

EXHIBIT NO. 1

8  
2-22-03

Docket Item # 10  
SPECIAL USE PERMIT #2002-0110

Planning Commission Meeting  
February 4, 2003

**ISSUE:** Consideration of a request for a special use permit to extend the hours of operation, expand the facility, and for a reduction of off-street parking for an existing yoga studio.

**APPLICANT:** Yoga in Daily Life  
by Simon J. Adel

**LOCATION:** 2402 Mount Vernon Avenue

**ZONE:** CL/Commercial Low

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**PLANNING COMMISSION ACTION, FEBRUARY 4, 2003:** On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. Members expressed strong support for the particular use which is not a restaurant and does not involve alcohol. As to parking, there was discussion of the need for a land use study and the recognition that some parking impact is a reasonable price to pay for the renewed vitality of Mount Vernon Avenue.

Speakers:

Simon Adel, aka Swami Bhaktanand, the applicant, President of Yoga in Daily Life, spoke in support of the application. He discussed the international local charity work of the organization and, as to parking, stated that his organization encourages use of public transportation and is working with the City to install a bike rack.

David McGarvey, resident at 32 West Glendale Avenue and student at Yoga in Daily Life, spoke in support of the application.

Diane Henry, student and resident of Alexandria since 1977, spoke in support of the application. She stated that she lives three miles away and often walks or bikes.

Deborah Bombard, student and resident of Rosemont, spoke in support of the application. She stated that she walks to class 95% of the time, but that when she has driven she has not experienced a problem in finding parking in the public parking lot across the street.

Sarah Hout, Del Ray Citizen's Association, supported the school but not the parking reduction. She stated that there are times that parking is particularly a problem in the area, including evenings when Yoga in Daily Life offers classes, and that there have been numerous parking reductions approved in the area.

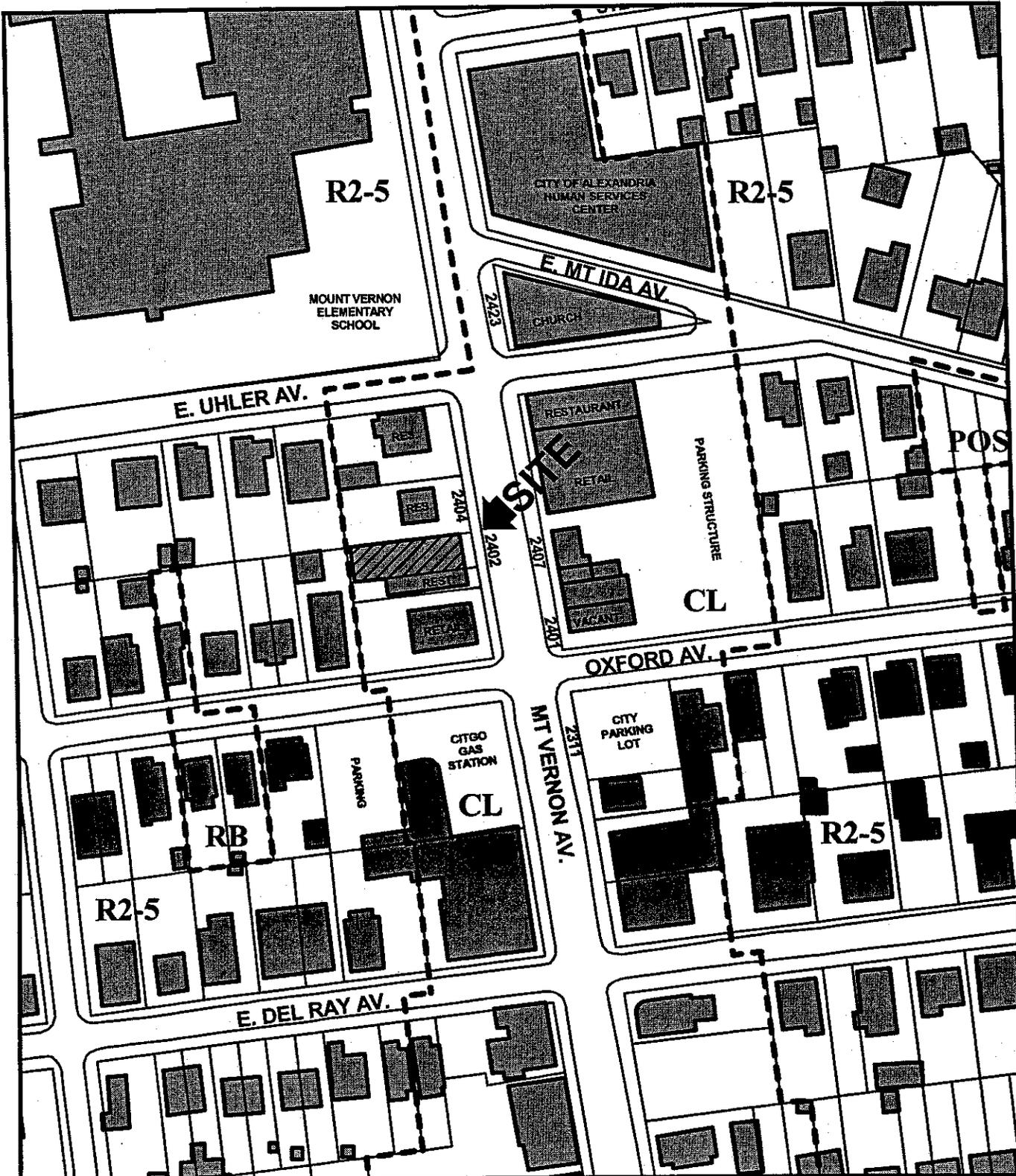
Hunt Burke, student, spoke in support of the application. He stated that he lives out of town and drives to class, but has never experienced a problem parking.

