

Docket Item # 6
SPECIAL USE PERMIT #2001-0117

Planning Commission Meeting
December 4, 2001

ISSUE: Consideration of a review of a special use permit for an automobile service station with convenience store and restaurant.

APPLICANT: Exxon Corporation,
by M. Catharine Puskar, attorney

LOCATION: 2320 Jefferson Davis Highway

ZONE: I/Industrial

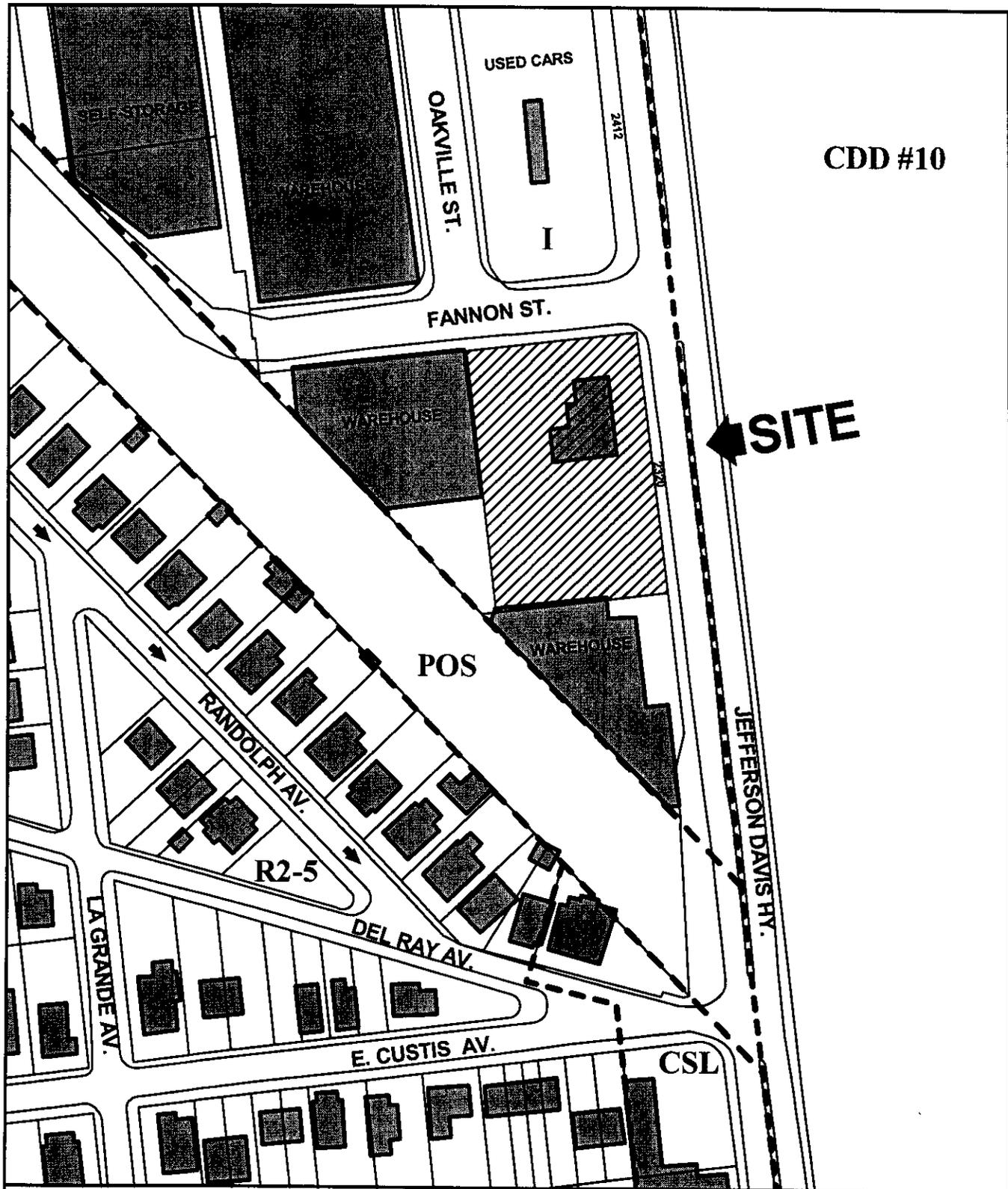
PLANNING COMMISSION ACTION, DECEMBER 4, 2001: On a motion by Ms. Fossum, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations, and to amend Condition #34 and to add Condition #38. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and was concerned about long-term maintenance of the landscaping and, on staff's advice, amended the review condition to reflect Council's new standard language.

