

February 13, 2012

Benjamin G. Chew  
202-457-6015  
[bchew@pattonboggs.com](mailto:bchew@pattonboggs.com)

Ms. Faroll Hamer  
Director, Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

Re: Elizabeth P. Baldwin Trust BZA Appeal Application

Dear Ms. Hamer:

Enclosed, please find an original and twelve copies of the Elizabeth P. Baldwin Trust's (the "Petitioner's") BZA Appeal Application along with the requisite filing fee related to the decision of January 21, 2012 rejecting a protest petition regarding the City Council's vote that evening on Text Amendment 2011-0005.

Pending resolution of this appeal, the Petitioner requests that the vote of the City Council tomorrow, February 14, 2012, on agenda items 24 and 25, the ordinances relating to the Text Amendment and Waterfront Small Area Plan, be suspended in light of the apparent invalidity of the January 21, 2012 vote on Text Amendment 2011-0005 under section 11-808 of the City of Alexandria Zoning Ordinance.

Please also stamp and return to the waiting courier a copy of the pleading being filed today.

Best regards,



Benjamin G. Chew

Enclosures





## APPEAL APPLICATION BOARD OF ZONING APPEALS

Identify the order, requirement, decision or determination that is the subject of the appeal. Attach one copy to the application.

The Elizabeth P. Baldwin Trust appeals the Director's January 21, 2012 oral determination rejecting the validity of a protest petition relating to text amendment 2011-0005, which was confirmed by letter on January 24, 2012. That letter is attached to this Appeal Application as Exhibit 1.

On what date was the order, requirement, decision or determination made?

Orally on January 21, 2012 and confirmed by letter on January 24, 2012. See Exhibit 1.

\*The appeal must be filed within 30 days from the date that the order, requirement, decision or determination was made.

### PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Elizabeth P. Baldwin Trust

Address c/o Benjamin G. Chew, Patton Boggs LLP

2550 M Street NW, Washington, DC 20037

Daytime Phone (202) 457-6000

Email Address bchew@pattonboggs.com

2. Property Location 428 North Union Street, Alexandria, VA 22134

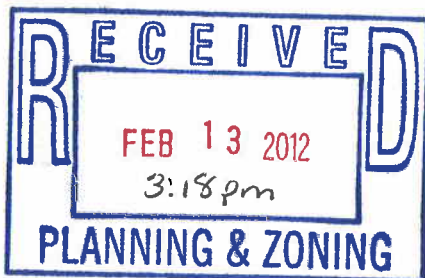
3. Assessment Map # 065.01 Block 05 Lot 18

Zone RM

4. Legal Property Owner Name Elizabeth P. Baldwin Trust

Address 428 North Union Street

Alexandria, Virginia 22314



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

- ☐ Yes, Provide proof of current City business license.  
☐ No, Said agent shall be required to obtain a business license prior to filing application.

X Not Applicable. See below.\*

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Benjamin G. Chew

**Print Name**

*Benjamin G. Chew/REA*  
**Signature**

February 13, 2012

**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

\*The property owner's representative, Patton Boggs LLP, is a professional services business that has no definite place of business in the City of Alexandria. It is therefore not required to obtain a business license under the Alexandria City Code. See Alexandria City Code §§ 9-1-2(16), 9-1-5, and 9-1-71. Patton Boggs has confirmed with the Alexandria Department of Finance that no license is required to conduct business in the City of Alexandria because the firm does not have a definite place of business in the City.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Elizabeth P. Baldwin, trustee of Elizabeth P. Baldwin Trust	428 North Union Street Alexandria, VA 22314	100% Present Beneficial Ownership
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 428 North Union Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Elizabeth P. Baldwin Trust	428 North Union Street	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Elizabeth P. Baldwin, trustee of Elizabeth P. Baldwin Trust	None	None
2. Elizabeth P. Baldwin Trust	None	None
3.		

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

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

Feb. 13, 2012  
Date

Benjamin G. Chew  
Printed Name

*Benjamin G. Chew*  
Signature

**Alexandria City Council**

William Euille  
Kerry Donley  
Frank Fannon IV  
Alicia Hughes  
Redella "Del" Pepper  
Paul Smedberg  
Rob Krupicka

**Planning Commission**

John Komoroske  
H. Stewart Dunn, Jr.  
Jesse Jennings  
Mary Lyman  
J. Lawrence Robinson  
Eric Wagner  
Donna Fossum

**Board of Zoning Appeals**

Mark Allen  
Geoffrey Goodale  
John Keegan  
Stephen Koenig  
David Lantzy  
Jennifer Lewis  
Eric Zander

**Board of Architectural Review  
Old and Historic District**

Chip Carlin  
Oscar Fitzgerald  
Thomas Hulfish  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
John Von Senden

**Board of Architectural Review  
Parker-Gray District**

William Conkey  
Theresa del Ninno  
Robert Duffy  
Christina Kelley  
Douglas Meick  
Philip Moffat

**Updated 8/2/2011**

**Definition of business and financial relationship.**

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

**BZA Case #** \_\_\_\_\_

**PART B**

1. Why do you believe the order, requirement, decision or determination is incorrect? Explain the basis for the appeal, beginning in the following space and using additional pages, if necessary.  
See attachment 1.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

# **Attachment 1**



## **BZA Appeal Application Attachment 1**

The Elizabeth P. Baldwin Trust ("Petitioner") was a signatory to a protest pursuant to § 9.13 of the City Charter and § 11-808(D) of the Zoning Ordinance. That protest was filed with the City Clerk relating to the proposed Text Amendment 2011-0005, on which the City Council voted on January 21, 2012. A copy of that petition is attached to this Appeal Application as Exhibit 2 and is incorporated herein by reference. The signature of Elizabeth P. Baldwin, trustee of the Elizabeth P. Baldwin Trust, appears on the first page of Exhibit 2. The effect of the protest, under § 11-808(D) of the Zoning Ordinance, was that the city council could not approve a text amendment "except by an affirmative vote of three-fourths of its members." *Id.*; see also City Charter § 9.13.

