

EXHIBIT NO. 1

4
2-23-02

Docket Item # 3
SPECIAL USE PERMIT #2001-0134

Planning Commission Meeting
February 5, 2002

ISSUE: Consideration of a request for a special use permit to install a trailer for temporary office use.

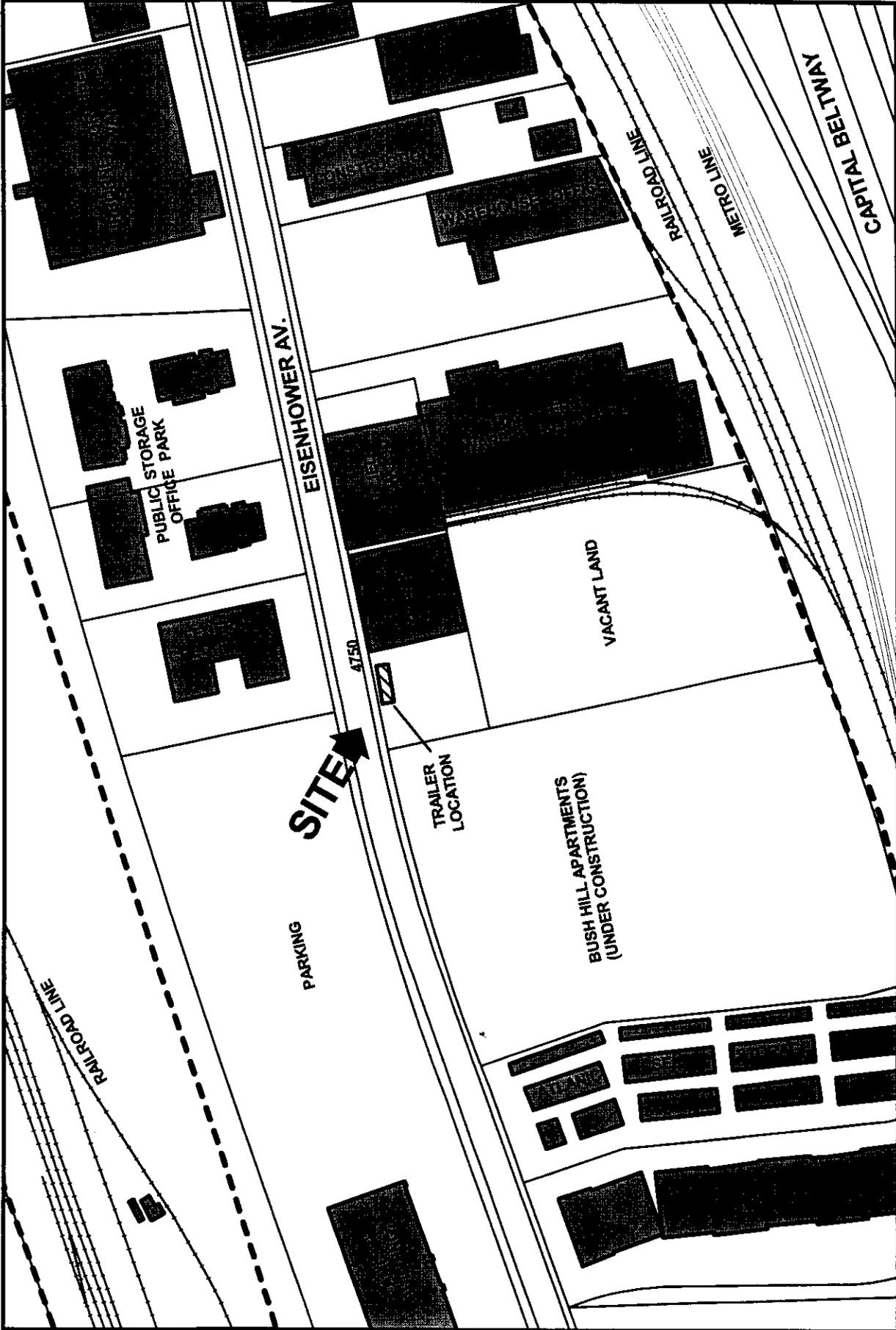
APPLICANT: Samson Michael

LOCATION: 4750 Eisenhower Avenue

ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, FEBRUARY 5, 2002: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SITE →

4750

TRAILER
LOCATION

BUSH HILL APARTMENTS
(UNDER CONSTRUCTION)

VACANT LAND

PUBLIC STORAGE
OFFICE PARK

EISENHOWER AV.