Thomas Welsh, Potomac West Business Association, stated that a study needs to be done to find more parking in the Mount Vernon Avenue area.

Nancy Reder, resident at 23 East Howell Avenue and student, supported the application.

Rob Krupicka, Del Ray Citizens Association, stated that the Del Ray Citizens Association will most likely support the application at its next meeting, but that there are issues to be discussed. He expressed support for a planning process that would study Mount Vernon Avenue issues and come up with solutions to address the parking issue.

Sandy Modell, student, spoke in support of the application.



SUP #2002-0110

02/04/03



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 corporation in which the applicant has a controlling interest. (P&Z) (SUP #99-0072)
2. **CONDITION AMENDED BY STAFF:** A maximum of ~~58~~ <sup>30</sup> students shall attend the school at any time. (~~PC~~) (~~SUP #99-0072~~) (P&Z)
3. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited from 9:00 a.m. to 9:30 p.m. Monday through Friday, 8:30 a.m. to 4:00 p.m. Saturdays, and 8:30 a.m. ~~1:00 p.m.~~ to 8:00 p.m. Sundays. (P&Z) (~~SUP #99-0072~~)
4. **CONDITION AMENDED BY STAFF** The parking reduction requested by the applicant is granted provided that the applicant shall annually provide to the Director of Planning and Zoning a copy of the lease, ~~or agreement~~ or other arrangement by which at least ~~five~~ fifteen off-street parking spaces are available for the school located within 500 feet of the building. The applicant shall require its employees who drive to work to use this parking. (P&Z) (~~SUP #99-0072~~)
5. The applicant shall install signs inside the school indicating the location of the off-street parking and shall inform customers about the parking. (P&Z) (SUP #99-0072)
6. The applicant shall encourage its students and staff to use mass transit when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold. (P&Z) (SUP #99-0072)
7. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program. (Police) (SUP #99-0072)
8. All signage shall conform with the Mount Vernon Avenue Design Guidelines. (P&Z) (SUP #99-0072)

9. **CONDITION AMENDED BY STAFF:** 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. The operation's impact on neighborhood parking availability shall also be considered. (P&Z) (SUP #99-0072) (T&ES)
  
10. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

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**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, Yoga In Daily Life Inc., represented by Simon J. Adel, requests special use permit approval to extend the hours of operation, expand the facility, and reduce the number of required parking spaces for a yoga studio located at 2402 Mount Vernon Avenue.
2. The subject property is one lot of record with approximately 32 feet of frontage on Mount Vernon Avenue, and a total lot area of 3,570 square feet. The site is developed with a two story building, with the applicant occupying the first floor, and two apartment units occupying the second floor.

The property is located between a residence and the Taqueria Poblano restaurant. Behind the property to the west are residences. Across Mount Vernon Avenue to the east are mostly vacant retail spaces, one of which was recently approved for a restaurant.

3. On September 18, 1999, City Council granted Special Use Permit #99-0072 for the operation of a commercial yoga school and for a parking reduction of 10 spaces at 2402 Mount Vernon Avenue. Prior to 1999, the school operated at 1310 Mount Vernon Avenue (SUP #96-002).
4. On October 4, 2001, staff inspected the subject property as part of its one year review and found that the applicant was offering a Sunday morning class, a violation of condition #3 of the special use permit which limits the hours of operation on Sunday to between 1:00 p.m. and 8:00 p.m. The applicant filed this application as a result. The inspection also revealed violations to conditions #4 (provide a copy of the lease agreement for off-street parking to the Director of Planning and Zoning) and #6 (post information regarding DASH and METRO routes), however, the applicant corrected those violations very quickly.
5. After the application for extension of hours was scheduled for hearing, the applicant informed staff that it also had plans to apply to expand the studio to occupy both the first and second floors of the building. Staff recommended that an application for the expansion be filed concurrently with the extension of hours, and the applicant submitted the application for expansion of the operation as a result. The expansion of floor area also required the applicant to submit a request for a parking reduction.