On January 21, 2012, the Director of Planning and Zoning issued an oral ruling regarding the validity of the petition and its effect on the City Council's vote on Text Amendment 2011-0005. The Director ruled that the petition did not require a three-quarter, supermajority vote on the Text Amendment. The Director based this ruling on an interpretation of § 11-808 of the Zoning Ordinance, which Petitioners contend was erroneous. Specifically, the Director ruled that the protest provision in § 11-808 did not apply to the vote on the Text Amendment, notwithstanding the clear language of § 11-808(D). It provides that "[i]f a protest to a proposed text or map amendment is filed, the city council may not approve the proposed amendment except by an affirmative vote of three-fourths of its members." *Id.* This was the only basis that the Director identified for rejecting the protest. The Director failed to conduct any other assessment of the validity of the petition, such as determining the validity of the signatures or whether owners of a

sufficient area of land had signed the petition. The failure to make these determinations constitutes additional violations of § 11-808 of the zoning ordinance. Petitioner was a signatory to such a petition protesting a proposed text amendment, and, as the owner of property adjacent to the zone affected by the Text Amendment, is aggrieved by the Director's determination. See Exhibit 1.

Petitioner requests that the BZA review the Director's determination, find that it was contrary to the plain language of § 11-808(D) of the Zoning Ordinance, and determine that the protest petition did require a supermajority vote on Text Amendment 2011-0005. Pending resolution of this appeal, Petitioner further requests that the Tuesday, February 14, 2012 votes of the City Council on agenda items 24 and 25, the ordinances relating to the Text Amendment and Waterfront Small Area Plan, be suspended.

# **EXHIBIT 1**



## DEPARTMENT OF PLANNING AND ZONING

301 King Street  
Room 2100  
Alexandria, Virginia 22314

Phone 703-746-4666  
Fax 703-838-6393

[www.alexandriava.gov](http://www.alexandriava.gov)

January 24, 2012

### Via US Mail and Electronic Mail

Roy R. Shannon, Jr., Esquire  
Rich, Rosenthal, Brincefield, Manitta, Dzubin and Kroeger, LLP  
201 North Union Street, #140  
Alexandria, VA 22314

Dear Mr. Shannon:

You have requested a determination with regard to the protest petition filed by you on January 19, 2012. My determination was made verbally to City Council at its hearing on January 21. At that time I stated the following:

The City received a protest petition, filed Thursday, January 19, 2012. Additional signatures were filed yesterday. The filing is called, "Landowners' Protest to Proposed Text Amendment 2011-0005," and it refers to the proposed changes to the W-1 zone recommended to make it consistent with the Waterfront Plan. Both the W-1 text amendment and the Waterfront Plan on Council's docket today, January 21, 2012, (Item #4).

Section 11-808 of the City of Alexandria Zoning Ordinance provides a mechanism to require a three-fourths majority vote (6-1) for City Council to approve an application for a zoning map amendment if a valid protest petition meeting the requirements of the ordinance is filed with the city clerk. Section 11-808(A) indicates who may successfully protest and states specifically,

A protest shall be signed by the owners of at least 20 percent of: (1) The land proposed to be rezoned by the map amendment; or (2) All land within 300 feet of the boundaries of the land proposed to be changed by the map amendment.

Section 11-800 of the Zoning Ordinance addresses zoning amendments generally and distinguishes between "map amendments" and "text amendments." A map amendment is a change to the official Zoning Map of the city to change the zoning of a particular property, and sometimes known as a rezoning, and it is specific to that property. A text amendment is an amendment of the official Zoning Ordinance text to change the language of a zone, or other

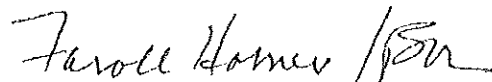
Roy R. Shannon, Jr., Esquire  
Rich, Rosenthal, Brincefield, Manitta, Dzubin and Kroeger, LLP  
January 24, 2012  
Page 2

section of the ordinance, with more general application within the zoning districts. The text amendment to be considered by Council today is an amendment revising the W-1 zone text to apply generally to applicable properties within that zone.

By the terms of section 11-808(A) as well as the Protest Petition itself, the proposed zoning change before Council today is a text amendment and not a rezoning or map amendment. Because Council is considering a text amendment, and not a map amendment, Section 11-808 does not apply. Consequently, the petition does not require a three-quarter, supermajority vote for today's zoning text amendment.

The protest does not apply in any way to the Plan before Council. It applies only to the text amendment.