RAILROAD LINE

METRO LINE

CAPITAL BELTWAY



SUP #2001-0134

02/05/02



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. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
3. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day, or more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z)
4. Landscaping generally consistent with the agreed plan, as modified by staff's letter of December 21, 2001, shall be installed by April 1, 2002, and thereafter maintained in good condition. (P&Z)
5. The trailer shall be removed by June 30, 2002. (P&Z)
6. The facility shall not encroach upon the city right-of-way or the emergency vehicle easement. (T&ES)
7. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the trailer. (Police)

DISCUSSION:

1. The applicant, Samson Michael, property manager for the Metropolitan at Van Dorn, requests special use permit approval for a temporary office trailer at 4750 Eisenhower Avenue.
2. The subject property is one lot of record with approximately 350 feet of frontage on Eisenhower Avenue, approximately 180 feet of depth and a total lot area of approximately 1.5 acres. The site is developed with the Electrodyne, Inc. building and a large parking lot.
3. The proposed office trailer is associated with the adjacent Bush Hill residential project, named the "Metropolitan at Van Dorn," that is currently under construction. The trailer will be used to house the management office for the residential project.
4. The applicant expects the office trailer to be run by four employees and to be open generally during office hours, from 9:00 a.m. to 6:00 p.m, daily.
5. The applicant plans to use the trailer until approximately May 15, 2002, at which time the office will relocate into one of the completed buildings of the residential project.
6. The proposed trailer will occupy an area that is approximately 12 feet by 56 feet in size, or seven parking spaces, within the parking lot at the Electrodyne site.
7. The applicant has proposed to install landscaping in the parking lot to improve the appearance of the site, and has agreed to modify that plan consistent with staff's suggestions. Part of that agreement is that the landscaping will be installed by April 1, 2002. (See attached plan and letter.)
8. Zoning: The subject property is located in the OCM(100) zone. Section 7-1101(C) of the zoning ordinance allows a temporary office trailer only with a special use permit.

STAFF ANALYSIS:

Staff has no objection to the proposed trailer which will only be in place for a few months, especially given the applicant's agreement to install landscaping to improve the parking lot. Staff has included conditions requiring the landscaping as agreed to by the applicant and requiring the removal of the trailer by June 30, 2002. With those conditions, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 The facility shall not encroach upon the city right-of-way or the emergency vehicle easement.

Code Enforcement:

F-1 No comment.

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 trailer. This is to be completed as soon as the trailer is placed on-site.

APPLICATION for SPECIAL USE PERMIT # 2001-0134

[must use black ink or type]

PROPERTY LOCATION: 4750 EISENHOWER AVE, ALEXANDRIA VA 22304

TAX MAP REFERENCE: 68⁰⁰-01-16 ZONE: OCM(100)

APPLICANT Name: JANSON MICHAEL

Address: 4750 EISENHOWER AVE, ALEXANDRIA VA, 22304

PROPERTY OWNER Name: CHESTER VINCENT

Address: 4750 EISENHOWER AVE, ALEXANDRIA VA 22304

PROPOSED USE: TEMPORARY OFFICE TRAILER FOR ADJACENT COMMUNITY - (BUSH HILL)

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.

JANSON MICHAEL
Print Name of Applicant or Agent

[Signature]
Signature

4750 EISENHOWER AVE
Mailing/Street Address

(703) 370-7080 703-289-8829
Telephone # Fax #

ALEXANDRIA VA, 22304
City and State zip Code

12/11/01
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: OWNER ALLOWING VS TO USE LOT AT NO CHARGE - 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.

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)

A Temporary office trailer to be placed at ELECTRODYNES
EXISTING PARKING LOT LOCATED AT 4750 EISENHOWER
AVENUE, ALEXANDRIA VA 22304. The temporary office
TRAILER will be used IN PREPARATION OF THE GRAND OPENING
OF THE BUSH HILL PROJECT, AT 4850 EISENHOWER AVENUE,
ALEXANDRIA VA, 22304. The NATURE AND ACTIVITY OF
THIS OFFICE TRAILER will be to set-up computer PROGRAMS/
DATA ENTRY OF THE COMMUNITY / set-up RESIDENT FILES / set-up
OFFICE PROCEDURES that will be transferred onto the community.