6. The applicant proposes to extend its hours of operation to accommodate its Sunday morning class. The current and proposed hours for the school are:

<u>Day of the Week</u>	<u>Existing Hours</u>	<u>Proposed Hours</u>
Monday through Friday	9:00 a.m. to 9:30 p.m.	Same
Saturday	8:30 a.m. to 4:00 p.m.	Same
Sunday	1:00 p.m. to 8:00 p.m.	<b>8:30 a.m. to 8:00 p.m.</b>

7. The studio currently operates on the first floor with only one classroom and has a capacity of 29 students. The expansion of the studio proposes to add another classroom on the second floor, doubling the size of the space and increasing the potential classroom capacity to 58 students (see attached floor plans). Enrollment varies with each class session, but ranges from 10 and 29 students. The applicant informed staff that the classes very infrequently have the maximum number of students. On most occasions, the applicant does not anticipate there to be classes occurring in both the first and second floor studios at the same time. In the rare event that they are used simultaneously, the applicant states that the maximum number of students present would most likely be between 40 and 50. The current class schedule is as follows:

<u>Day of the Week</u>	<u>Class Times</u>
Monday through Friday	10:00 a.m. to 11:30 a.m., 6:00 p.m. to 7:30 p.m., and 7:45 p.m. to 9:15 p.m.
Saturday	9:30 a.m. to 11:00 a.m. and 11:15 a.m. to 12:45 p.m.
Sunday	9:30 a.m. to 11:00 a.m.

If the application is approved, the applicant anticipates adding three new classes to the schedule to start.

8. Pursuant to 8-200(A)(11), a yoga school with a maximum capacity of 58 students must provide 29 parking spaces. In this case, the operation was previously approved with a parking reduction of 10 spaces, and the applicant continues to have an arrangement to use five parking spaces within 500 feet of the business; which are behind the Citgo gas station located at the southwest corner of East Oxford and Mount Vernon Avenues. Therefore, the applicant's proposal requires a reduction of an additional 14 spaces. The applicant states that the reduction is justified for the following reasons:
- a) The school has an arrangement to use 10 parking spaces at the Sun Trust Bank located at 2809 Mount Vernon Avenue, four blocks north of the school (see attached map). The applicant has a sign at the front of the studio directing patrons to this parking. The applicant inquired at the bank about securing the agreement in writing, and the bank representative responded that it would take a number of months to accomplish. The applicant explored using the spaces located directly behind the building, but has not yet been successful in reaching the owner. The applicant continues to work on inquiring about using these spaces.
  - b) The only classes that have a high number of students are in the evening when many businesses and offices in the Del Ray area are closed or not as active (including the Department of Human Services and Mount Vernon School located one block to the north).
  - c) On-street parking spaces are typically available during class times as are about one-third of the spaces at the public parking lot located at the southeast corner of East Oxford and Mount Vernon Avenues.
  - d) One-third of the students enrolled at the studio live within walking distance.
  - e) The school promotes the use of public transportation by posting bus schedules, and a Metro Bus stop is located just outside of the school.
  - f) The school intends to install a bicycle rack on the premises to encourage students or employees to bike to the school. The applicant is currently working with the City on obtaining a rack.
  - g) Class size rarely reaches full capacity, reducing the number of spaces that are assumed by the requirement. With the proposed addition, classes will infrequently be held simultaneously, also reducing the number of needed spaces.

Staff has not received any complaints in regard to parking regarding this operation.

9. Approved parking reductions in the same block include:

<u>Name</u>	<u>Address</u>	<u># Spaces</u>	<u>SUP</u>
Ann Me Me's (Now vacant)	2419	12	#98-0015
Taqueria Poblano	2400-B	15	#2000-0053
Neighborhood Restaurant Grp	2401-2407	45 (but requires access to rear parking lot)	#2002-0038

10. The operation has no employees, but is managed by a pool of volunteers. The classes are taught by volunteers, with generally one or two on the premises at any one time.
11. The American Association of Yoga In Daily Life is a non-profit community service organization that uses the proceeds from its yoga classes to support local community efforts and world wide humanitarian initiatives.
12. Zoning: The subject property is located in the CL/Commercial Low zone. Section 4-103(K) of the zoning ordinance allows a commercial school in the CL zone only with a special use permit.
13. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial low use.

STAFF ANALYSIS:

Staff does not object to the applicant's request to extend the hours of operation, expand the facility, and reduce the number of required parking spaces, for the yoga school located at 2402 Mount Vernon Avenue. The applicant has operated a school in the area since 1996, and staff knows of no complaint from area residents or City departments regarding its operation. Staff finds that the additional impacts on the surrounding neighborhood resulting from the change of hours to include Sunday mornings will be minimal. Other than parking demands, it is a use that creates little adverse impact on the community. Since its opening, the applicant has invested in the improvement of the facade of the building, contributing to the overall revitalization of Mount Vernon Avenue. The operation contributes to economic development along the Avenue by bringing residents to the school who may patronize other businesses. Staff finds that the use is compatible with the existing mix of

residential, office, retail and service uses in the area, promotes positive growth along Mount Vernon Avenue, and provides an important service to area residents.

