

Docket Item # 9
SPECIAL USE PERMIT #2000-0164

Planning Commission Meeting
February 6, 2001

ISSUE: Consideration of a request for a special use permit to change the use of the building from a noncomplying wholesale and storage business to a commercial school.

APPLICANT: The Art League Inc.
by Linda Brinker Hafer

LOCATION: 214 and 220 South Union Street

ZONE: W-1/Waterfront Mixed Use

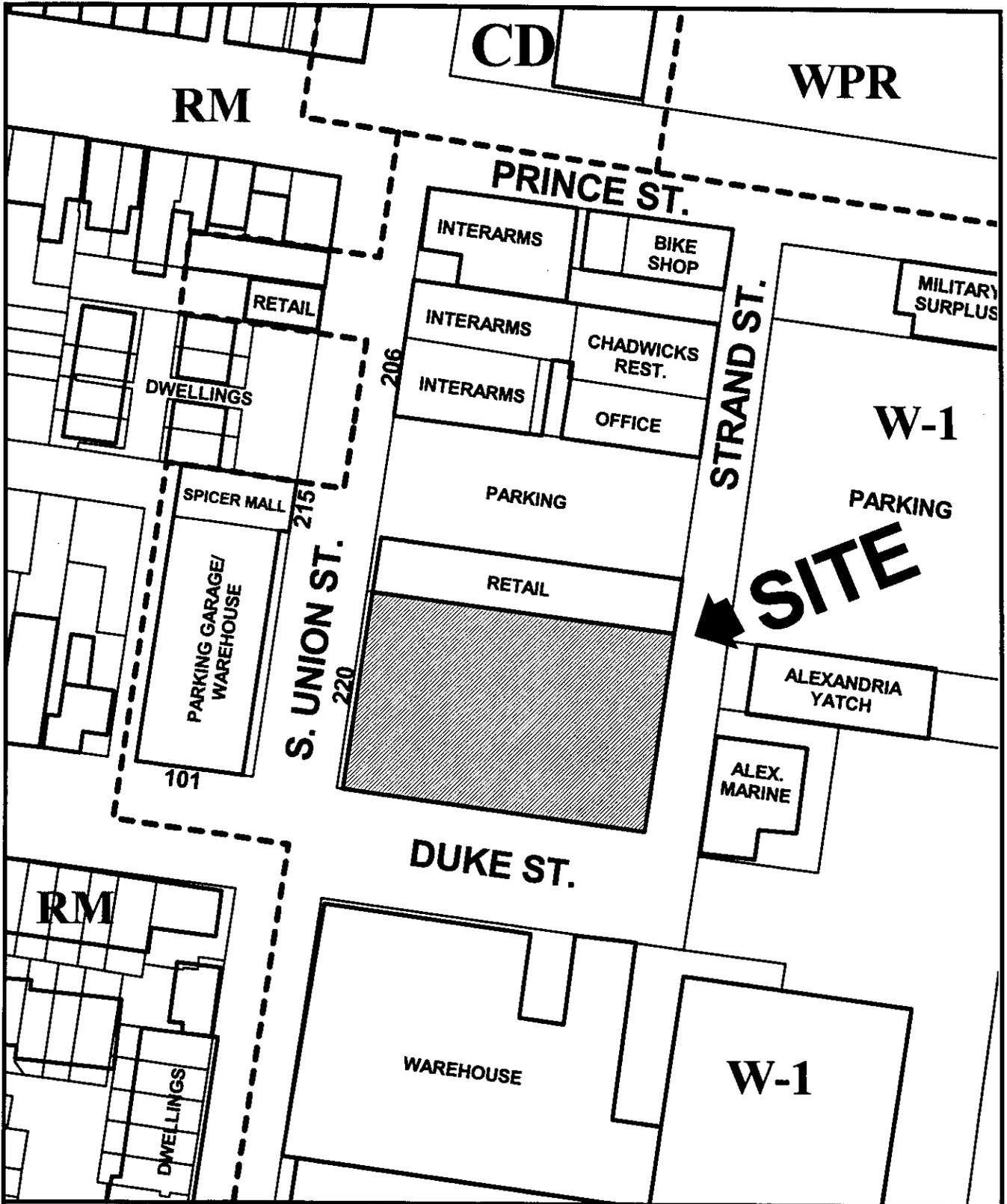
PLANNING COMMISSION ACTION, FEBRUARY 6, 2001: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and amended condition #2 and deleted condition #10. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis but disagreed with the recommendation that the applicant be required to provide for the installation of sidewalk on Strand Street and brick pavers on South Union Street.