A MINIMUM TOTAL OF FOUR PERSONS will be located IN
THE TRAILER. The hours will VARY M-F 9-6PM /WKND
will BE BASED ON COMPLETION OF WORK DURING THE
WEEK. Parking will be provided AS THE TRAILER IS
OR will BE IN EXISTING PARKING LOT. THE USE will
NOT GENERATE NOISE AS ^{TRAILER} IS LOCATED IN AN AREA
WHICH IS CURRENTLY SOLELY SURROUNDED BY OFFICE USE,
ONLY, (FOR SIZE, SPACING PLS SEE ATTACHED DRAWING) -
It is our expectation that SAID TRAILER will BE
Removed by MAY 15, 2002.

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).

MONDAY THRU FRIDAY 9-6 PM MINIMUM NUMBER OF PERSONS (4)

To (6)

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

SAME AS ABOVE

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

Day:

7 DAYS A WEEK POSSIBLY

Hours:

9AM - 6PM

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

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

B. How will the noise from patrons be controlled?

N/A

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

N/A

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?

N/A

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

MINIMAL JUST PAPER -

C. How often will trash be collected?

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

N/A - IF ANY IT WILL BE CLEANED UP BY STAFF AND MYSELF

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

Yes. No.

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

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

Yes. No.

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

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

N/A

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

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

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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

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

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? _____

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

C. Where are off-street loading facilities located? _____

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

IF ANY MONDAY THRU FRIDAY 9-3PM - MYSELF UNLOADING BOXES
FROM MY CAR

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

VERY MINIMAL

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?

YES / PLEASE SITE PLAN

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)

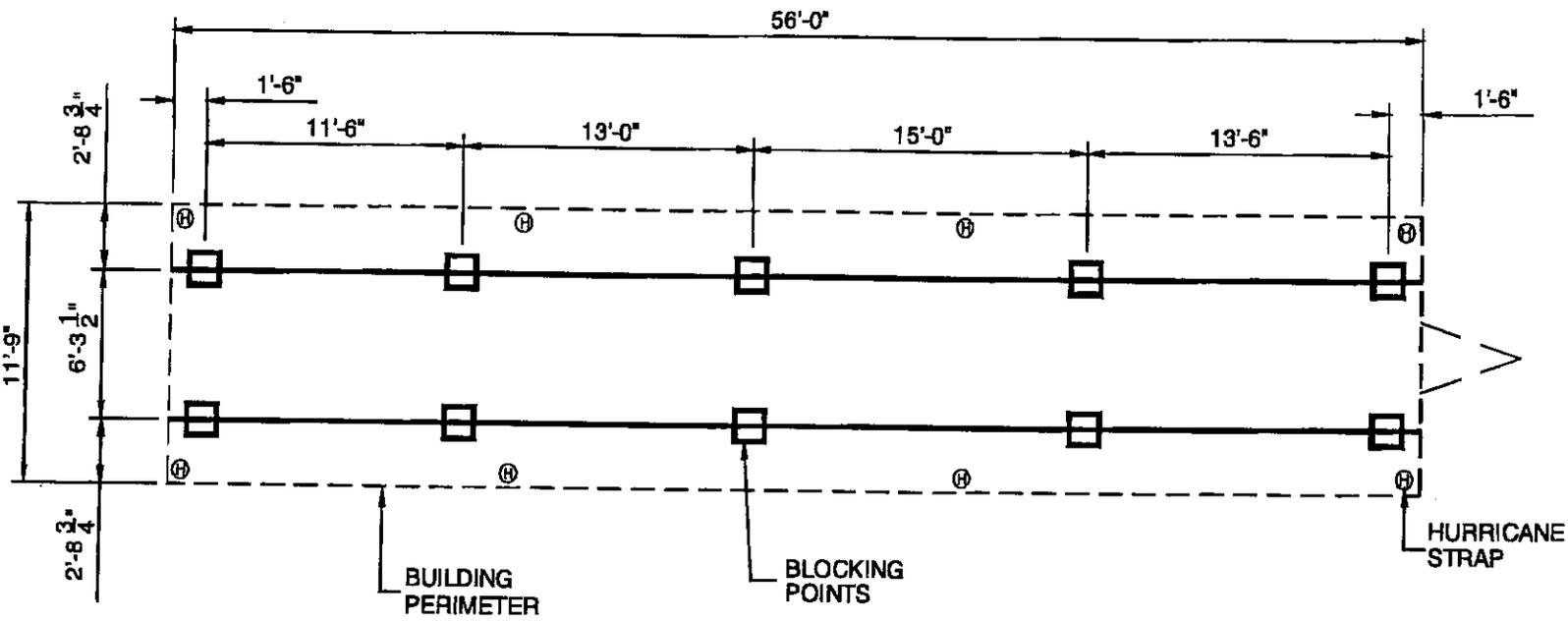
a stand alone building a house located in a residential zone a warehouse