In regard to the parking reduction, staff has several concerns. Three parking reductions are already approved for businesses on the same block, and another will add to the already high parking demand in the immediate area. Additionally, the number of spaces that the applicant requests greatly exceeds what staff has typically supported when there is not a complete alternative off-street parking arrangement secured. Some may view the requested parking reduction as causing too much of a burden on the adjacent residential neighborhood to support the expansion of this community oriented business.

On the other hand, the applicant has presented a number of justifications for the reduction that will reduce the number of vehicles anticipated for each class. The school, with its expanded facility, has a 29 space requirement. The City has already granted a reduction of 10 spaces without impact for the existing space. The applicant can provide 15 of the remaining 19 space requirement. A combination of students and volunteers walking, taking the bus, biking, and utilizing the 15 off-street parking spaces or potentially the spaces at the public lot at Oxford Avenue, and having class sizes generally at less than capacity will greatly reduce the actual demand for on-street parking. Many students of the facility submitted letters stating that they personally walk to the facility for class (see attached).

Additionally, the small businesses that have opened along Mount Vernon Avenue in recent years are thriving and still growing. Staff wants to continue to encourage and promote new business activity, particularly when a use is a positive presence in the community. The operation does not create any other adverse impact on the community; the facility is closed by 9:30 every night, and other than at class times, is relatively inactive with generally only one or two people on the premises. Further, two of the three uses with parking reductions in the area are not currently in operation, and it is uncertain as to when they will be. Staff also notes that the space to be occupied by the yoga school could be filled with other uses with parking impacts.

Staff is very concerned that the lack of off-street parking on Mount Vernon Avenue will continue to be an issue as more businesses locate to the area. Parking is one of the key issues to be examined in a comprehensive planning effort for Mount Vernon Avenue facilitated by planning staff that will begin this spring. The need for the effort is demonstrated in this case given that there is a limited amount of parking in the immediate area, residential uses are in close proximity to the yoga studio, and the neighborhood is understandably concerned. The parking dilemma will most effectively be resolved through the comprehensive plan process. Both staff and the neighborhood want to encourage appropriate growth along the Avenue, while mitigating adverse impacts on the residential neighborhood caused from this growth. In this case, the yoga studio has demonstrated that it is a positive and successful community facility along the Avenue, and has numerous justifications for the requested parking reduction.

Therefore, staff supports the requested parking reduction, expansion of use, and extension of hours. As to parking, staff recommends that the applicant be required to maintain fifteen off-street parking spaces, consistent with the current arrangements for parking. Staff also recommends a one year review condition so that potential parking impacts can be assessed and, if necessary, additional parking solutions may be considered.

With these conditions, staff recommends approval of the application.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES has no objections to the request for parking reduction. Although available on-street parking in the immediate area is limited, T&ES believes this operation will primarily draw clientele from local area, however, staff would like the applicant to pursue efforts to obtain additional off-street parking during evening class periods.
- R-1 T&ES recommends a one year review of this operation to determine impact on neighborhood parking availability.
- R-2 The applicant shall require that its employees who drive to work use off-street parking.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- F-1 Concur

APPLICATION for SPECIAL USE PERMIT # 2002-0110

[must use black ink or type]

PROPERTY LOCATION: 2402 Mt. Vernon Avenue

TAX MAP REFERENCE: 034.02-03-08 ZONE: CL

APPLICANT Name: Simon J Adel for A.A.Y.I.D.L.

Address: 2402 Mt. Vernon Avenue

PROPERTY OWNER Name: American Association of Yoga in Daily Life

Address: 2402 Mt. Vernon Avenue

PROPOSED USE: yoga school and office - change hours of operation

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.

Simon J Adel  
Print Name of Applicant or Agent

X [Signature]  
Signature

2402 Mt. Vernon Avenue  
Mailing/Street Address

703 - 299-8946 703-299-9051  
Telephone # Fax #

Alexandria VA 223071  
City and State Zip Code

10-24-02  
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: Association President 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.

Non Profit 501 C 3 status

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? N/A

- 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)

See Attached

**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).

10-29 Students Class 10-11:30am Mon-Fri. +

6:00-9:30pm Mon-Fri., Saturday 9:30-1:00pm, Sunday 9:30-11:00am  
and 5:00-8:00pm.

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

no employees. 1-5 volunteers at random times

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

Day:

Hours:

Mon-Friday

School open  
9:00 A to 9:30p

class sessions  
10:00 A - 11:30 A  
6:00 p - 9:30p

Saturday

8:30 A to 4:00p

9:30A - 1:00p

Sunday

8:30 A to 8:00p

10:00 - 11:30A  
5:00 - 8:00p

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

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

only normal business office noise

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?

