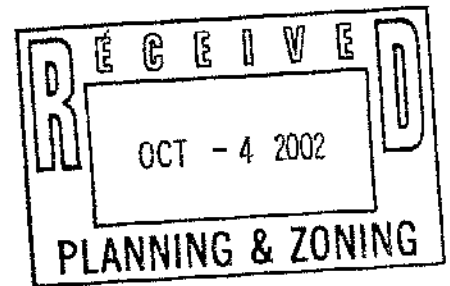
To: Barbara Ross

It is with great regret and much thought that I write this note to you today. The City Planning Commission will meet tonight to vote on the reopening of The Stepping Stones Club. I am a dues paid member of this club until 12/02. I did work in service for the club until last year. During the last two years the club meetings were totally out of control. When various members ask management to clean up the meetings, they were told the club was not responsible for the control of the meeting. However the club did petition the city some years ago to open a club to have various types of 12 Step Meetings. AA was the primary type of meetings that the club would have, during the last few years we stopped having AA meetings and started to have a combination of AA & NA meetings. This was very disturbing to a lot of people, NA people started leading and chairing AA meetings, the club allowed open discussion of Drugs during the AA meetings. As a result a lot of new and old AA's stopped coming to the meetings. When the club was asked, they refused to accept any responsibility for conduct during the meetings.

I must protest the publishing of the Stepping Stones meetings in the where and when books until this matter is resolved. I also would petition the city to not reopen the club until management is in place to operate the club . I also would like to mention I paid my dues in 12/01 and requested a new membership card from the board and Mr. Si Nunn the VP of Operations. To date they have refused to send me a new card. I have also talked to other people who have the same problems. With the corporate by laws that are in place, the corporation has no obligation to AA, the community or its members to control anything. The club was closed several months ago. Under the present by laws the board should send the members a financial report each month, this has not happened. When the club closed they had about 60K+ in funds. What the number is today, who knows. Some of this money was made from the sale of coffee, cokes and candy at their bar in the club. They have never made any effort to pay sales tax, state or local for these sales. With 60K+ in the bank, I can't think of one good thing the club has ever done for the in the community, they have never passed out food baskets or financially helped anyone I know of in Alexandria.

I am asking the City not to reopen the club, without first making them accountable to the community and the members for the control of the meetings and the day to day operations of the club.

Roy C.



HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

October 18, 2002

Mayor Kerry Donley and
Members of City Council
c/o Ms. Beverly Jett, City Clerk
City Hall, Room 2300
Alexandria, VA 22314

RE: Stepping Stones, Inc., 3400 Commonwealth Ave.
Docket Item No. 21, SUP # 2002-0081

Dear Mr. Mayor and Members of City Council:

The hours of operation for the Special Use Permit for the Stepping Stones' program at 3400 Commonwealth Avenue are integral to the successful operation of the programs not only for Stepping Stones itself, but more importantly for those individuals they seek to serve in our community. In the interest of finding a compromise that will work both for the program and for the neighborhood, Stepping Stones would like to suggest the following language changes to the conditions of SUP # 2002-0081:

Condition No. 2:

The hours of operation for meetings shall be limited to 7:00 a.m. to 8:00 9:30 p.m. Monday through Friday, 8:15 a.m. to 8:00 9:30 p.m. Saturday and ~~10:30 a.m.~~12:00 p.m. to ~~5:30~~ 7:00 p.m. Sunday.

Condition No. 17:

The applicant shall take whatever reasonable steps are required necessary to ~~prohibit~~ minimize attendees from congregating outside the building ~~at any time where such congregation results in a disruption to residents of adjacent properties or is in violation of applicable law.~~

Condition No. 18:

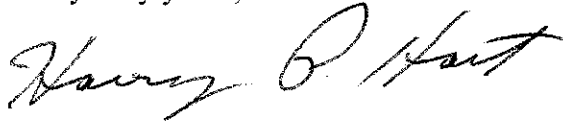
The maximum number of patrons permitted on site at any time ~~is~~ shall not consistently exceed 45 except for fundraising events permitted two times per month pursuant to Condition No. 4.