Sincerely,

A handwritten signature in dark ink, appearing to read "Faroll Hamer" followed by a stylized flourish or initials.

Faroll Hamer  
Director

Attachment: Determination request letter dated January 19, 2012

cc: James Banks, City Attorney  
Joanna Anderson, Assistant City Attorney

# **EXHIBIT 2**

# Landowners' Protest to Proposed Text Amendment 2011-0005

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed text amendment 2011-0005. The undersigned are owners of real property within 300 feet of the boundaries of the land affected by the proposed amendment and proposed changes. Section 11-808(D) of the Zoning Ordinance states: "**Effect of protest.** If a protest to a proposed text or map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members." (*emphasis added*).

Property Address	Owner (Name)	Signature	Map # (if known)
418 N. Union St. Alexandria, VA 22314	BRY, John A. JR. Laura S.		065 03-05-23
416 N. Union St. Alex, VA 22314	Brewer Fred L TR	Fred L. Brewer, Trustee for Fred L Brewer Trust	065. 03-04-23
414 N. Union St. Alex, VA 22314	David Channing		065.03- 03-22
428 N. Union St. ALEXANDRIA VA 22314	ELIZABETH P. BRADWIN TRUST	 ELIZABETH P. BRADWIN TRUST	065.01- 05-18
422 N. Union St. Alexandria, Va. 22314	Cynthia L. Fox	Cynthia L. Fox	
430 N. Union St. Alexandria, VA 22314	Michael A. Pear	Michael A. Pear	065.01- 05-22
408 N. Union Street	Wendy / Pear Family Trust	Wendy / Michael, Trustee	065.03- 04-19

JAN 19 2012

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*(emphasis added).*

[illegible]



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[illegible]

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[illegible]



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[illegible]

WATERFORD PLACE HOMEOWNERS ASSOCIATION  
318 S. Union Street  
Alexandria, VA 22314

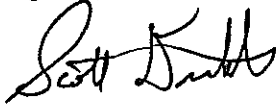
January 17, 2012

To Whom It May Concern:

At the annual meeting of the Waterford Place Homeowners Association ("Association") held on January 11, 2012 and in accord with the bylaws of the Association, a majority of the members of the Association properly passed a resolution providing that the Association, as owner of the common property of the Association, sign the Landowners' Protest to Proposed Text Amendment 2011-0005 ("Petition").

As a duly elected director of the Association and the current President, I am authorized to sign the Petition on behalf of the Association.


Regards,

A handwritten signature in black ink, appearing to read "Scott K. Dinwiddie". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott K. Dinwiddie  
President  
Waterford Place Homeowners Association

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Property Address	Owner (Name)	Signature	Map # (if known)
150 Waterford Place Alexandria, VA 22314	Waterford Place Homeowners Association	 President Waterford Place Homeowners Assoc.	075.03-05-44



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*(emphasis added).*

[illegible]



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Property Address	Owner (Name)	Signature	Map # (if known)
404 S. Lee St. ALEXANDRIA, VA	ANNE D. MANAHAN <sup>PROTEST</sup>	Anne D. Manahan, trustee	
400 S Lee St	William J. Long	WJ Long	
403 S Union	Geoffrey Caldwell	Geoffrey Caldwell	
407 S Union St	Donna C. Andrews	Donna C. Andrews	
408 S. Lee Street	Michael Gene Freedman	Michael Gene Freedman	
420 S. Lee St.	Thomas E. Byrne	Thomas E. Byrne	
414 S. Lee St	Richard H. Keiser	Richard H. Keiser	
414A S. Lee	Megan Evans	Megan Evans	

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Property Address	Owner (Name)	Signature	Map # (if known)
3 Potomac Ct.	MEGAN EVANS.	Megan Evans	
412 S. LEE.	Sylvester G. March	Sylvester G. March	
406 S. Lee	DAVID B. MARCUS	David B. Marcus	
426 S. LEE	WALTER VANCE HALL TRUSTEE	Walter Vance Hall Trustee	
406 S. LEE	MARGARET M. DELANE	Margaret M. Delane	
430 S. Lee	KIRA L. BROOKS	Kira L. Brooks	
402 S. Lee	Joyce METCALF.	Joyce Metcalf	

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Property Address	Owner (Name)	Signature	Map # (if known)
709 Potomac St	Michael Deane	Michael Deane	081.03-01-75
708 Potomac St	KAREN HINNEMANN	KAREN HINNEMANN	081.03-01-73
710 Potomac St	Joey Seis	Joey Seis	081.03-01-72
712 Potomac St	James P. Gillis & Alison B. Harker	James P. Gillis & Alison B. Harker	081.03-01-71
715 Potomac St	ANNE HENNOX	ANNE HENNOX	081.03-01-41
717 Potomac St	Janet Joe Piccolo	Janet Joe Piccolo	081.03-01-42
717 Potomac St	Jane & Joe Piccolo	Jane & Joe Piccolo	081.03-01-42
703 Potomac St	Shirley G. Epstein	Shirley G. Epstein	081.03-01-38
703 Potomac St	Steve Epstein	Steve Epstein	081.03-01-38
720 Potomac St	Trustees for Goetzl family trust	Edward J. Goetzl	081.03-01-68

Goetzl Edwards Judith HIRS

717  
715  
707  
710  
708  
709

Margaret Joe  
Sulis Jory

AL KALVAITIS  
703-299-9234

Margaret-

Lisa  
Pilar } signed  
"tall man"