Office Paper  
\_\_\_\_\_  
\_\_\_\_\_

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

minimal  
\_\_\_\_\_  
\_\_\_\_\_

C. How often will trash be collected?

Weekly by City  
\_\_\_\_\_  
\_\_\_\_\_

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

Trash cans within the Center. A Trash Container is located on the sidewalk Outside the Center.  
\_\_\_\_\_

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:

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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:

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

Exit Signs are posted. A security check was  
Conducted by the Alexandria Police Department.  
Both entrances are well lighted.

**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.

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**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?

\_\_\_\_\_ no change from SUP#

99-0072

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? none

B. How many loading spaces are available for the use? none

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?

N/A

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

N/A

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

**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? N/A square feet.

18. What will the total area occupied by the proposed use be? no change

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

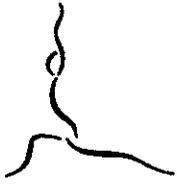
19. The proposed use is located in: (check one)

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: \_\_\_\_\_



## The American Association of Yoga in Daily Life

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THE AMERICAN ASSOCIATION OF YOGA IN DAILY LIFE  
2402 Mount Vernon Avenue, Alexandria, VA 22301.  
TELEPHONE: 703-299-8946 FAX: 703-299-9051  
e-mail: alexandria@yoga-in-daily-life-usa.com

### NARRATIVE DESCRIPTION

#### Question #3

The American Association of Yoga In Daily Life is a non-profit community service organization that uses the proceeds from its yoga classes to support local community efforts and world wide humanitarian initiatives. We enrol students from all walks of life, ages and physical abilities. Enrolment varies with each class and session but, ranges between 10 and 29 students. The Association has no employees and is managed by a pool of volunteers. Parking is provided in three locations and students are encouraged to take public transportation. About one-third of our enrolment is within walking distance.

Our current Sunday hours are 1:00pm to 8:00pm. We are requesting that these hours be expanded to 8:30am through 8:00pm so that we can better serve our students' needs and those of the community.

SUP 2002-0110



**The American Association of Yoga in Daily Life**

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THE AMERICAN ASSOCIATION OF YOGA IN DAILY LIFE  
2402 Mount Vernon Avenue, Alexandria, VA 22301.  
TELEPHONE: 703-299-8946 FAX: 703-299-9051  
e-mail: alexandria@yogaindailylife.com

**SOP SUPPLEMENTAL:**

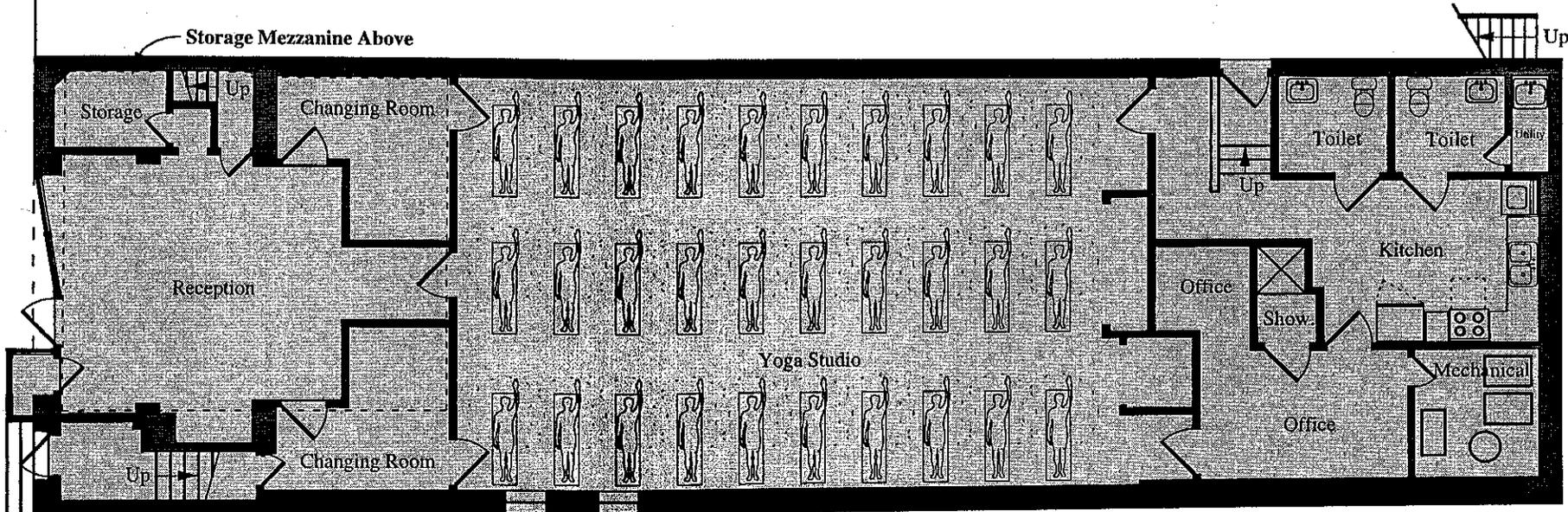
Along with our request for an extension of opening hours we would also like to request the following:

**Physical Expansion.** The second floor of the building is currently used for two apartments; we would like to replace them with a second Studio for yoga classes, and some office space.

