

11
9-15-12

Gloria Sitton

From: lnewbill@earthlink.net
Sent: Thursday, September 06, 2012 2:39 PM
To: Gloria Sitton
Subject: 5100 Talbot Place Special Use Permit Application 2012-0048 for In-Home Child Care

Good afternoon, Ms. Sitton,

My name is Dorothy Lynn Newbill. I own and live at 621 Prospect Place, around the corner from 5100 Talbot Place. I DO NOT SUPPORT my neighbor's special use permit application for a 9 child in-home day care facility at 5100 Talbot Place, Special Use Permit Application 2012-0048.

At recommendation of several neighbors, I am contacting you to request that you pass my concerns along to the City Council members. I also plan to speak at tonight's Planning Commission meeting, where I will present my concerns which I detail below.

I request that the Planning Commission and City Council NOT APPROVE this special use permit. My objections are:

- Traffic impact on Prospect Place.
- Environmental safety and indoor air quality of 5100 Talbot Place.

TRAFFIC to and from my neighbor's proposed day care facility will almost certainly increase pass-through traffic on Prospect Place, which otherwise has very little traffic other than residents. Prospect Place is ONLY accessible from Talbot and Sutton Places, and together the 3 streets form a jug handle off North Pegram Street. Visitor traffic going to and from homes on our 3 streets generates the only pass-through traffic. Drivers occasionally continue around the block to return to Pegram, rather than turning around to exit the way they came in. Traffic for an in-home child care business will negatively impact residents on our quiet and secluded residential street by increasing pass-through traffic.

The ENVIRONMENTAL SAFETY and INDOOR AIR QUALITY of at 5100 Talbot Place are not suitable for a paid child care facility. The property has a history of neglect, and questionable maintenance by the prior owner and his estate. Recent fix-up efforts cosmetically improved the house prior to sale, but did not address -- and may have exacerbated -- existing problems in the home by releasing toxins such as lead and asbestos dust, or mold and mildew spores. Children are highly susceptible to environmental hazards, and may be harmed through long-term exposure.

5100 Talbot Place was constructed in 1956, and contains asbestos and lead-based paint. The house has a history of foundation problems and dampness which cause mold and mildew. Problems with indoor air quality were easily identifiable during two open house events earlier this summer, but were masked by scented candles, air fresheners, and sprays. Last summer the owner applied an unknown herbicide across the front and side yards, which left the entire area brown and dead. Those toxic chemicals may remain in the yard where children will play.

In the event the Planning Commission and City Council decide to move forward with this application, I request that approval of the special use permit be contingent on environmental testing and remediation, regardless of the number of children in care.

Thank you for your attention to this matter.

Respectfully,

Dorothy Lynn Newbill
621 Prospect Place

Alexandria, VA 22304

703-931-3787 /h

703-254-4183 /c

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11
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From: April Toman <apriltoman@yahoo.com>
Sent: Wednesday, September 05, 2012 10:32 PM
To: planncomm@alexandriava.gov; Gloria Sitton
Subject: Special Use Permit for 5100 Talbot Place

Greetings.

We wanted to reach out to you and share our thoughts on the Special Use Permit request for 5100 Talbot Place. We live 3 doors down from this resident and do not feel that a business the size of the request (9 child daycare with employees) is appropriate for a residential neighborhood. We understand having what's currently allowed with 5 children, but more than that is not something we are comfortable with.

We have lived in our home for 10 years and will be here for the long haul raising our children....and would like our neighborhood to stay as it is zoned, residential.

Thank you for your consideration.

April and Pete Toman