Speakers:

Cathy Puskar, attorney, represented the application.

Amy Slack, Del Ray Citizens Association, discussed a series of issues at the service station including lighting, early dumpster service, landscape maintenance, lighting and noise.



SUP #2001-0117

12/04/01



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit shall be granted to the applicant or to any business or entity in which the applicant has a controlling interest only. (P&Z) (SUP #97-0145)
2. No materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash enclosure. (P&Z) (SUP #97-0145)
3. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP #97-0145)
4. No amplified sound shall be audible at the property line. (P&Z) (SUP #97-0145)
5. The applicant shall post "No loitering" signs on the property and shall submit a letter to the Chief of Police permitting the police to enforce the sign. (P&Z) (SUP #97-0145)
6. No alcoholic beverages shall be sold. (P&Z) (SUP #97-0145)
7. No outside pay telephones shall be installed. (PC) (SUP #2001-004)
8. No outdoor vending machines shall be permitted. (P&Z) (SUP #97-0145)
9. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Director of P&Z. (P&Z) (SUP #97-0145)
10. Condition deleted. (PC) (SUP #97-0145)
11. The applicant shall reduce the size of the curb-cuts proposed to the minimum size which allows safe and adequate access to the site for patrons and deliveries, to the satisfaction of the Director of P&Z and T&ES. (P&Z) (SUP #97-0145)

12. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall revise the final landscaping plan to the satisfaction of the Director of P&Z and T&ES to include the following elements:
- A) Landscape areas a minimum of 6 feet in depth along all public rights-of-way,
 - B) An evergreen screen hedge around the perimeter of the property adjacent to the public streets, or, if desired by the applicant, a low brick wall.
 - C) Screening along the west property line.
 - D) Substitution of Pin Oak with Willow Oaks as street trees along Jefferson Davis Highway.
 - E) Substitution of Callery Pear Trees to Redbud, Serviceberry or other suitable understory ornamental tree.
 - F) Specification and grading of all plantings in accordance with The American Standard For Nursery Stock (ANSI X60.1)-latest and most current edition; as produced by the American Association of Nurserymen; Washington D.C.
 - G) Performance of all work in accordance with Landscape Specification Guidelines 4th Edition as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland. (P&Z) (City Arborist) (SUP #97-0145)
13. All dumpsters and utility structures (except fire hydrants) shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (SUP #97-0145)
14. No more than the one freestanding sign proposed shall be permitted, and it shall have a maximum sign area of 75 square feet. (P&Z) (SUP #97-0145)
15. The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey prior to the beginning of construction. (Police) (SUP #97-0145)
16. The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding a robbery awareness program for all employees. (P&Z) (SUP #97-0145)

17. Lighting on the entire lot shall be a minimum of 2.0 foot candles maintained or to the satisfaction of the Director of T&ES in consultation with the Chief of Police. (Police) (P&Z) (SUP #97-0145)
18. As the trees on the site mature they shall be limbed up a minimum of 6 feet. (Police) (SUP #97-0145)
19. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP #97-0145)
20. The developer shall make a cash contribution to the Housing Trust Fund in the amount of \$0.50 per gross square foot, payable before receipt of the Certificate of Occupancy. (PC) (SUP #97-0145)
21. A parking reduction to 16 spaces shall be permitted. (PC) (SUP #97-0145)
22. No seating shall be provided for the restaurant. (P&Z) (SUP #98-0156)
23. No outdoor seating shall be permitted on the premises. (P&Z) (SUP #98-0156)
24. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #98-0156)
25. No delivery service shall be provided. (P&Z) (SUP #98-0156)
26. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #98-0156)
27. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z) (SUP #98-0156)
28. All disposable paper goods or drink containers shall be clearly marked so that the source of any litter can be identified. (P&Z) (SUP #98-0156)
29. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of these containers. (P&Z) (SUP #98-0156)