**Increase in number of students.** With the opening of the second studio we would have an increase in the student numbers. On most occasions there would not be classes in both studios. If it did happen that there was a full class in each studio there would be a combined maximum of 58 students.

**Parking reduction.** On our original SUP #99-0072 we were granted a parking reduction from 15 to 5. We are hoping for a similar reduction this time. Attached is a copy of the Parking Reduction Supplemental Application justification.

22 Mt. Vernon Avenue



### Existing 1st Floor Plan

Scale: 3/16" = 1'-0"



*SUP 2002-0110*

**LARSON**  
**KOENIG** ARCHITECTS LLC

2107 Mt. Vernon Avenue Studio 100 Alexandria, VA 22301

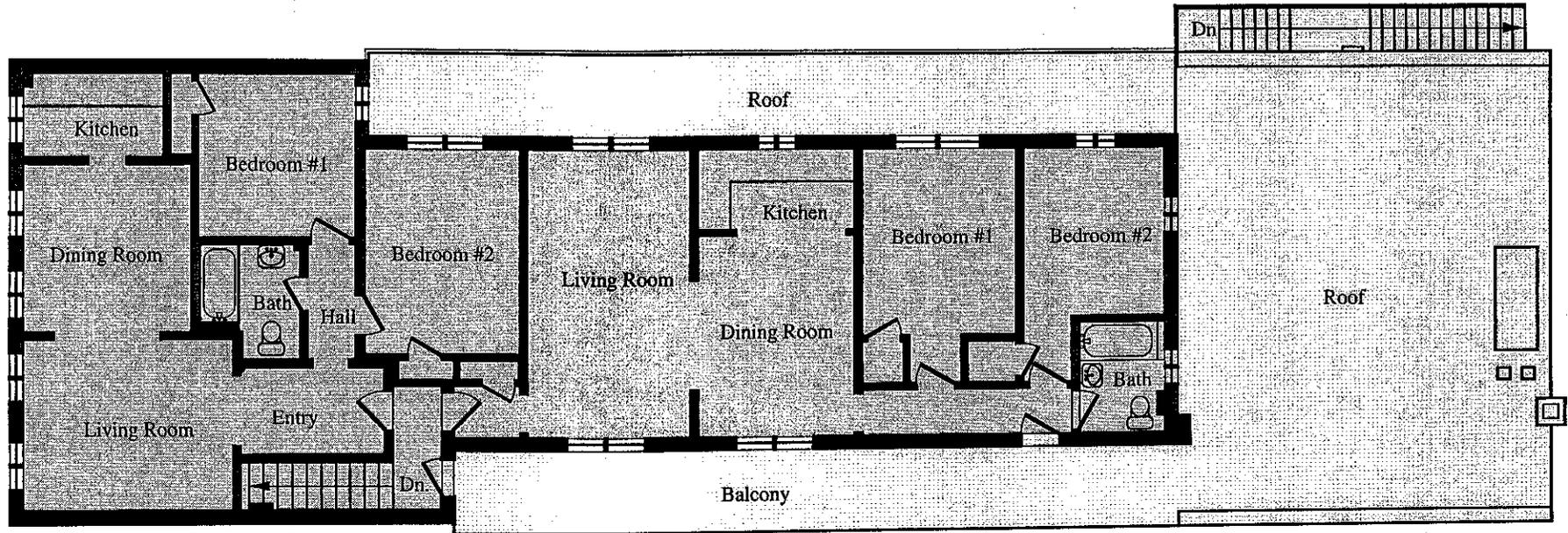
703.548.1378 (voice) 703.519.9604 (fax)  
 rslarson@aol.com

### Yoga In Daily Life

2402 Mt. Vernon Avenue  
 Alexandria, Virginia 22301

12/18/02  
 Existing  
**1**

23



Existing 2nd Floor Plan

Scale: 3/16" = 1'-0"