Fallons out of town

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Property Address	Owner (Name)	Signature	Map # (if known)
123 Duke St Alexandria VA 22314	William A + Carole H Schmidt	Carole H Schmidt	
100 Ponce St. Alexandria VA 22314	David + William Dinger	David Dinger	
121 Duke St. Alexandria, VA 22314	Lynn K. Rogerson	Lynn K. Rogerson	

# Landowners' Protest to Proposed Text Amendment 2011-0005


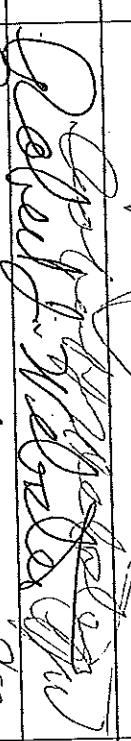


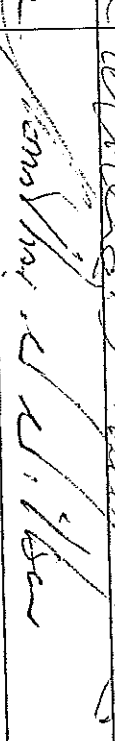
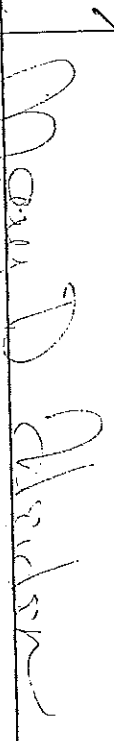

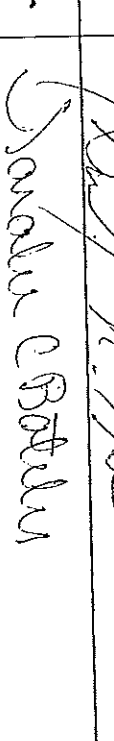
Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed text amendment 2011-0005. The undersigned are owners of real property within 300 feet of the boundaries of the land affected by the proposed amendment and proposed changes. Section 11-808(D) of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed text or map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members." (*emphasis added*).

Property Address	Owner (Name)	Signature	Map # (if known)
117 PAINLE ST <del>117 PAINLE ST</del>	JAMES GARRELL		
117 Tanager	John D. [unclear]		
129 PRINCE	SUZANNE		
218 S. Lee St	MARGARET L. DEITZ		
330 S Lee St	Robert D Koeppe		
105 WOLFEST	STOVAN TENER		



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Property Address	Owner (Name)	Signature	Map # (if known)
300 S. Lee ST.	Brian Gibney		015.03-05-01
Alexandria, VA 22314			
304 S. Lee ST	Robert J. Webster		075.03-05-03
Alexandria, VA 22314			
304 S. Lee ST	CHARLENE WEBSTER		075.03-05-03
Alexandria, VA 22314			
			075.03-05-03
310 South Lee	Jonathan Wilson		
318 South Lee	Mary D. Heider		015.03-05-53
316 South Lee	Samuel K. Garris		015.03-05-54
320 South Lee	Samuel C. Boteler		015.03-05-52





## Landowners' Protest to Proposed Text Amendment 2011-0005


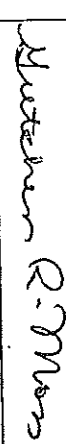
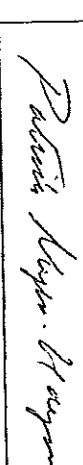

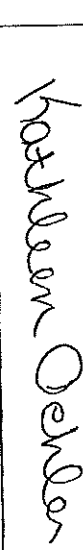
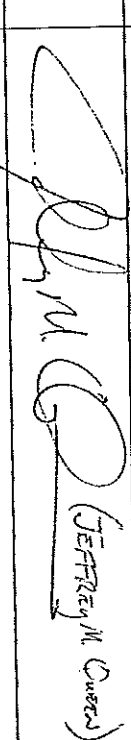

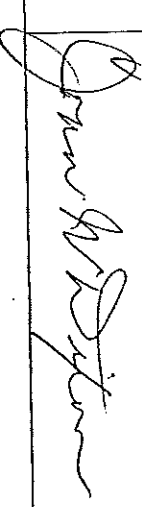
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Property Address	Owner (Name)	Signature	Map # (if known)
3 Potomac Ct	Evans Megan	Megan Evans	075.03-08-08
8 Potomac Ct	Mapes Ann Louise Tr	Ann Louise Mapes, Trustee	075.03-08-20
5 Potomac Ct	Rideout Bonnie	Bonnie Rideout	075.03-08-23
7 Potomac Ct	Petrov Georgi K	Georgi Petrov	075.03-08-21
6 Potomac Ct	Moore Patricia E Tr	Patricia Moore, Trustee	075.03-08-22
2 Potomac Ct	Anderson Lon	Lon Anderson	075.03-08-14
116 Wolfe St	Lamoreaux Tina Tr	Tina Lamoreaux, Trustee	075.03-08-12
106 Wolfe St	Rocchio Monica B	Monica Rocchio	075.03-08-16