Speakers:

Duncan Blair, attorney, requested a revision to Condition #2 to have the number of students reflect the number of parking spaces.

No one spoke in opposition to the applicant's request.



SUP #2000-0164

02/06/01



STAFF RECOMMENDATION:

Staff recommends **approval** 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** A maximum of ~~100~~ **72** students shall be permitted on site **at any given class period** between the hours of 9:00 p.m. and 10:00 p.m. daily. (~~P&Z~~) **(PC)**
3. The applicant shall encourage its students and staff to use mass transit or to car pool when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. (P&Z)
4. All waste products, including but not limited to organic compounds (solvents) and oil based paints shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to sanitary or storm sewers. (T&ES)
5. The applicant shall install adequate ventilation in the building for all the proposed activities and shall control odors from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
6. The applicant shall provide a fully dimensioned parking plan for the warehouse #6 area. The plan shall provide a minimum of 50 parking spaces in order to comply with the technical requirement to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES) (P&Z)
7. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the school. (Police)
8. Controlled access to the parking garage shall be provided to the best of the applicant's ability. (Police) (P&Z)
9. A minimum of two foot candles of lighting shall be maintained in the parking garage. (Police)

10. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall replace the concrete sidewalk area in front of the building on South Union Street with brick pavers and shall provide a new concrete sidewalk behind the building along Strand Street to City standards and to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z) (T&ES) (PC)~~
11. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning 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, 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)

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, The Art League Inc., requests special use permit approval to change the use of the building from a noncomplying wholesale and storage use to a commercial school located at 214 and 220 South Union Street.
2. The subject property is one lot of record with approximately 118 feet of frontage on South Union Street, approximately 180 feet of depth and a total lot area of approximately 21,240 square feet. The site is developed with a brick warehouse building. The property is located in the Old and Historic Alexandria District.
3. The Art League, a private, non-profit organization, seeks special use permit approval to change the noncomplying use of the building from wholesale and storage to a commercial school.
4. According to the applicant, it proposes to move from its existing location on the second and third floors of the building located at 117 King Street and lease the entire warehouse building. It intends to divide the space into two units: the northern end will be used as off-street parking by the applicant's staff and students and the southern end will consist of three or four classrooms and general storage (see attached plan).
5. The applicant expects to serve between 42 and 75 students during each of the three proposed class sessions daily, or about nine classes each day, with three or four classes occurring at any one time. In combination, the proposed classrooms could accommodate as many as 100 students at any one time; however, based on the applicant's experience, its average class size is approximately 16 students, for an approximate total of 64 students if all four classrooms were in use.
6. The applicant indicates that at least one instructor will teach each class and that classes will be offered in morning, afternoon, and evening sessions between the hours of 9:00 a.m. and 10:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturdays and Sundays. The duration of most class sessions is between two and one half and three hours per session.
7. Paper, paint tubes, rags, and cans and bottles will constitute the majority of garbage to be generated by the school. The applicant indicates that garbage will be stored inside until it is collected once a week.

8. The applicant indicates that hazardous materials such as turpentine, paints containing cadmium and cobalt, and lead will be disposed of monthly at an appropriate facility. The applicant expects not more than four gallons or three pounds of solid waste to be generated monthly. This material will be stored inside the building until it is disposed. The applicant has provided a copy of the information it provides to staff and students regarding the handling of hazardous waste (see attached).
9. Pursuant to Section 8-200 (A)(11) of the zoning ordinance, a commercial school is required to provide a minimum of one space for every two classroom seats. The applicant hopes for a maximum of 100 students at any one time; therefore, a minimum of 50 spaces is required. The applicant proposes to provide parking in the northern end of the building and believes that a total of 60 spaces can be provided in that space.
10. Zoning: The subject property is located in the W-1/Waterfront mixed use zone; a commercial school is not allowed in the W-1 zone. The existing wholesale and storage business is a noncomplying use. Section 12-302(B)(2) allows a change of noncomplying use to any use allowed in the zone in which the existing noncomplying use is first listed in today's zoning ordinance. Wholesale and storage uses are first listed in the CSL/Commercial service low zone which also permits a commercial school with a special use permit.
11. Master Plan: The proposed use is inconsistent with the Old Town small area plan chapter of the Master Plan, and the waterfront settlements which led to the limited uses in the W-1 zone, which designates the property along the waterfront for mixed use development.