Mayor Kerry Donley
and Members of City Council
October 18, 2002
Page 2

For clarification, the social functions referenced in Condition No. 4 are not really social functions, they are fundraisers whereby a regular meeting is held with a specific speaker that attracts a few more members and includes a buffet dinner. Such fundraisers ensure that the program remains economically viable. No dances or other similar social functions will take place at this location.

It is important to note that the Special Use Permit will be reviewed after the first year of operation at this location. We only ask that City Council look at our proven history and record of non-intrusive service and grant these requested changes. Stepping Stones is confident that their program will not only provide much needed services to the individuals they serve, but also will be an asset, not a detriment, to this community.

Very truly yours,

A handwritten signature in black ink, appearing to read "Harry P. Hart". The signature is written in a cursive style with a large initial "H".

Harry P. Hart

cc: Mr. Alan Johnson
Ms. Barbara Ross, Deputy Director

21
10-19-02

October 10, 2002

City Council Members
City of Alexandria
301 King Street
Alexandria, Va.

Re: Amendment to September 16, 2002, Planning Commission memo on Stepping Stones

Dear City Council Members,

Residents in the immediate surrounding area of the proposed site do not support approval of Special Use Permit No. 2002-0081. However, if City Council decides to approve the use, residents have specified a series of conditions to limit the operations intensity and impact on the surrounding residential neighborhood.

1. The hours of operations for meetings shall be limited to 7:00 A.M. to 7:00 P.M. Monday through Friday, 10:15 A.M. to 5:30 P.M. Saturday and Sunday. Hours of operation should apply also to all social and fundraising activities.
2. Smoking shall be limited to the designated indoor "Smoking Area" to eliminate any nuisance that might be caused to surrounding residents enjoying their decks, back and front yards. Approved plans will ensure that alterations made to the property to deal with ventilation of smoking room will direct such exhaust away from the backyards of the residence of Commonwealth Crossings, whose backyards are adjacent to side property.
3. Applicant shall re-surface parking lot and re-stripe parking lot.
4. The applicant shall present and implement a plan to the satisfaction of the Director of the Department of Planning and Zoning that addresses landscaping of the property with input from residential neighborhood. Plan should include wording that the chain link fence, which separates property from Commonwealth Crossing and deters foot traffic, will remain minus barbed wire extension at the top. Plans for refurbishing of said fence should be noted in the form of trellises, climbing vines, etc., to be agreed upon by residents prior to implementation.
5. The applicant shall take whatever steps are required to prohibit attendees from congregating outside the building at any time.
6. The maximum number of patrons permitted on-site at one time is 45.
7. The Director of Planning and Zoning shall review the Special Use Permit in 6 months intervals.

8. Proposed awning to name the location will be kept to a low scale. Existing signage surrounding the building will be removed.

Regards,
Commonwealth Crossing HOA
Auburn Village HOA
Herbert Street Station HOA
Homeowners of Land Herbert
Lynn Haven Association

21
10-19-02

2104 Forest Hill Road
Alexandria, VA 22307
October 18, 2002

Alexandria City Council
City Council Chambers
301 King Street
Alexandria, Virginia 22314

Re: Consideration of a request for a special use permit to operate a private club for a fraternal organization (known as Stepping Stones) and for parking within 300 feet of the site; zoned CSL/Commercial Service Low

Dear Council Members:

As property owners in very close proximity to 3400 Commonwealth Avenue, the property at issue, we wish to express our firm opposition to the proposed special use permit for those premises. The St. Elmo's Community in Alexandria has developed well into a residential area. Nice townhouses have been constructed in recent years, and the owners of older houses have maintained their properties with pride. As a result, there have been great improvements in the quality of the living environment there. We believe that the proposed use for 3400 Commonwealth Avenue is inconsistent and incompatible with a quality residential environment.

The building we own at Six Leadbeater Street (around the corner from 3400 Commonwealth Avenue) contains seven apartments which are occupied by tenants seeking the type of quality environment that is offered in this area. We share their concerns about the risk to residents of having individuals with past alcohol or drug difficulties convening in the middle of the community. Many of the events would occur after dark in the evening hours, and competition for parking on Leadbeater Street will put unnecessary pressure on and cause undue fear in the minds of the residents on the street. Further, the proposed use will lead to loitering by the participants in this quiet residential area, adding to the averse impacts on the residents. And finally, it is our understanding that this facility will be in use many days if not every day of the week, so the impacts would be constant and not episodic.