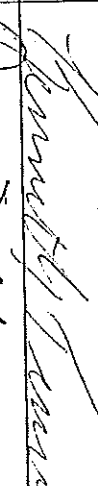

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Property Address	Owner (Name)	Signature	Map # (if known)
2226 South Lee Street Alexandria, VA 22314	Andrew + Lisa Lynch	 (Lisa R. Lynch)	
114 Duke St Alexandria, VA 22314	Gretchen R. Moss	 Gretchen R. Moss	
117 Duke Street Alexandria, VA 22314	Patricia + Jeffrey Myers-Hayes	 Patricia Hayes	
115 Duke Street Alexandria, VA 22314	Stephen Ray Mitchell Silber S. Mitchell	 Stephen Ray Mitchell	
108 Duke St Alexandria, VA 22314	Kathleen + Bruce Oehler	 Kathleen Oehler	
112 DUKE ST ALEXANDRIA VA 22314	JEFFREY + MARY K. GREEN	 Jeffrey M. Green	
111 Duke St Alexandria, VA	Joan W. Dixon	 Joan W. Dixon	
113 Duke St Alexandria, VA	Joan W. Dixon	 Joan W. Dixon	

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Property Address	Owner (Name)	Signature	Map # (if known)
118 Waterford Pl. Alexandria, VA 22314	Riben Diane Deb D Robert J		
110 Waterford Pl Alexandria, VA 22314	Timmer, Kenneth D		
102 Duke St. Alexandria VA 22314	Freeman, Lauren E		

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Property Address	Owner (Name)	Signature	Map # (if known)
101 Wolfe St. Alexandria VA 22314	Burke, April L. Flynt, Richard A.	April L. Burke	
103 Wolfe St. Alexandria, VA 22314	Stevenson, Geneva M and Robert W	Geneva M Stevenson	
102 Waterford Pl. Alexandria, VA 22314	Brown, James T.	James T. Brown	
124 Waterford Pl Alexandria, VA 22314	Vesprini, Mary Ellen	Mary Ellen Vesprini	
106 Waterford Pl. Alexandria VA 22314	Hudson, James T	James T. Hudson	
108 Waterford Pl Alexandria, VA 22314	Torrice, William S.	William S. Torrice	
307 S. Union St. Alexandria, VA 22314	Rieba, Donald W.	Donald W. Rieba	
104 Waterford Pl Alexandria, VA 22314 or Shen Bangs	Cavaney, Bryan W Jr	Bryan W. Cavaney Jr	

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Property Address	Owner (Name)	Signature	Map # (if known)
126 Waterford Rd Alexandria, VA 22314	Humphreys, Frederick	Frederick Humphreys	
105 Wolfe St. Alexandria, VA 22314	Tenev, Stoyan V Teneva Kamelia E	Stoyan Tenev	
116 Waterford Rd Alexandria, VA 22314	Mardon, Christine A Nichols J	Christine Mardon	
319 S. Union St Alexandria VA 22314	Morgan, Ruth L on Timothy G	Ruth Morgan	
317 S. Union St Alexandria VA 22314	Dinwiddie, Scott or Mercedes, Andrea	Scott Dinwiddie	
132 Waterford Rd Alexandria, VA 22314	Leonis, Ann W or Peter A	Ann Leonis	
120 Waterford Rd Alexandria VA 22314	Goffman, Lawrence Jr or Thomas, Betty J	Lawrence Goffman	
311 S. Union St. Alexandria VA 22314	Henderson, James H	James Henderson	

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Property Address	Owner (Name)	Signature	Map # (if known)
431 NORTH LEE ALEXANDRIA, VA. 22314	E. MICHAEL PATRICKS	E. Michael Patrick	
425 North Lee Alexandria, VA 22314	MARY ANN PATRICKS	Mary Ann Patrick	
423 North Lee St. Alexandria, VA 22314	Frank T. Sullivan	Frank T. Sullivan	
211 S Union St Alexandria, VA 22314	Valerie R. Tierney	Valerie R. Tierney	





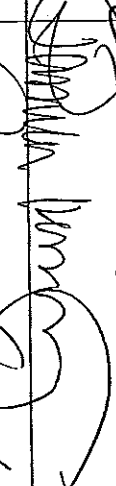


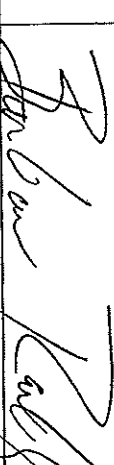
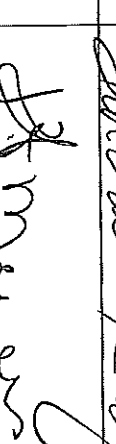
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Property Address	Owner (Name)	Signature	Map # (if known)
125 Duke St.	Marie-Marthe T. Kux	Marie-Marthe T. Kux	
429 S. Lee St.	Susan Ginsburg	Susan Ginsburg	
109 Duke St. <sup>Alex Va</sup> 22314	Melanie New	Melanie New	
107 Duke St. <sup>Alex Va</sup> 22314	Melanie New	Melanie New	

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Property Address	Owner (Name)	Signature	Map # (if known)
212 S Lee St	John Modelewski		075-03-02-02
218 S. Lee St	KOSAK DEITZ		075-03-02-04
215 S Lee St	Anneta Niemeyer		075-03-01-20
225 S Lee St	Jane Coughran		075-03-01-25
229 S Lee St	Christina Nguyen		075-03-01-28
214 S Lee St	Barbara Kelly		075-03-02-01
211A S. Union	Kim Meegan		075-03-02-07