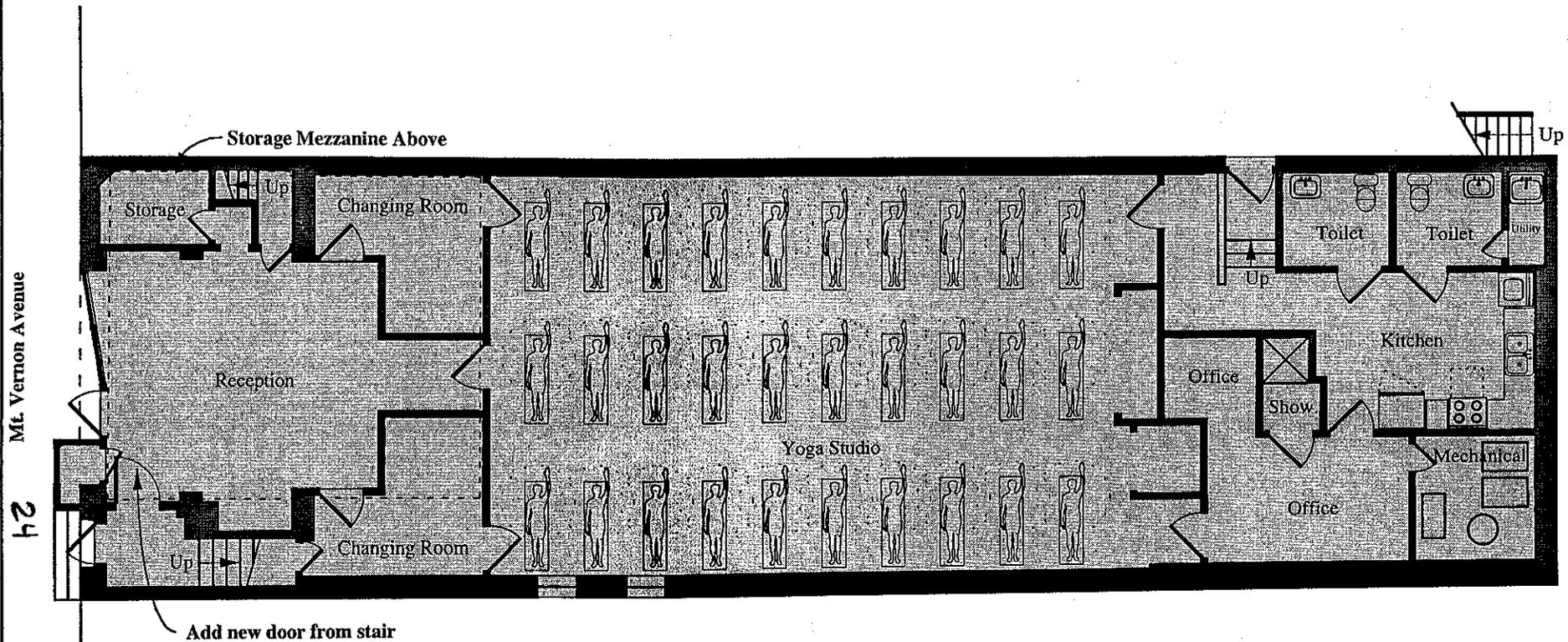
*SUP 2002-0110*

**LARSON**  
**KOENIG** ARCHITECTS LLC  
 2107 Mt. Vernon Avenue Studio 100 Alexandria, VA 22301  
 703.548.1378 (voice) 703.519.9604 (fax)  
 rslarson@aol.com

Yoga In Daily Life

2402 Mt. Vernon Avenue  
 Alexandria, Virginia 22301

12/18/02  
 Existing  
 2



**Proposed 1st Floor Plan**

Scale: 3/16" = 1'-0"



*SUP 2002-0110*

**LARSON**  
**KOENIG** ARCHITECTS LLC  
 2107 Mt. Vernon Avenue Studio 100 Alexandria, VA 22301  
 703.548.1378 (voice) 703.519.9604 (fax)  
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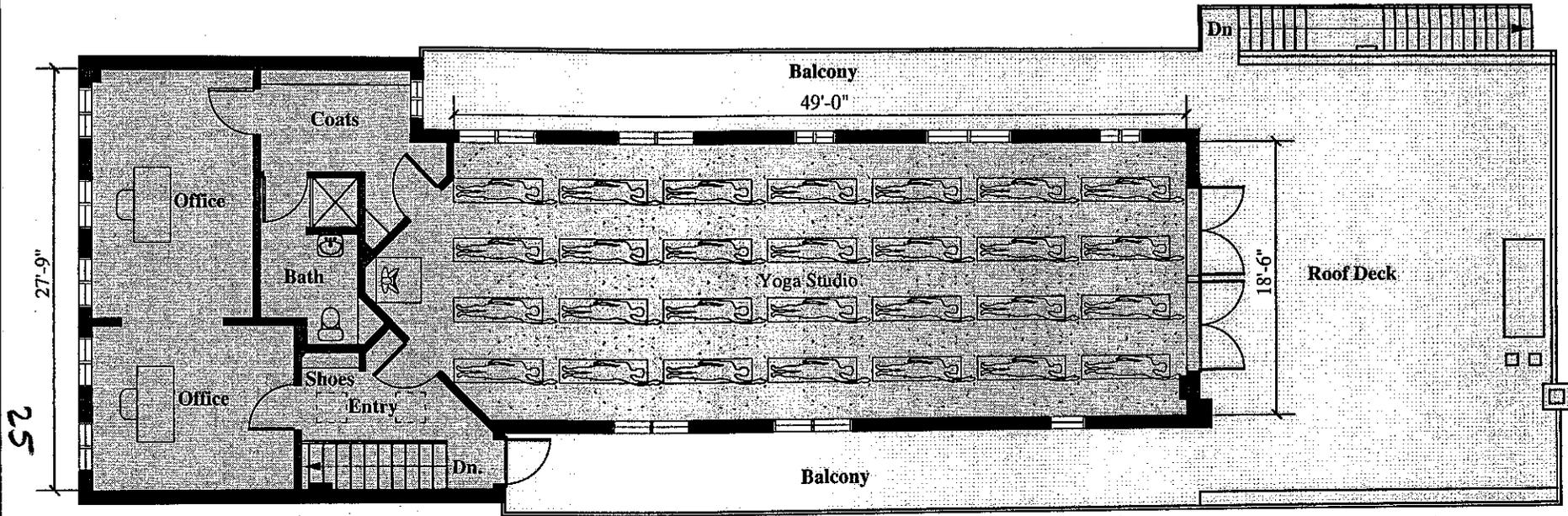
**Yoga In Daily Life**