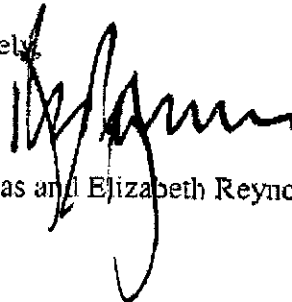
Alexandria residents are experiencing enough fear and anxiety due to recent events in the area. It is not necessary or fair to impose additional risk and uncertainty on them. The overall impact of this is too much to ask the residents of this area to bear. Surely, in the City of Alexandria we have City buildings which are not fully utilized which could be employed for the purpose proposed here. Since most City facilities are not found in the middle of residential areas, this alternative would be much better designed to minimize the impact on the residents of Alexandria.

Alexandria City Council
October 18, 2002
Page Two

In sum, this is a bad idea that should be rejected. We forcefully urge the Council to deny the request for a special use permit at 3400 Commonwealth Avenue. To grant the permit and permit the type of activities proposed would have a serious and deleterious effect on the residential nature of the area and the peace and safety which residents there currently experience. We urge the Council to direct that a more suitable venue be located within the City for these activities.

We appreciate the process which allows interested citizens and property owners to express their views on this proposal. We understand that you will consider written positions such as this in your deliberations with equal weight to personal appearances before the Council.

Sincerely,



Nicholas and Elizabeth Reynolds

September 16, 2002

21
10-19-02

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA.
Re: Stepping Stones, Inc. Special Use Permit # 2002-0081

Dear Planning Commission,

Concerned residents residing in properties 3342 through 3350 Commonwealth Avenue (Land of Herbert) wish to formally request the Planning Commission deny a Special Use permit to Stepping Stones Club, Inc. to engage in the activities outlined in its application for a Special Use Permit, # 2002-0081. The main concern of our homeowners are the Hours of operation required by Stepping Stones Club to operate, because our properties are located adjacent to the proposed site at 3404 Commonwealth Avenue and would suffer from such high intensity of use.

The extensive operating hours from 7am to 10 pm Monday through Friday, with similar hours Saturday and Sunday would render the property noxious or offensive by reason of the increase in noise, probable refuse matter, and disturbance caused to surrounding residents due to the extensive hours of operation, and the large number of club members and automobiles. Such an intense operation, and the volume of members outlined in the application, would not be compatible with the current activity in this densely residential neighborhood. We feel the uses proposed in the Application are inconsistent with the purpose of the CSL zoning regulations insofar as the contemplated uses are not in scale with nearby residential development and will result in a detrimental impact and nuisance to nearby residential properties.

Given the serious issues regarding the Application as outlined above, we urge the Planning Commission to deny the Applicant's request for a Special Permit for the Property in order to preserve the residential quality of the community within which the Property is located. We appreciate your taking the time to review our request.

Respectfully Submitted,

Homeowners of Land of Herbert
3342 through 3350 Commonwealth Avenue

Del Ray Citizens Association

21
10-19-02

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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

From: Rob Krupicka, President
Amy Slack, Land Use committee Co-chair
Sarah Haut, Land Use committee Co-chair

Date: October 18, 2002

Subject: SUP# 2002-0081, Stepping Stones, Inc. Consideration of a for a Special Use Permit to operate a private club at 3404-06 Commonwealth Avenue. Zoned CSL; Applicant Stepping Stones, Inc. by Harry P. Hart.

At the general membership meeting on October 14, 2002, we voted unanimously to support the special use permit as proposed with the following conditions.