30. 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 and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #98-0156)
31. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP #98-0156)
32. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Health Department. (Health) (SUP #98-0156)
33. The Director of Planning and Zoning shall monitor the parking lot to insure that the existing on-site parking is sufficient for all of the uses. If the Director determines that the parking is insufficient or that the demand for on-site parking exceeds the existing supply, the applicant shall modify the parking area to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP #98-0156)
34. **CONDITION RETAINED BY STAFF AND AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the special use permit six months from approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. ~~(P&Z)~~ (SUP #2001-004) (P&Z) (PC)
35. The applicant shall record a consolidation plat for the three parcels of record prior to release of building permits for proposed alterations. (P&Z) (SUP #98-0156)
36. Condition deleted. (SUP #99-0161)
37. All lighting shall be directed downward and shall be screened at the sides to avoid glare on adjacent residential properties, to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (CC) (SUP #2001-004)
38. **CONDITION ADDED BY PLANNING COMMISSION:** All landscaping shall be well maintained in perpetuity. (PC)

DISCUSSION:

1. The applicant, Exxon Corporation, is before the Planning Commission for a review of the special use permit for the Exxon gas station/convenience store and a restaurant located at 2320 Jefferson Davis Highway.
2. The site consists of one lot of record with a total area of 34,427 square feet. The site has 218 feet of frontage on Jefferson Davis Highway and 134 feet of frontage on Fannon Street and is bounded by Jefferson Davis Highway to the east, Fannon Street and the Lindsay used car sales lot to the north, the Pepsi-Cola building to the west and an office/industrial building to the south.
3. On December 13, 1997, City Council granted approval of SUP#97-0145, a development site plan with a parking reduction, for the construction and operation of a gasoline station and convenience store. The site is developed with five gasoline pumps with a total of ten pumping stations located in front of the convenience store, under a 20 foot canopy of 3,276 square feet. The "Tiger-Mart" convenience store consists of 3,400 square feet and sells a variety of prepackaged foods and convenience items. The gas station/convenience store operates seven days a week, twenty-four hours a day.

On January 23, 1999, City Council granted Special Use Permit #98-0156 to the applicant to operate a restaurant within the existing convenience store and gasoline service station. As approved by Council, a carry-out restaurant known as "Jerry's Subs and Pizza" offers cold deli sandwiches and subs, hot or grilled sandwiches, pizza and french fries prepared on-site. No seats are provided and no alcoholic beverages are offered. The restaurant is permitted to operate 24 hours a day. On March 18, 2000, City Council granted Special Use Permit #99-0161 for a review of the business. The special use permit was again reviewed by Council in March 2001 because of zoning, Code and Health Department violations, including litter, outdoor storage, and failure to have certified food managers on the premises (SUP #2001-004).

4. On October 18, 2001, staff made an inspection of the subject property to determine if the applicant was in compliance with the conditions of the special use permit. Staff observed a violation of the permit conditions and issued a citation for the violation (see attached). Specifically, staff observed an accumulation of litter located in the grassy area between the applicant's trash enclosure and the car vacuums. Staff also observed litter on the northern side of the building. The litter in both locations consisted of cups, paper, napkins, tissues and straw wrappers.

5. At the March 2001 public hearings, some residents who live adjacent to the site expressed concern about glare and spillover of lighting from the Exxon station onto their properties. The applicant's attorney has since advised staff that it made improvements to the lighting in order to address these concerns. Planning staff recently contacted the affected residents who indicated that the applicant's improvements have addressed their concerns.