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[illegible]



Paul Andersen  
205 Locust Lane sent him  
Alex 22302

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Property Address	Owner (Name)	Signature	Map # (if known)
603 S. Lee St.			081
159 Franklin St.	Dale and Teresa	Michael A. K...	081-01-02-38
605 S. Lee St.	Mary Lee Hickey Sr.	Mary Lee Hickey Sr. Artist	081-01-02-17
100 Pomander Walk	Virginia Brzeczniak	W. Brzeczniak	
1219 Pomander Walk	Steve Brown	SB	081-01-02-27
610 S Lee St	Suzanne Hates	Suzanne Hates	081-01-02-23
111 Franklin St.	W. Brzeczniak	Michelle Brzeczniak	081-01-02-37
102 Pomander Walk	John K. Scale	John K. Scale	

\* He is not on my list of addresses, but lives next door and wants to sign.

Toscani

703-548-7452

571-331-6944






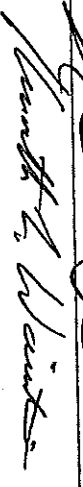

(C)

Debbore Parker

1814 Park Ave  
Richmond, Va. 23220

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Property Address	Owner (Name)	Signature	Map # (if known)
213A South Thimble St.	Stevens, Andrew	Andrew Stevens	075-0307-08
209 S. Lee	Amy BAYER		075-03-01-17
2-11 S Lee	THOMAS O.B. SEWALL		075-03-01-18
217 S. Lee	DUSTIN BARD-WEISS		075-03-01-21
<del>214 S Lee</del>		<del>Phyllis H. Lee</del>	/
223 S LEE	Devis Bell		075-03-01-24
219 S. Lee St.	Kenneth L. Wainstein		075-03-01-22
210 S. Lee St.	RICHARD + SIBBON COOPER		075-03-02-01




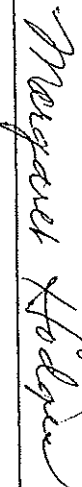




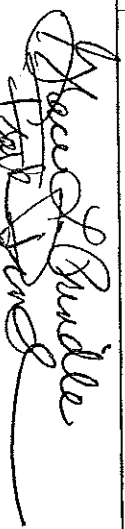
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Property Address	Owner (Name)	Signature	Map # (if known)
302 South Lee St,	Eva M. KENNEDY	Eva M. Kennedy	
330 S. Lee St.	Ashley Lombardi <del>Robert Koepsen</del> JOHN RAMSEY	Ashley R. Lombardi	
106 GIBSON ST.	J.F.	John B. Ramsey, Jr.	

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Property Address	Owner (Name)	Signature	Map # (if known)
820 South Lee Street Alexandria, VA	Erica Rossi's John Medici		081.03-02-16
<del>100 Franklin St</del> <del>100 Franklin St</del>			
830 S. Lee St	Margaret Hodges Suzanne Buda or		081.03-02-15
812 S. Lee St	James Duda		081.03-02-07
804 S. Lee St.	Laura Doyle or Eugene Smith		081.03-02-03
734 S. Lee St	James Smith James Smith		081.03-01-34
732 S Lee	James Smith		081.03-01-25
708 S. Lee	Grace L. Prindle Frank Prindle		081.03-01-3





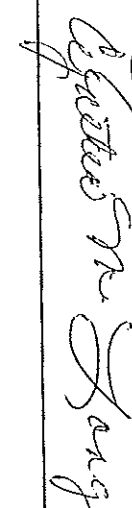
721, 723

100- 205/  
102- 204 710  
104- 711  
106- 712  
108- 713  
110- 714  
112- 715

\* 737, \*


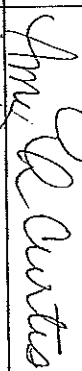

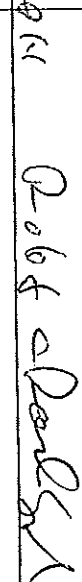
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Property Address	Owner (Name)	Signature	Map # (if known)
200 Oranoco St Alexandria, VA 22314	Wittmer, David and S. bley		065.01-03-12
412 N. Lee St Alexandria, VA 22314	Bondslie, Arthur		065.01-03-42
204 Oranoco St Alexandria, VA 22314	Holtzman, Miles		065.01-03-10
420 N. Lee St Alexandria, VA 22314	Georgios, Charles J.		065.01-03-46
215 Oranoco St Alexandria, VA 22314	Long, Cynthia		065.01-02-24

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Property Address	Owner (Name)	Signature	Map # (if known)
1410 N UNION STREET	AMY L CURTIS		065.03-04-20
412 N. UNION STREET	AMY L CURTIS		065.03-04-21
424 N. UNION ST.	PATHECIA RANDALL		
124 N. UNION ST	ROBERT C. RANDALL		

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Property Address	Owner (Name)	Signature	Map # (if known)
515 Tobacco Alley	Peggy Barton & Trust	William R. Barton Trustee	065.01-02-34
517 Tobacco Alley	William R. Barton Rec. Trust	William R. Barton Trustee	065.01-02-35
531 Tobacco Alley	Denise Landers	Denise Landers	065.01-02-42
525 Tobacco Alley	KEITH BONDAROFF	Keith Bondaroff	065.01-02-28
523 Tobacco Alley	Paul Fussen	Paul Fussen	065.01-02-38
519 Tobacco Alley	Mel, Ballard	Mel Ballard	065.01-02-36
561 Tobacco Alley	Ann Shack	Ann Shack	065.01-02-27
521 Tobacco Alley	CHRISTOPHER FELTON	CF	065.01-02-37

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*(emphasis added).*

[illegible]

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*[emphasis added]*.