STAFF ANALYSIS:

Staff has no objection to the applicant's request to change the use of the building from a noncomplying wholesale and storage business to a commercial school located at 214 and 220 South Union Street and is supportive of the reuse of this building for the Art League school. Staff notes that the art school exists in Old Town and that it proposes to move only a few blocks to this location. In addition, unlike its present location, the applicant will provide approximately 60 off-street parking spaces inside the building for use by its students and staff. Although not a permitted use in this zone, staff believes that the school is compatible with its residential and commercial neighbors and is certainly more appropriate than the former industrial Interarms wholesale and storage business it seeks to replace. Staff notes that the Old Town small area plan recommends that the redevelopment of the waterfront include the replacement of older industrial and storage uses. While the applicant intends to use the existing building, staff believes that its use as an art school is compatible with the other public and cultural amenities located along the waterfront, including the Torpedo Factory.

During staff's inspection of the site, it observed that most of the sidewalk in front of the subject property on South Union Street is brick except for a portion approximately 35 feet long to the north of the existing brick sidewalk. Staff also observed that no sidewalk exists along Strand Street in this location. The existing four foot concrete wide sidewalk ends in front of the property developed with the Strand shops to the north of the site, and staff has observed pedestrians walking in the street past the subject property. Staff believes that the proposed school will likely generate additional pedestrian traffic in this area and therefore recommends that the applicant be required to provide the brick walk on South Union Street and to provide a sidewalk on Strand Street and has included conditions to this effect. Staff estimates the approximate cost of the improvements to be a total of \$4,000.

Staff has also included the conditions recommended by T&ES staff and agrees with their recommendation requiring the applicant to submit a fully dimensioned parking plan; however, Planning staff has included language requiring that the plan depict a minimum of 50 parking spaces as required by the zoning ordinance.

The Police recommend that the applicant provide controlled access to the site which they have explained to Planning staff as meaning the use of an overhead garage door with a timer so that the door is open only when drivers are entering or exiting the building and keeping the garage door closed during non-peak hours of operation. The Police recommend these measures in order to create a secure environment and reduce the potential for larceny in the parking area. Planning staff acknowledges the Police Department's concern but has modified the proposed recommendation to require that the applicant use its best efforts to provide controlled access to the parking area.

Finally, staff has included a condition requiring a review of the school after it has been operational for one year so that if there are any problems with its operation, additional conditions may be imposed. With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant must comply with the City of Alexandria's Noise Control Code, Chapter 11, Section 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 That all waste products, including but not limited to organic compounds (solvents) and oil based paints shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to sanitary or storm sewers.
- R-2 The applicant shall install adequate ventilation in the building for all the proposed activities and control odors from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-3 Applicant shall provide a fully dimensioned parking plan for warehouse #6 area satisfactory to the director of T&ES.

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. A listing of all hazardous materials stored and used and their material data safety sheets shall be provided. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC ^[313.0.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building. This includes handicapped accessible bathrooms.
- C-7 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) Rodent baiting plan.
- C-8 Separate toilet facilities shall be provided for both men and women.
- C-9 Mechanical ventilation shall be provided for this facility in accordance with the International Mechanical Code.

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 school.
- R-2 Lighting for the garage is to be a minimum of 2.0 foot candles minimum maintained.
- R-3 There is to be controlled access into the garage.

APPLICATION for SPECIAL USE PERMIT # 2000-0164

[must use black ink or type]

PROPERTY LOCATION: 214 and 220 South Union St., Alexandria, VA 22314

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT Name: The Art League, Inc.

Address: 105 N. Union St., Alexandria, VA 22314

PROPERTY OWNER Name: Cummings Investment Assoc., Inc.

Address: c/o Simpson Properties, Ltd., 2121 Eisenhower Ave., Ste 300
Alexandria, VA 22314

PROPOSED USE: ① South building: Fine Arts school - instruction classrooms for painting & drawing. ② North building: Parking spaces for students & staff.

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 notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED 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.

Linda Brinker Hafer, Executive Director

Print Name of Applicant or Agent

The Art League, Inc.

105 N. Union St.

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Linda Brinker Hafer

Signature

703-683-1780

Telephone #

703-683-5786

Fax #

12/22/00

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
 ^{Potential} 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.