STAFF ANALYSIS:

Staff has no objection to the continued operation of the automobile service station and convenience store and restaurant located at 2320 Jefferson Davis Highway. Staff notes that, with the exception of the litter it observed on the site, it is not aware of any other complaints from other City departments. Staff has retained Condition #34 requiring a review of the station six months after this approval in order to ensure that the litter problem is resolved.

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:

F-1 No comments.

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

F-1 No objections.

APPLICATION for SPECIAL USE PERMIT # 2001-0117

[must use black ink or type]

PROPERTY LOCATION: 2320 JEFFERSON DAVIS Hy

TAX MAP REFERENCE: 35.01-04-17 ZONE: I

APPLICANT Name: EXXON CORPORATION

Address: _____

PROPERTY OWNER Name: _____

Address: _____

PROPOSED USE: REVIEW of AUTOMOBILE SERVICE STATION WITH CONVENIENCE STORE and RESTAURANT.

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.

M. CATHARINE PUSKAR, esp.
Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

*Should be
Jeff Davis King*

NOTICE SERVED ON: SUP 98-0156
COM 99-0143

Z-2
TICKET NO. 1636

WARNING
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS:

- TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:**
 - Check the "Admit Violation" or "No Contest" box below;
 - Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
 - Print violation notice number on the check or money order;
 - Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday; phone 703-838-4949.
- TO REQUEST A COURT HEARING:**
 - Check the "contest in Court" box below and:
 - Mail this completed notice to the Office of the City Attorney, City Hall, Room 1300, 301 King Street, Alexandria, Virginia, 22314; or
 - Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday; phone 703-838-4433.
 - If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgment against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUBPOENA TO APPEAR IN COURT AND OBLIGATION TO THE VIOLATOR OF WHICH THERE IS NO DUBIUM.

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:
 ADMIT NO CONTEST CONTEST IN COURT
 VIOLATION

Name (print) _____
 Street Address _____
 City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA, VIRGINIA ZONING ORDINANCE

September 10, 1999 Friday 10:44am
 Date ticket served Day of Week Time AM/PM

Location of Violation: 2320 Fannon Street

Ord. Section: 11-505, 9-104

Description of Violation: telephones on property which violates DSUR, windblown signs, signs on light poles

Penalty \$: 50.00

WARNING 1st 2nd 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY September 20, 1999 MONETARY PENALTY WILL BE ASSESSED. *Additional*

Mark F. Skewon 102
 Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation within thirty days in accordance with 15.1-496.1 of the Code of Virginia. The decision shall be final and unappealable if not appealed within thirty days.

VIOLATORS COPY - WHITE
 CITY ATTORNEY COPY - YELLOW
 FINANCE COPY - PINK
 PLANNING AND ZONING COPY - ORANGE

NAME: LAST FIRST MIDDLE

PROPERTY OWNER
 COMPANY Tiger Mart
 NAME

POSITION

OTHER

2320 Fannon Street
 ADDRESS

Alexandria Virginia 22305
 CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE 09-10-99

CERTIFICATE OF SERVICE

Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Name of Person or Business Served

Address of Service

City/State

Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

Signature _____
 Print Name _____
 Date _____ Phone # _____

SUP 2001-0117



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA,
VIRGINIA ZONING ORDINANCE

01/05/2000 WEDNESDAY
Date ticket served Day of Week Time AM/PM

Location of Violation: 2320 JEFFERSON

DAVIS HWY

Ord. Section: 9-104(H)

Description of Violation: 18 CARDBOARD

SIGNS AFFIXED BY TAPE OR

MAGNETIC STRIP TO GAS PUMP FACE +

SIDES, "THRIFTY THURS" + "QUENCH YOUR

THIRST"

Penalty \$: 50.00 VERBAL WARNING 12/2
12/2 MANAGER AGREED TO REMOVE SIGNS.

WARNING 1st 2nd 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
01/15/2000 AN ADDITIONAL
MONETARY PENALTY
WILL BE ASSESSED.

[Signature] 103
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted
above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation
within thirty days in accordance with 15.1-496.1 of the Code
of Virginia. The decision shall be final and unappealable if not
appealed within thirty days.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON: SUP 98-0156
Gas signs

NAME: LAST FIRST MIDDLE

PROPERTY OWNER

COMPANY

NAME

POSITION

OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not
an admission of guilt.

PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

Mailed/posted a true copy of this notice to the last
known home or business address of the respondent or
the respondent's agent

EXXON CORPORATION

Name of Person or Business Served

2320 JEFFERSON DAVIS HWY

Address of Service

ALEXANDRIA, VA 22301

City/State

Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning and
knows this Certificate of Service to be true to the best of
his/her knowledge.

Signature _____

Print Name _____

Date Phone # _____

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF
VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN
ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "contest in Court" box below and;
 - (a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
 - (b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.
- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING
AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE
ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO
THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

ADMIT NO CONTEST CONTEST IN COURT
VIOLATION

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated
above, and corrected or made substantial efforts to correct the violation that
I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

SUP 2001-0117



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA,
VIRGINIA ZONING ORDINANCE

11/7/00 Friday 2:15
Date ticket served Day of Week Time AM/PM

Location of Violation: 2320 Jefferson
Daws Highway; Exxon

Ord. Section: 11-505

Description of Violation: Violation of
SUP # 98-0156 conditions #4 & 29
regarding the prohibition of
amplified sound from being
audible at trees
property line.

Penalty \$: 50.00

WARNING 1st 2nd 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
10 days ALL MONETARY PENALTY
WILL BE ASSESSED. ADDITIONAL

Kathleen A. Beeton
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted
above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation
within thirty days in accordance with 15.1-496.1 of the Code
of Virginia. The decision shall be final and unappealable if not
appealed within thirty days.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON: SUP 98-0156

2-2

TICKET 1678V

NAME: LAST FIRST MIDDLE

PROPERTY OWNER
 COMPANY NAME

POSITION

OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not
an admission of guilt.

PERSON REFUSED TO SIGN DATE

requirement that trash
containers be closed.
CERTIFICATE OF SERVICE

Mailed/posted a true copy of this notice to the last
known home or business address of the respondent or
the respondent's agent

EXXON Corporation
Name of Person or Business Served
2320 Jefferson Daws Hwy
Address of Service
Alexandria VA 22301
City/State

Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning and
knows this Certificate of Service to be true to the best of
his/her knowledge.

11/7/00 Date
Signature Kathleen A. Beeton
Print Name Kathleen A. Beeton
Phone # 703-538-5846, x333

WARNING
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF
VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN
ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.
- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE
ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO
THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

ADMIT NO CONTEST CONTEST IN COURT
VIOLATION

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated
above, and corrected or made substantial efforts to correct the violation that
I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

SUP 2001-0117

UNDELIVERED MAIL



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

1/10/01 Wednesday 1:56
Date ticket served Day of Week Time AM/PM

Location of Violation: 2300-2320 Jefferson Davis Hwy
Davis Hwy 403 FANNON ST

Ord. Section: 11-505, 9-10.4(C)

Description of Violation: #26 material stored outside
Paper good not marked; #30
litter within 5' of premises;
sign advertising Hot dog affixed
to canopy post

Penalty \$: 5000

1st 2nd
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
1/30/01 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

[Signature] 103
Inspector's Signature ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

SUP 99-0161

NOTICE SERVED ON: gas station enforcement

NAME: LAST SKINNER FIRST PIPER MIDDLE _____

PROPERTY OWNER
 COMPANY EXXON
NAME _____

CASHIER
POSITION _____

OTHER _____

ADDRESS 2300-2320 Jefferson Davis Hwy

CITY/TOWN Alexandria Va STATE _____ ZIP _____

SIGNATURE [Signature] DATE 1-10-01

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE _____

CERTIFICATE OF SERVICE

Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent

Name of Person or Business Served _____

Address of Service _____

City/State _____

Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

Signature _____

Print Name _____

Date _____ Phone # _____

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

Z-01

TICKET NO. 2040

TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

ADMIT VIOLATION NO CONTEST CONTEST IN COURT

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature _____ Date _____

SUP 2001-0117



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION
YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA,
VIRGINIA ZONING ORDINANCE