The Stepping Stones Club will:

- 1) Designate a liaison from Stepping Stones to the immediate neighbors and homeowners associations.
- 2) Develop a comprehensive site plan that addresses the parking, landscaping, lighting, trash collection site, ash and trash receptacles, screening and fencing, in consultation with the representatives of the immediate neighbors and associations and to the satisfaction of the Director of Planning, to be implemented 6 mos. from issuance of the SUP.
- 3) Resurface and stripe the parking lot. Designate those spaces allocated to Stepping Stones using the best means.
- 4) A canopy, as proffered and in compliance with city regulations, to be used as signage.
- 5) Removal of the curb cut on Commonwealth as indicated in the plan submitted and dated Sept. 10, 2002.
- 6) Provide indoor space for smoking.
- 7) Install signs reminding club members of the residential characteristic of the adjacent neighborhood and encourage them to be respectful of neighbors.
- 8) The club is to encourage the use of carpools and public transportation.
- 9) A one year review of the SUP

The Planning Commission has embraced these conditions and directed staff to incorporate them into the recommendations now before City Council.

The Commission concurred with us in not detecting a parking problem. But, we have questioned the possibility of removing unnecessary curb cuts adjacent to the site along Commonwealth Avenue. In response, T&ES has recommended removal of the cuts which will increase on-street parking availability.

The Commission also recommended changes to the requested hours of operation in deference to the immediate neighbor. We understand that the requested hours are based on a projected revenue stream from groups participating in the Club. The Stepping Stones Club is subject to the same economic pressures as a business or church and its viability is dependant on the ability to generate sufficient revenue to meet expenses. The site, given its location in a CSL zone, has been underutilized for many years; the most recent use, a seldom visited warehouse, lacked viability which is evident in its currently seedy state of appearance. Any viable use of the site, be it non-profit, by-right or by special use permit, will constitute a dramatic change for the adjacent neighbors. As such, we believe the proposal to be reasonable and are mindful that the requested hours are within those governed by the City's general noise ordinance.

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 Rob Krupicka at 703-838-0280.

September 16, 2002

21
10-19-02

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA.
Re: Stepping Stones, Inc. Special Use Permit # 2002-0081

Dear Planning Commission,

Concerned residents residing in properties 3342 through 3350 Commonwealth Avenue (Land of Herbert) wish to formally request the Planning Commission deny a Special Use permit to Stepping Stones Club, Inc. to engage in the activities outlined in its application for a Special Use Permit, # 2002-0081. The main concern of our homeowners are the Hours of operation required by Stepping Stones Club to operate, because our properties are located adjacent to the proposed site at 3404 Commonwealth Avenue and would suffer from such high intensity of use.

The extensive operating hours from 7am to 10 pm Monday through Friday, with similar hours Saturday and Sunday would render the property noxious or offensive by reason of the increase in noise, probable refuse matter, and disturbance caused to surrounding residents due to the extensive hours of operation, and the large number of club members and automobiles. Such an intense operation, and the volume of members outlined in the application, would not be compatible with the current activity in this densely residential neighborhood. We feel the uses proposed in the Application are inconsistent with the purpose of the CSL zoning regulations insofar as the contemplated uses are not in scale with nearby residential development and will result in a detrimental impact and nuisance to nearby residential properties.

Given the serious issues regarding the Application as outlined above, we urge the Planning Commission to deny the Applicant's request for a Special Permit for the Property in order to preserve the residential quality of the community within which the Property is located. We appreciate your taking the time to review our request.

Respectfully Submitted,

Homeowners of Land of Herbert
3342 through 3350 Commonwealth Avenue



All Signatories agree with the letter submitted to the Planning Commission requesting denial of Special Use Permit No. 2002-0081, dated September 16, 2002.

NAME	SIGNATURE	ADDRESS
Nicole Uzala		3300 Commonwealth Road of Harvard
Jeffrey Uzala		11
Bennett Uzala		3348 Commonwealth Ave
Nathan Goldman		3342 Commonwealth Ave.
Meegan White		3342 Commonwealth Ave.
Martin Van Dyke		3344 Commonwealth Ave
YURI Van Dyke		3344 Commonwealth Ave.

Lynhaven Citizens Association

P O Box 2301 Alexandria, Va.

21
10-19-02

October 16, 2002

To: Mayor Kerry Donley
Vice Mayor William Cleveland
Councilwoman Claire Eberwine
Councilman William Eulle
Councilwoman Del Pepper
Councilman David Speck
Councilwoman Joyce Woodson

Fr: Ruby Tucker, President *RS*
Lynhaven Citizens Association

Sub: Public Hearing Meeting
October 19, 2002
Docket Item #21
SPECIAL USE PERMIT #2008-0081
3400 Commonwealth Avenue

In continuation of our policy of support to surrounding neighborhoods on issues that directly impact their homes; the Lynhaven Citizens Association voted to **oppose** the request for a special use permit to operate a private club (known as Stepping Stones) at the above site.