The Art League is a private, non-profit corporation

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 8½" x 14" or smaller. Twenty-four copies 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)

We plan to move the classes of our non-accredited fine arts school from 2 floors at 117 King St. (two-and-a-half blocks away) to this location. The space would be divided into 3-4 classrooms. Activities would include drawing, painting, pastel, and various other "dry" media. This facility would serve from 42 - 75 pupils during each of 3 shifts each day. An average of 60 classes each term (9-week period), or about 9 classes each day (3-4 at a time) could be held. Parking could be provided on site for up to 60 students or staff members at a time.

There will be one instructor at least, for each class. Classes are offered in morning, afternoon, and evening sessions, with most sessions running from 2½ to 3 hours. While four classrooms could accommodate as many as 100 students at a time (for which there is adequate parking), in reality, an average class enrolls about 16 students, and not all classrooms are active for every session. Most students are adults.

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,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

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).

Approx 42 to 75 pupils per shift (class period); 3 shifts per day
126 to 225 pupils per day.

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

About 3 staff members per shift; 3 shifts per day
(would oversee classroom activities)

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

Day:

Monday - Friday

Three shifts per day, which are:

Saturday & Sunday

Hours:

9:00 am - 10:00 pm

9:30-12 noon; 1pm-4pm; 7-10pm;

9:00 am - 8:00 pm

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

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

Noise would include garage door openings, car engines, fans, blowdryers, space heaters, student voices & class lectures, light equipment moves such as tables, chairs, and easels. None are considered noise pollution.

B. How will the noise from patrons be controlled?

Doors to the facility would be kept closed as often as possible. Loading would take place at loading dock.

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

Turpentine odors in classrooms would be mitigated by use of air filters located in every classroom. Exhaust fumes would be mitigated by an exhaust fan located in the parking area.

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?

Paper, paint tubes, rags, light recyclables such as cans and bottles

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

C. How often will trash be collected?

Once a week

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

Signs will be posted inside and outside by every entrance/exit; trash cans will be conveniently located by every entrance/exit and in classrooms.

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:

Turpentine, paints containing cadmiums and cobalts, and lead totaling
no more than 4 gallons or 3 lbs. solid waste will be disposed of
monthly at the appropriate county/city facility.

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:

see above

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

OSHA compliance information, pamphlets, and posters will be readily
visible and available to all faculty, staff, and students. Updates are
posted and reported in two informational newsletters. Air filters and proper
disposal methods will be used. (See attached information sample.)

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.

N/A

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?

Maximum of 50 parking spaces (based on 1 space per 2 students)

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

_____ Standard spaces *This is being evaluated. Architect's estimate is 60 cars, total.*

_____ Compact spaces

_____ Handicapped accessible spaces. *We intend to allow a few more than code requirements*

_____ 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:

N/A

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

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

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? building has its own loading dock

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?

Between hours of 9am-5pm

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

twice a year

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 as is; no improvements needed

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?