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

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

other, please describe: A PARKING LOT - WHICH ALREADY EXISTS -

SUP 2001-0134



VERIFY MAIN BEAM SPACING AND AXLE LOCATION BEFORE SETTING PIERS



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(410) 831-8080

OFFICES THROUGH OUT
THE UNITED STATES

(800) 782-1500

THE USE OF THIS
DRAWING FOR ANY
MEANS OTHER THAN
THAT INTENDED IS
STRICTLY PROHIBITED
WITHOUT THE PRIOR
WRITTEN CONSENT
OF AN AUTHORIZED
REPRESENTATIVE OF
WILLIAMS SCOTSMAN.

PROJECT
**EXECUTIVE LINE EL6012
NORTHEAST REGION**

DWG BY: HOWARD SCARPOLA SERIAL#:

FILE#: EL6012F1 SCALE: 1/8"=1'

DRAWING
BLOCKING PLAN

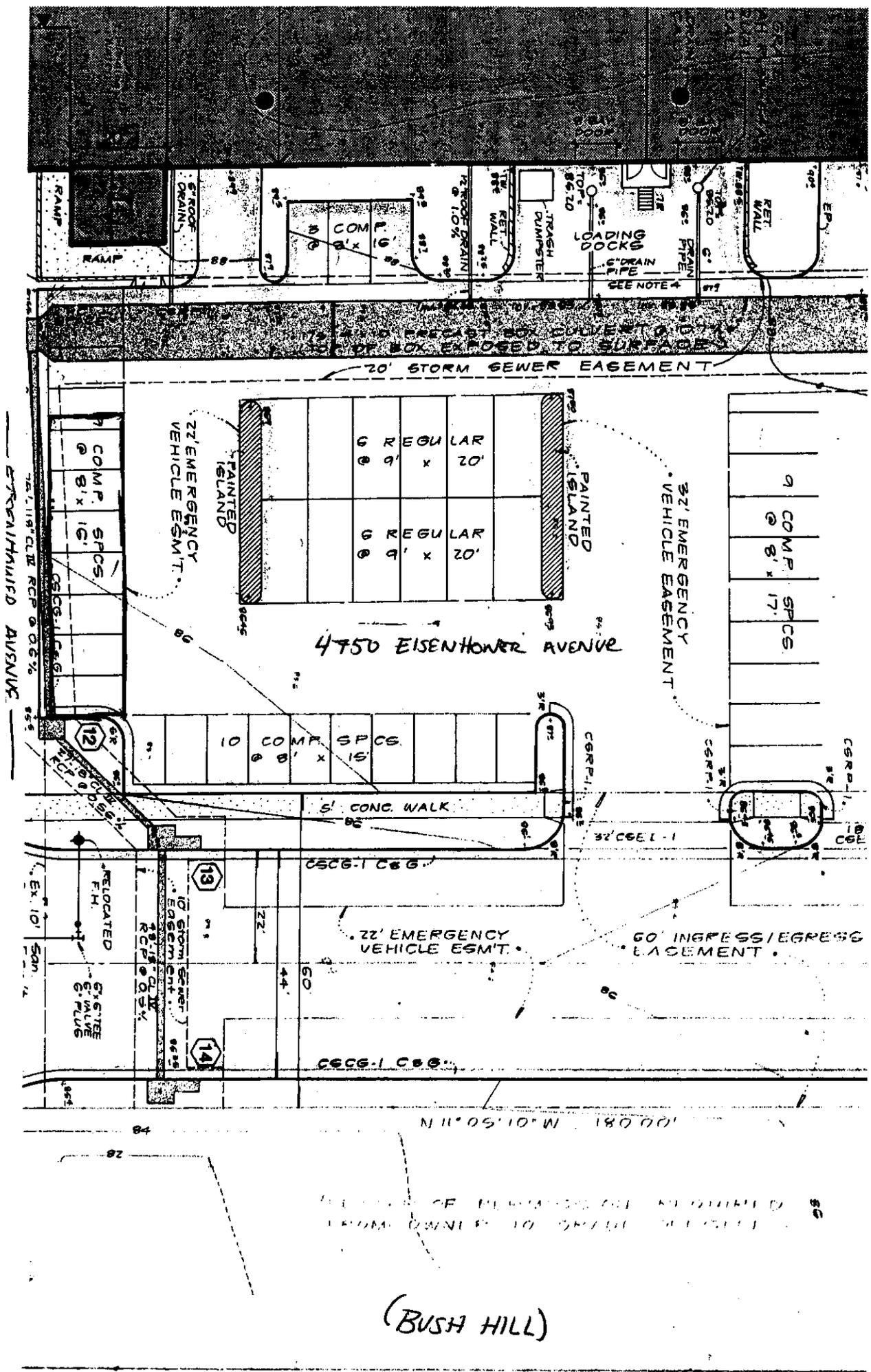
SR:

DWG #: F-1 DATE: 3/12/98 REV.#: 1

14

wd

SUP 2001-0134



ALL UTILITIES SHOWN ARE TO BE MAINTAINED FROM OWNER TO OWNER

(BUSH HILL)



City of Alexandria, Virginia

SUP 2001-0134
4750 EISENHOWER



DEPARTMENT OF PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
(703) 838-4666
FAX (703) 838-6393

December 21, 2001

Mr. Bill Lopez
Complete Landscaping Service
2410 North Crain Highway
Bowie, Maryland 20716

RE: Proposed KSI Trailer on
Eisenhower Avenue
Alexandria, Virginia 22314

Dear Mr. Lopez:

Pursuant to our telephone conversation this morning, you have agreed to make the following changes to the landscape plan for the proposed KSI trailer:

On Eisenhower Avenue

- Provide three willow oak trees at approximately 35 feet on center in the area between the sidewalk and the back of the curb.
- Retain the existing grass area between the sidewalk and the back of the curb.
- Provide Liriope in the mulched area around the existing sign

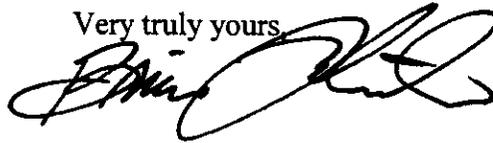
On the Side Street

- Remove existing diseased cherry tree.
- Retain the existing grass area between the sidewalk and the back of curb.

Letter to Mr. Lopez
December 21, 2001
Page 2

This office has previously spoken to KSI management about the timing for installation of all the landscaping and it was agreed that it will be done by April 1, 2002. If you have any questions, please do not hesitate to contact me directly at 703-838-4666. We greatly appreciate your cooperation with this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian Franklin", written in a cursive style.