22/16/01 Friday 12:25
Date ticket served Day of Week Time AM/PM

Location of Violation: 2320 Jefferson
Davis Highway; Exxon

Ord. Section: 11-505

Description of Violation: Violation of
SUP#99-0161 Condition #36
requires all lighting be
directed downward and screened
at the sides to avoid glare on adjacent residential properties and
on public rights-of-way to the satisfaction of the Director of P&Z/T&S

Penalty \$: 50.00
 WARNING 1st 2nd 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
10 days AN ADDITIONAL
MONETARY PENALTY
WILL BE ASSESSED.

Kathleen Beeth
Inspector's Signature ID Number

personally observed or investigated the commission of the violation noted
above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation
within thirty days in accordance with 15.1-496.1 of the Code
of Virginia. The decision shall be final and unappealable if not
appealed within thirty days.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON: SUP 99-0161

NAME: LAST FIRST MIDDLE

PROPERTY OWNER
 COMPANY NAME

OTHER POSITION

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not
an admission of guilt.

PERSON REFUSED TO SIGN DATE

Mailed/posted a true copy of this notice to the last
known home or business address of the respondent or
the respondent's agent
M. Catharine Piskar
Walden Corner Shopping Center
2200 Clarendon Blvd, 13th Fl.
Arlington, VA 22201
City/State

Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning and
knows this Certificate of Service to be true to the best of
his/her knowledge.

Signature Kathleen Beeth
Print Name Kathleen Beeth
Date 02/16/01 Phone # (703) 838-5866 x 333

U.S. MAIL REGISTERED MAIL (copy to operator)

Z-01 TICKET 1547 ✓

WARNING
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF
VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN
ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 6:00 p.m., Monday-Friday, phone 703-838-4433.
- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE
ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO
THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED.

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

ADMIT NO CONTEST CONTEST IN COURT
VIOLATION

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated
above, and corrected or made substantial efforts to correct the violation that
I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

SUP 2001-0117



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

**YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE**

Oct. 18, 2001 Thurs 12:00pm
Date ticket served Day of Week Time AM/PM

Location of Violation: Lot @ 2320
Jefferson Davis Hwy

Ord. Section: 11-505

Description of Violation: Condition #30
(Litter on the site)

Penalty \$: 100.00
 1st 2nd
 3rd/MORE

**IF THE VIOLATION IS NOT CORRECTED BY
Oct 28, 2001 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.**

[Signature] 103
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

- VIOLATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

SUP 2001-0004

Z-02

TICKET NO. 2311 ✓

NOTICE SERVED ON:
Del, Shre
NAME: LAST FIRST MIDDLE

PROPERTY OWNER
 COMPANY Exxon Corporations
NAME

Cashier
POSITION

OTHER
2320 Jefferson Davis Hwy
ADDRESS
Alexandria Va 22305
CITY/TOWN STATE ZIP

[Signature] [Date]
SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE _____

CERTIFICATE OF SERVICE

Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Name of Person or Business Served

Address of Service

City/State

Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

Signature

Print Name
Date Phone # _____

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
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2. TO REQUEST A COURT HEARING:

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FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:
 ADMIT VIOLATION NO CONTEST CONTEST IN COURT

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

SUP 2001-0117

APPLICATION for SPECIAL USE PERMIT # 2001-0117

[must use black ink or type]

PROPERTY LOCATION: 2320 JEFFERSON DAVIS Hy

TAX MAP REFERENCE: 35.01-04-17 ZONE: I

APPLICANT Name: EXXON CORPORATION

Address: _____

PROPERTY OWNER Name: _____

Address: _____

PROPOSED USE: REVIEW of AUTOMOBILE SERVICE STATION WITH CONVENIENCE STORE and RESTAURANT.

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.

M. CATHARINE PUSKAR, esp.
Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

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

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

ACTION - PLANNING COMMISSION: 12/4/01 Recommend Approval 7-0

ACTION - CITY COUNCIL: 12/15/01PH--CC approved the Planning Commission recommendation.