[illegible]



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Property Address	Owner (Name)	Signature	Map # (if known)
623 Commonwealth St	Marianne Marzo	Marianne Marzo	081.01-02-31
107 Franklin St	Jimmie B Cook	Jimmie B Cook	081.01-02-39
103 Franklin St	Timothy B Huron <i>(Jim Cooks)</i>	<i>[Signature]</i> <i>Signed for</i>	081.01-02-41
1215 Commonwealth St	Janice McCallough <i>(St James)</i>	<i>[Signature]</i> <i>for the</i>	081.01-02-32
624 S. Lee St.	Maria Celeste Smonds <i>Trust</i>	Maria Celeste Smonds (for the Maria Celeste Smonds trust <i>established 2011</i> )	081.01-02-34
628 S. Lee St.	Catherine Thompson Catherine Thompson	Catherine Thompson	081.01-02-36
620 S. Lee St.	Timothy B Huron Timothy B Huron	<i>[Signature]</i> Timothy B Huron	081.01-02-30
101 Franklin St.	Angela P. Piro Angela P. Piro	Angela P. Piro Angela P. Piro	081.01-02-42

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Property Address	Owner (Name)	Signature	Map # (if known)
600 S. Lee Street	Margaret A. Miller	MARGARET A. MILLER	
208 S. St. Charles	Charles W. Greenleaf	Ch. Greenleaf	
219 South Lee St.	Elizabeth Weinstein	Elizabeth Weinstein	
303 S. Lee St.	Debbie Bell	Debbie Bell	



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Property Address	Owner (Name)	Signature	Map # (if known)
103 PENNINGTON DR Wk. ALEX. VA 22314	ROBERT M & MARGARET CHANTS	Robert M Chants	
107 Pennington Wk ALEX VA 22314	LINDA WINDSOR	Linda Windsor	
114 Babbitt St. Alexandria VA, 22314	NIOLE HAMILTON	Niole Hamilton	
714 GISSON VA 22314 ALEXANDRIA VA	Robert Hamilton, Jr	Robert Hamilton	
111 BURNHODGE Wk ALEX. VA 22314	Michael J. Burns	Michael Burns	





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Property Address	Owner (Name)	Signature	Map # (if known)
104 Franklin St.	Cyrus	Alexis	081.03-01-48
709 S. Union	Nash	Myra	081.03-01-51
153 S. Union	Cowles	John	081.03-01-54
433 S. Union	Hutchins	Carol Hutchins	081.03-01-60
735 S. Union	Lunt Vasquez-Lunt	Anna Vasquez-Lunt	081.03-01-61
711 Potomac St	John R. Wood	John Wood	081.03-01-52
705 Potomac St.	Carolyn Wilber	Carol Wilber	081.03-01-74
714 Potomac St	Carol Terwilliger	Carol Terwilliger	081.03-01-70

# Landowners' Protest to Proposed Text Amendment 2011-0005

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Property Address	Owner (Name)	Signature	Map # (if known)
100 Prince Street	David Dinger		
109 Prince St.	Betty Burke	Betty Burke (MRS)	
126 PRINCE ST	KATHERINE VIKAR		
118 Siler St	Gareth Hall	Gareth Hall	

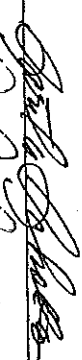

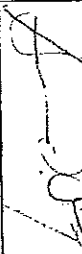




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[illegible]

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Property Address	Owner (Name)	Signature	Map # (if known)
111 Prince St.	Phyllis G. Sidorovsky	Phyllis G. Sidorovsky	075.01-06-23
144 Thimble St.	Sarita Scholte (Trustee)		
117 Prince St.	Andrea Dikoulion		
1223 Prince St.	STANLEY T. GONZA		
1205 Lee St.	Kauren Karch	Kauren Karch	
113 Fleming St.	JAMES BARDU		
189 Prince St.	Diane HAMBLY		

Mark Mueller 703-627-8374

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*(emphasis added).*

[illegible]

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[illegible]



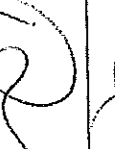
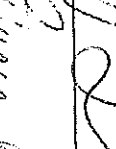
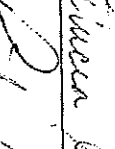

25

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[illegible]

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Property Address	Owner (Name)	Signature	Map # (if known)
KELLY WOODER ← 109 PENNIMMER LANE → ALEX, VA 22314			
704 S. COAST	ELLEN SMITH		
720 S. LEE ST	ROBERT S. HARRIS		
723 LEE ST	PATRICIA A. TRACY <del>117 LEE ST</del>		
728 S LEE ST	Richard L. Webster		
115 Pennmodel	C. Anne B. Rector		

Commodore W. L. L.