Brian Franklin
Landscape Designer

cc: Eileen Fogarty, Director
✓ Barbara Ross
Kim Mitchell, KSI

SUP 2001-0134
4750 EISENHOWER AV

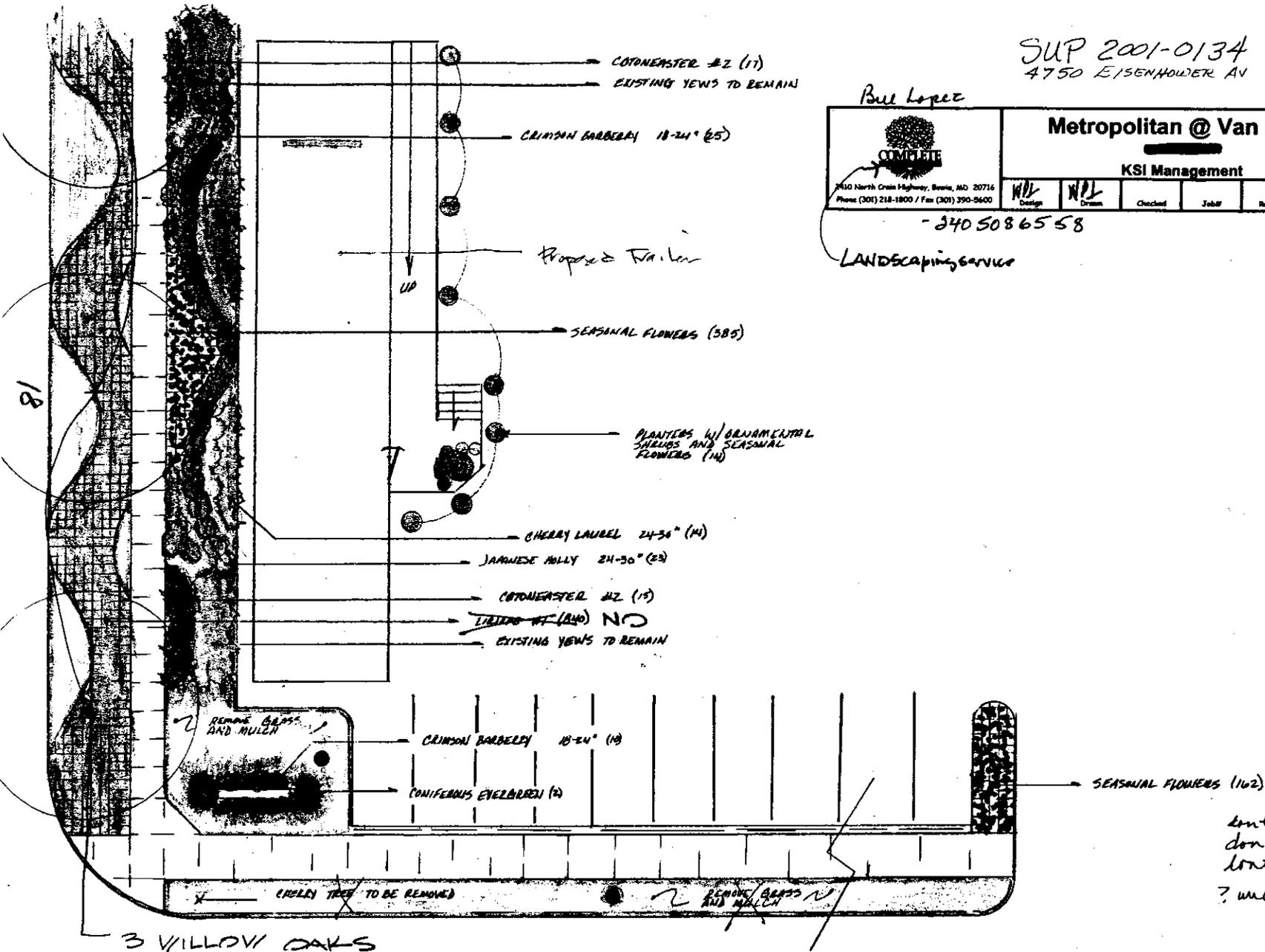
Bill Lopez

 2410 North Crain Highway, Bowie, MD 20716 Phone (301) 218-1800 / Fax (301) 390-5600	Metropolitan @ Van Dorn KSI Management				1/410' Scale	
	WPL Design	WPL Draw	Checked	Jabb	Revised	12/15/01 Date

- 340 508 65 58

LANDSCAPING SERVICE

Kim Mitchell
Sampson Michael
office trailer
for KSI



don't remove grass on side
don't remove cherry trees
don't plant birch
? willing to plant 3
willow oaks

APPLICATION for SPECIAL USE PERMIT # 2001-0134 4

[must use black ink or type]

PROPERTY LOCATION: 4750 EISENHOWER AVE, ALEXANDRIA VA 22304

TAX MAP REFERENCE: 68⁰⁰-01-16 ZONE: OCM(100)

APPLICANT Name: SAMSON MICHAEL

Address: 4750 EISENHOWER AVE, ALEXANDRIA VA, 22304

PROPERTY OWNER Name: CHESTER VINCENT

Address: 4750 EISENHOWER AVE, ALEXANDRIA VA 22304

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(BUSH HILL)

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SAMSON MICHAEL
Print Name of Applicant or Agent

[Signature]
Signature

4750 EISENHOWER AVE
Mailing/Street Address

(703) 370-7880 703-289-8829
Telephone # Fax #

ALEXANDRIA VA, 22304
City and State Zip Code

12/11/01
Date

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

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

ACTION - PLANNING COMMISSION: 2/5/02 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 2/23/02PH--CC approved the Planning Commission recommendation.