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

19. 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: _____

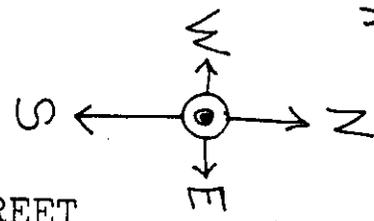
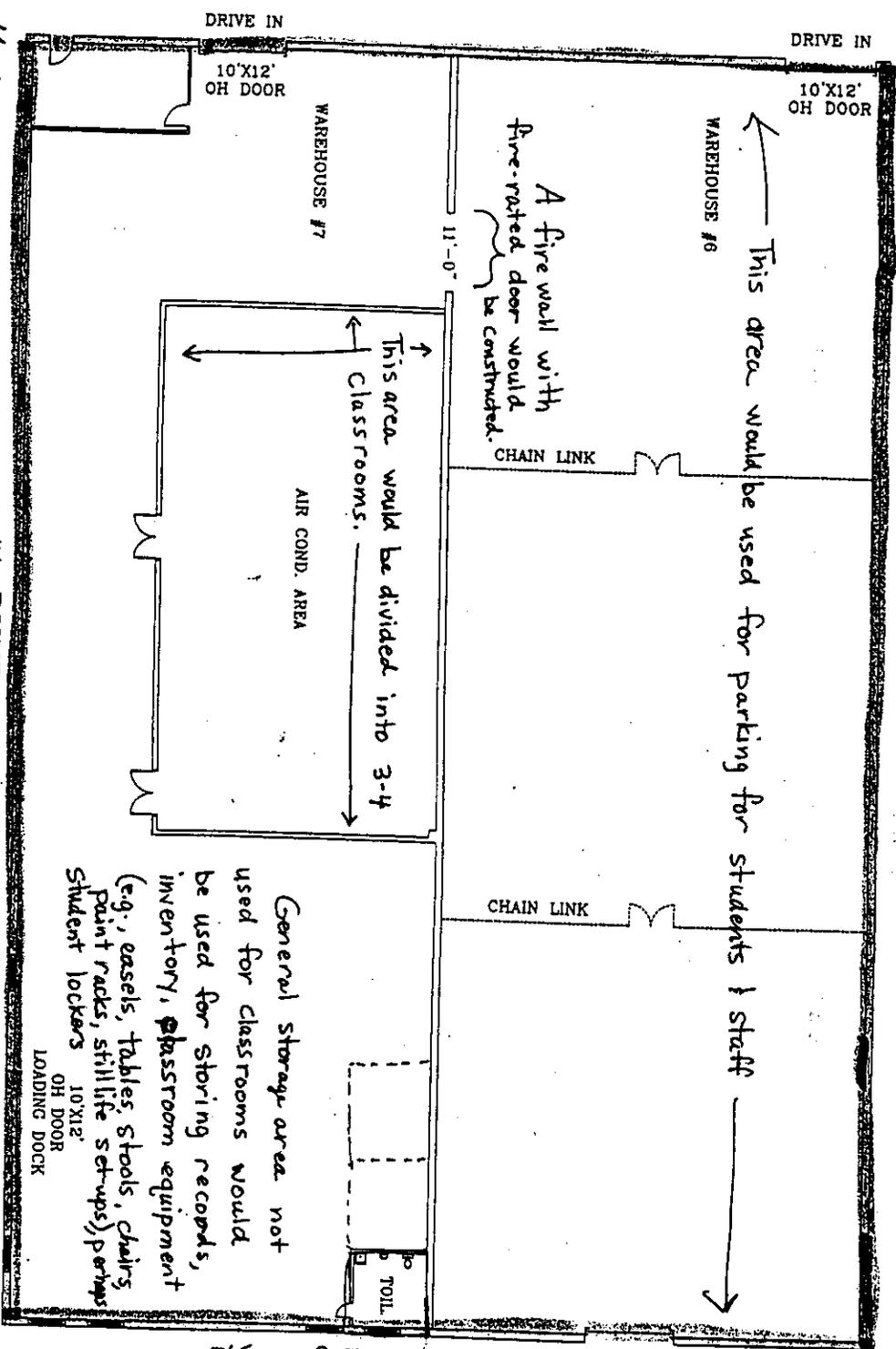


EXHIBIT "A"

220 SOUTH UNION STREET

I don't have exact measurements. Hand-drawn. Represents an approximately 50' x 200' per section

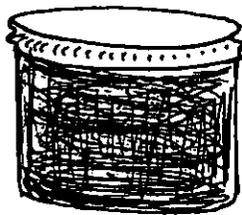


#1 DUKE STREET

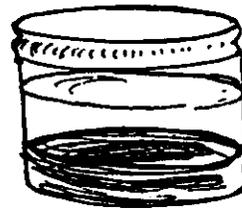
There is one restro existing. One or two more (as required by Code) would be added. Sinks for cleanup would also be put in.

BELOW ARE SIMPLE GUIDELINES TO HELP YOU CONSERVE AND RECYCLE YOUR PAINTING SOLVENTS.