~~115 came back in an hour~~

113 ~~111~~ Renter in favor of our position

111 ~~111~~ (already signed about a week ago)

~~111~~ signed

107 n/r.

105 in/r.

103 signed about a week ago

101 ~~101~~ will not sign

~~101~~

700 Baby sister - came back on Monday

702 came back - on Monday or Tuesday

704 signed

~~706~~ no 706 (house)

708 - coming back on Sat. night

710 ~~710~~ no 710 (house)

712 no 712, no 714, no 716, no 718 (houses)

~~720~~ signed

722 will be back in a week

724 n/r

726 come back in a few days

728 signed

730 n/r

732 n/r

734 - no

736 - n/r

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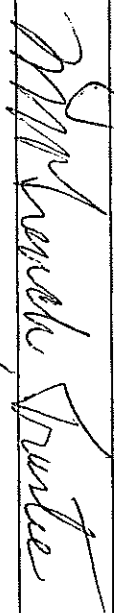

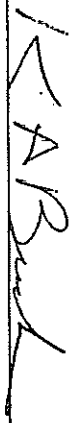
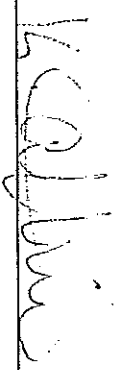
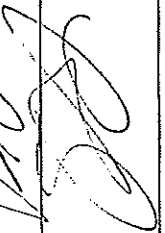

[illegible]





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Property Address	Owner (Name)	Signature	Map # (if known)
10 Potomac Ct	Jennings Michael V		075.03-08-18
114 Wolfe St	French M H Tr		075.03-08-13
120 Wolfe St	Howcroft Loren S		075.03-08-10
108 Wolfe St	Buck Karen A		075.03-08-15
118 Wolfe St	Atkin Kathleen A		075.03-08-11
220 S. Lee St.	220 VA LLC	 , President	075.03-02-29
224 S. Lee St.	224 South Lee Street LLC	 , President	075.03-02-30.C

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110 DUKE ST. ALEXANDRIA, VA 22314	BETTE N. DAVIS	Bette N Davis	




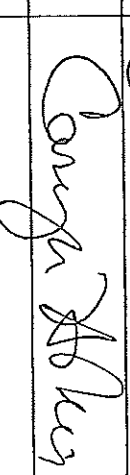
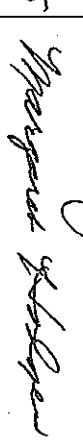


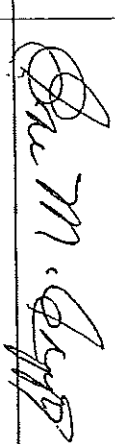
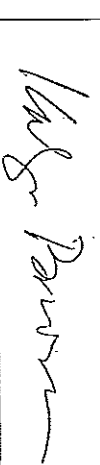
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Property Address	Owner (Name)	Signature	Map # (if known)
808 SOUTH LEE ST.	RICHARD AND TERESA MILLER		
810 S. Lee St.	Bessy Kong & John Wacziargueski		
832 S. Lee St.	Susan Donald + Scott Donald		
828 S. Lee St	Careyn Hollis		
830 S. Lee St	MARGARET THOMAS		
812 S. Lee St.	SUZANNE DUDLA Jim Dudla		
824 S. Lee St			
814 S. Lee St	KAREN + TIM BOWMAN		

N<sup>o</sup> 0055

CITY OF ALEXANDRIA  
DEPARTMENT OF PLANNING AND ZONING  
**RECEIPT**

Applicant's Name Elizabeth P. Baldwin Trust Telephone Number 202 457-6015  
Mailing Address 428 North Union Street  
Property Location 428 North Union Street

**Account Numbers:**

- ☐ 105777-9133 (DSUP/DSP/TMP SUP)  
☐ 105804-9133 (BZA/Zoning)  
☐ 105808-9133 (SUP)  
☐ 105809-9133 (BAR/Hist. Pres.)

**Code Enforcement Fees**

- ☐ 380584-9024 (DSP) \$ 200.00  
☐ 380584-9025 (SUP) \$ 75.00  
☐ 380584-9026 (DSUP) \$ 75.00

**Application Type:**

- ☐ Special Use Permits  
☐ TMP SUP  
☐ Prelim DSUP/DSP  
☐ Final DSUP/DSP  
☐ Rezoning  
☐ Subdivisions  
☒ Board of Zoning Appeals  
☐ Board of Architectural Review  
☐ Zoning Compliance Letter  
☐

**Amount Paid**

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
350.00 (total)  
\_\_\_\_\_  
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\_\_\_\_\_

☐ 105108-9135

- ☐ Vacations  
☐ Encroachments

☐ 105108-2501-001008

**Political Sign Bond**

☐ 303390-9056

**Historic Preservation Fines**

☐ 105108-9131

- ☐ Tax Maps  
☐ Copying Charges  
☐ Documents  
☐ GIS DVD

**TOTAL** 350.00

**FOR INTERNAL USE ONLY**

Date Received Feb. 13, 2012 Staff Name (Print) Charles S. W. Ford  
☐ Cash ☒ Check Check Number 3867808 Check Date 2/13/12  
☐ Credit: M/C, Visa Payer Patton Boggs LLP  
(Please circle)