We believe the desires of the following associations: Auburn Village Unit Owners Association, Commonwealth Crossing Homeowners Association, Land of Herbert Homeowners Association and Herbert Street Station Homeowners Association should be given the upmost consideration as this establishment will be a daily presence in their lives. City staff recommended denial, however, if this request is approved, please include the city staff's and/or the Planning Commission's recommendation for reduced hours.

To: Alexandria City Council

From: Missy McGraw
209 East Uhler Avenue
Alexandria, VA 22301

Missy McGraw

Re: Stepping Stones Club, Inc.

Date: October 9, 2002

My family and I have resided at the above address for the last 4+ years. Our house is directly behind the former Stepping Stones Club, Inc., and our house is also adjacent to the parking lot the client's would use on a daily basis. As a stay at home mother, I am around our home and neighborhood each day of the week. The clients of Stepping Stones were wonderful neighbors and I did not have any negative experience when the club was located here on Mount Vernon Avenue. Noise, traffic, etc. were never an issue. I noticed that meetings must have been held in mornings as well as evenings, because I would see people coming and going and different hours. However, the club's business did not pose traffic or parking issues, nor did I ever experience any noise issue before or after their meetings.

On a personal note, I was very sad to see the club move from our immediate neighborhood. In the interest of so-called "progress," I think we lost an establishment that offered so much and asked for so little.

Please convey to the future neighbors of Stepping Stones Club, Inc. that they are a responsible organization that will enhance any neighborhood they reside in. Thank you for your time and feel free to contact me with any follow up questions or concerns at 703-519-8724.

APPLICATION for SPECIAL USE PERMIT # 2002-0081

PROPERTY LOCATION: 3400 Commonwealth Avenue

TAX MAP REFERENCE: 015.04-03-11 ZONE: CSL

APPLICANT Name: Stepping Stones, Inc.

Address: P.O. Box 2379, Alexandria, VA 22301

PROPERTY OWNER Name: Ahmad Loghmanian and Hossein Garakyaraghi

Address: 903 King Street, Alexandria, VA 22314

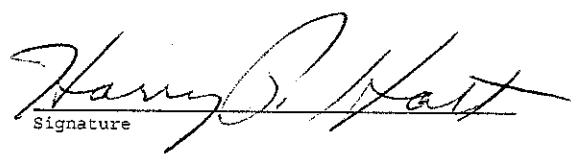
PROPOSED USE: Use permit for a private club/fraternal organization (a 12 Step Program) and for parking within 300 feet.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 notices 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Harry P. Hart
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

July 23, 2002
Date

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

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

ACTION - PLANNING COMMISSION: 10/01/02 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 10/19/02PH -- SEE ATTACHED

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

21. SPECIAL USE PERMIT #2002-0081
3400 COMMONWEALTH AV

Public Hearing and Consideration of a request for a special use permit to operate a private club (known as Stepping Stones); zoned CSL/Commercial Service Low. Applicant: Stepping Stones, Inc., by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

Councilwoman Pepper asked what kind of a fence would be going up as part of Condition #10, and Planning & Zoning Deputy Director Ross explained that the applicant is required to come up with a plan that addresses each of these issues, it must consult with the immediate neighbors and immediate neighboring associations, and the whole plan must be to the satisfaction of staff.

Code Enforcement Director Dahlberg responded to Councilwoman Eberwein's inquiry that there is nothing in the code about inside smoking room ventilation, but that regulations could be developed to ensure the design of the mechanical system to accommodate the removal of smoke products and not have it migrate to the adjoining community.

Harry P. Hart, attorney for the applicant, assured Councilwoman Eberwein that the applicant will accept a condition that the smoking room be vented appropriately.

Attorney Hart spoke to Stepping Stones' agreement to ten additional conditions from Del Ray Civic Association and to eliminate the morning meetings on Sunday. Mr. Hart reviewed the applicant's requests for changes to some of the special use permit conditions.