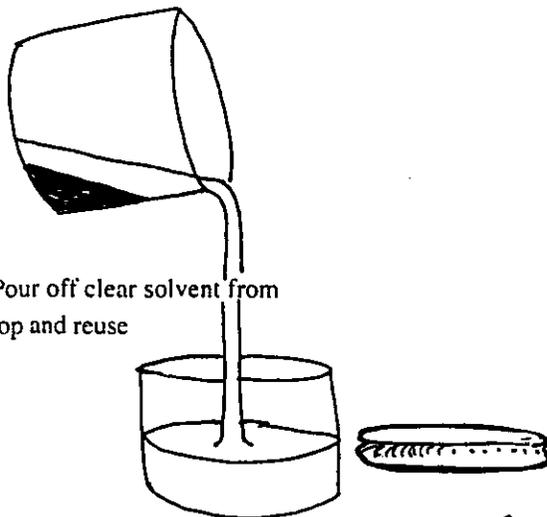
1. During class, please **KEEP YOUR PAINTING SOLVENT CONTAINER COVERED AT ALL TIMES**. Solvent fumes are irritating not only to those immediately around you, but in adjoining classrooms and studios as well. Please be aware that Turpenoid, a solvent advertised as odorless, does emit toxic vapors that you may not be able to smell.
2. With the proper use and recycling, you will find that you need relatively little paint solvent.
3. Paint particulate material suspended in solvent will settle onto the bottom of a container when left for a day or so. Pour off the clear solvent from the top of the storage container and reuse it. Make sure that different types of solvents are stored separately for recycling i.e. keep turpentine separated from mineral spirits.
4. Wipe out the remaining paint sludge with a rag or paper towel and dispose of properly in metal containers provided in the classrooms.



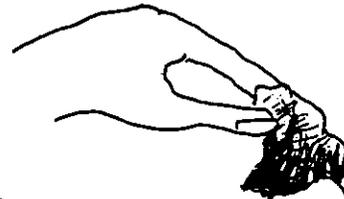
A. Place soiled solvent into
NON-PLASTIC CONTAINER



B. Wait several days and paint
residue will settle to the bottom



C. Pour off clear solvent from
top and reuse



D. Wipe out remaining paint sludge
with rag and dispose of the rag
properly.

HAZARDOUS WASTE PLUGS UP THE SINK AND IS TOXIC TO THE ENVIRONMENT!

The Art League School

Paint, paint solvents (such as turpentine and mineral spirits), as well as gesso cause severe drain clogs.

Many materials, such as the white lead used in artists' paints, are banned by congress and the EPA for other than artists' use. Abuse of their disposal will ultimately result in a ban to artists as well.

Please help us protect the environment and our sink.
Do not put paint, solvents, gesso or other toxic materials down any sink at school or at home!

NO OIL PAINT
NO ACRYLIC PAINT
NO PRINTING INK
NO THICK WATERCOLOR PAINT
NO GESSO
NO TURPENTINE
NO TURPENTINE SUBSTITUTE
NO MINERAL SPIRITS
NO FOREIGN OBJECTS

Scrape paint from brushes and palettes onto paint rags and paper towels, not into the sink. Put paint-laden rags/towels in the metal trash cans found in the painting classrooms. You should have very little solvent for disposal (see back of this sheet for recycling instructions) but, if you must, use solvent-disposal cans in the classrooms for all solvents except water.

See the back of this sheet for additional instructions.
January 2000



#9 SUP 2000-0164

a non-profit organization
in service to the fine arts

105 North Union Street
Alexandria, Virginia 22314
(703) 683-1780

William B. Hurd, Chairman
City of Alexandria Planning Commission
Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

January 31, 2001

re: SUP #2000-0164, application by The Art League for 214-220 S. Union St.,
regarding use of the newly-leased space in the former Interarms

Dear Chairman Hurd,

The Art League has an application before the Planning Commission to be considered on Tuesday, February 6, 2001, requesting use of the former Interarms warehouse at Duke and S. Union Streets for classrooms for our art school. These will replace the classrooms currently located two blocks away at 117 King Street, for which our lease expires at the end of April.

At the time application was made, we had a preliminary estimate by an architect that 50-60 parking spaces could be made available in the north half of this property. Based on that number, we requested our special use permit for a maximum student population of one hundred persons at any given class period. We have recently discovered, upon our architect's actual drawing of the space layout for the garage, that there is instead, space available for only 38 parking spaces. Based on this new information, we would like to request that the number of students as described on the application be reduced to 76 at any given class period, to comply with the code requirement for commercial schools.

The Art League is also requesting that the requirements of Condition #10 be eliminated. It is unfair to impose the requirement to construct these public improvements by a non-profit institution occupying the property as an interim use under a short term lease. We are grateful for any support you can give us in this endeavor.

We feel that The Art League School would be an excellent use of the property, both for us and for the neighborhood. Because this facility would serve the same population that currently attends classes only two blocks away, the addition of a facility providing *any* parking (not provided for the current space), would have a positive impact on the Old Town parking situation.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Linda B. Hafer". The signature is written in dark ink and is positioned above the printed name.

Linda B. Hafer

#9

SUP 2000-0164



a non-profit organization
in service to the fine arts

105 North Union Street
Alexandria, Virginia 22314
(703) 683-1780

William B. Hurd, Chairman
City of Alexandria Planning Commission
Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

February 2, 2001 (revised from letter of January 31,2001)

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regarding use of the newly-leased space in the former Interarms

Dear Chairman Hurd,

The Art League has an application before the Planning Commission to be considered on Tuesday, February 6, 2001, requesting use of the former Interarms warehouse at Duke and S. Union Streets for classrooms for our art school. These will replace the classrooms currently located two blocks away at 117 King Street, for which our lease expires at the end of April.

At the time application was made, we had a preliminary estimate by an architect that 50-60 parking spaces could be made available in the north half of this property. Based on that number, we requested our special use permit for a maximum student population of one hundred persons at any given class period. We have recently discovered, upon our architect's actual drawing of the space layout for the garage, that there is instead, space available for only 36 parking spaces. Based on this new information, we would like to request that the number of students as described on the application be reduced to 72 at any given class period, to comply with the code requirement for commercial schools.

The Art League is also requesting that the requirements of Condition #10 be eliminated. It is unfair to impose the requirement to construct these public improvements by a non-profit institution occupying the property as an interim use under a short term lease. We are grateful for any support you can give us in this endeavor.

We feel that The Art League School would be an excellent use of the property, both for us and for the neighborhood. Because this facility would serve the same population that currently attends classes only two blocks away, the addition of a facility providing *any* parking (not provided for the current space), would have a positive impact on the Old Town parking situation.

Sincerely yours,

Linda B. Hafer

7
APPLICATION for SPECIAL USE PERMIT # 2000-0164

[must use black ink or type]

PROPERTY LOCATION: 214 and 220 South Union St., Alexandria, VA 22314

TAX MAP REFERENCE: 75.03-03-08 ZONE: W-1

APPLICANT Name: The Art League, Inc.

Address: 105 N. Union St., Alexandria, VA 22314

PROPERTY OWNER Name: Cummings Investment Assoc., Inc.

Address: c/o Simpson Properties, Ltd., 2121 Eisenhower Ave., Ste 300
Alexandria, VA 22314

PROPOSED USE: ① South building: Fine Arts school - instruction classrooms for painting & drawing. ② North building: Parking spaces for students & staff.

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 notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED 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.

Linda Brinker Hafer, Executive Director
Print Name of Applicant or Agent

Linda B. Hafer
Signature

The Art League, Inc.
105 N. Union St.
Mailing/Street Address

703-683-1780 703-683-5786
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

12/22/00
Date

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

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

ACTION - PLANNING COMMISSION: 2/06/01 Recommend Approval 7-0

ACTION - CITY COUNCIL: 2/24/2001PH -- See attached. (Separate Motion)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

- 7. SPECIAL USE PERMIT #2000-0164
214 & 220 SOUTH UNION STREET
Public Hearing and Consideration of a request for a special use permit for an art school; zoned W-1/Waterfront Mixed Use. Applicant: The Art League, Inc., by Linda Brinker Hafer.

COMMISSION ACTION: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the Consent Calendar with the exception of docket item nos. 6 and 7 which were considered under separate motions. The Planning Commission recommendations are as follows:

- 3. City Council approved the Planning Commission recommendation.
- 4. City Council approved the Planning Commission recommendation.
- 5. City Council approved the Planning Commission recommendation.

6. City Council approved the Planning Commission recommendation, with the amendment to replace Condition #42 so that it now reads: **"42. Any proposed building or structure adjacent to the property lines of 3970, 4000 and 4004 Ft. Worth Avenue shall be set back a minimum of one hundred and fifty (150) feet from the property line." (Separate Motion)**

7. City Council approved the Planning Commission recommendation, with the correction to Condition #6 to read **"36 parking spaces." (Separate Motion)**

END OF ACTION CONSENT CALENDAR

Council Action: _____

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 8. Public Hearing and Consideration of Staff Recommendations Regarding the Planning Process for a Community Center at Cameron Station.

City Council concluded the public hearing and docketed it for consideration on February 28, 2001.

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. 7

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: ~~XXXXXXXXXX~~ DONCAST W BAIR
2. ADDRESS: 112 S. 9th St.
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? The Art League
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.):
A HOBBY
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.