Mr. Allen Johnson assured Councilman Speck that the people who now go to the 8:30 p.m. meetings will be referred to Grace Episcopal, the men's home or the Robinson House, which are all close by. The club can live with the 8:00 p.m. closing. If parking during fund raising becomes a problem, Stepping Stones will try to make some arrangements with the church to provide overflow parking.

City Council approved the Planning Commission recommendation with the following changes: Condition #2 was changed to read: **"2. The hours of operation for meetings shall be limited to 7 a.m. to 8 p.m., Monday through Friday, 8:15 a.m. to 8:00 p.m. on Saturday, and from Noon to 7 p.m. on Sunday."** Condition #4 shall read, **"4. Social functions, not including dances, shall be allowed twice a month and shall end no later than 10 p.m. on the day the function is held."** Condition #18 is amended to further read, **"18. The maximum number of patrons permitted on-site at any time shall not consistently exceed 45 except for fund raising events permitted twice a month, as per condition #4, not to exceed 75 people."** Modify Condition #21 to add the language, **"with proper care given to ventilation and the location of exhaust systems away from the adjacent homes"** so that it now reads, **"21. The applicant shall provide indoor space for smoking with proper care given to ventilation and the location of exhaust systems away from the adjacent homes."** An additional condition is to be added to read: **"24. A neighborhood advisory commission is to be established to hold regular meetings with nearby neighbors or neighborhood associations relative to the operation of the club."**

Council Action: _____

SPEAKER'S FORM

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK BEFORE YOU SPEAK ON A DOCKET ITEM.

DOCKET ITEM NO. 21

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DAVID RITOS

2. ADDRESS: 25 WEST CLERE ROAD

TELEPHONE NO. 703-869-9035 E-MAIL ADDRESS: DRITOS@PRSS.ORG

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? STEPPING STONES CLUB + ~~CCMA~~

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
RESIDENT

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 21

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Harry B (Bud) Hart

2. ADDRESS: 307 N Washington St.

TELEPHONE NO. 703-836-5757 E-MAIL ADDRESS: _____

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
the applicant

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES _____ NO _____

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HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.net

November 26, 2002

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

OF COUNSEL
CYRIL D. CALLEY

RETIRED
ROBERT L. MURPHY, 2001

*Sent to
CC, P.C.'s to Planning
Fogarty
cm
#21 10/19/02*

Mayor Kerry J. Donley and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

Chairman and Members of Planning Commission
City Hall
301 King Street
Alexandria, VA 22314

Ms. Eileen Fogarty, Director, and Members of Planning Staff
Department of Planning & Zoning
301 King Street
Alexandria, VA 22314

Re: Stepping Stones

Dear Mr. Mayor and Members of City Council
Mr. Chairman and Members of Planning Commission
Ms. Director and Members of Planning Staff:

On behalf of the Board of Directors and the members of the Stepping Stones Club, I want to express our appreciation to each of you for the support we received from the Council on our request for a Special Use Permit for 3404-3406 Commonwealth Avenue. I realize that your task is to balance the needs of business and residential concerns, and that our situation is somewhat unique among Alexandria businesses. After a great deal of analysis and discussion, the Club Board of Directors has decided that the most prudent course for us is to find a location where our presence is welcome and we have negotiated a cancellation of the pending lease for the Commonwealth property.


As we wrote in our application, the cost of operation at the Commonwealth Avenue site would be more than twice that of our prior location on Mt. Vernon Avenue. The costs of building out the interior of the location were also much higher than we had anticipated. To meet these increased costs, we would need to attract even more people and raise more money than before,

but to do so would be inconsistent with the conditions enumerated in the Special Use Permit.

Given these financial uncertainties and a concern that we would be under constant scrutiny from unfriendly neighbors, we believe that the Club could better serve the community at a different location. Thus, we continue to search for an affordable location in an area where our presence could be accepted with fewer restrictions on our operation. We are working with the Alexandria Economic Development Partnership and with local real estate agents to accomplish this goal.

Thank you again for your support.

Very truly yours,


Allen Johnson
by Harry P. Hart

HPH/eah

cc: Mr. Peter Williams
Mr. Allen Johnson