2402 Mt. Vernon Avenue  
 Alexandria, Virginia 22301

12/18/02

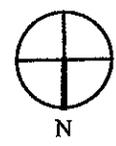
Proposed

**1**



Proposed 2nd Floor Plan

Scale: 3/16" = 1'-0"



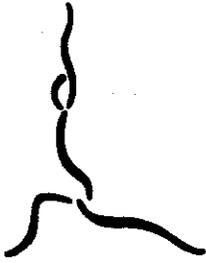
*SUP 2002-0110*

**LARSON**  
**KOENIG ARCHITECTS LLC**  
 2107 Mt. Vernon Avenue Studio 100 Alexandria, VA 22301  
 703.548.1378 (voice) 703.519.9604 (fax)  
 rslarson@aol.com

Yoga In Daily Life

2402 Mt. Vernon Avenue  
 Alexandria, Virginia 22301

12/18/02  
 Proposed  
 2



American Association of  
YOGA IN DAILY LIFE®

2402 Mt. Vernon Ave.  
Alexandria, VA 22301  
703-299-8946

See reverse for class descriptions

# Winter Session 1

January 13 - February 23, 2003

**6 weeks:** 1 class per week

**\$72 pre-registration**

pre-registration payment deadline is  
Saturday, January 11, 2:00PM

**\$84** after the deadline

If registering for more  
than one class per session:

**2 Classes: \$132**

**3 or more Classes: \$168**

**FREE TRIAL CLASS** for new students during **Week 1** (subject to class availability)

**YOGA FOR KIDS** Tuesdays 3:30 - 4:20 PM \$40

TIME	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:30-11:00 AM						Yoga General	Yoga General
10:00-11:30 AM	Yoga General	Yoga General	Yoga General	Yoga General	Yoga General		
11:15-12:45 PM						Yoga Intermediate	
6:00-7:30 PM	Yoga Intermediate	Yoga and Relaxation	Yoga General	Yoga and Meditation	Yoga General		
7:45-9:15 PM	Yoga General	Yoga Intermediate	Meditation	Yoga General	Yoga Intermediate		

For availability of classes check the bulletin board in the Yoga Center,  
call **703-299-8946** or check our Web site: [www.yogaindailylife.com](http://www.yogaindailylife.com)

## Class Registration Form

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone(h) \_\_\_\_\_ Phone(w) \_\_\_\_\_

Class#1 \_\_\_\_\_ Day \_\_\_\_\_ Time \_\_\_\_\_

Class#2 \_\_\_\_\_ Day \_\_\_\_\_ Time \_\_\_\_\_

Class#3 \_\_\_\_\_ Day \_\_\_\_\_ Time \_\_\_\_\_

Credit Card  MC  Visa Card# \_\_\_\_\_ Expiration Date \_\_\_\_\_

Total \$ \_\_\_\_\_ Signature \_\_\_\_\_

I agree to pay the total amount according to card issuer agreement

**Please, sign the waiver on the other side!** 26

**PARKING REDUCTION SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

We pay for five spaces directly behind the  
Citgo station on the corner and have an agreement  
with the Suntrust Bank for the use of ten spaces there.

We hope that this will be sufficient parking for our application.

Total Parking Reduction of 29 spaces. VP 12/20/02

2. Provide a statement of justification for the proposed parking reduction.

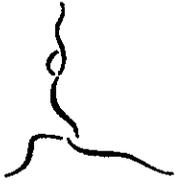
See attached.

3. Why is it not feasible to provide the required parking? Although there is  
plenty of on-street parking, off-street parking  
is limited and expensive.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?  Yes.  No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



SUP 2002-0110

## The American Association of Yoga in Daily Life

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THE AMERICAN ASSOCIATION OF YOGA IN DAILY LIFE  
2402 Mount Vernon Avenue, Alexandria, VA 22301.  
TELEPHONE: 703-299-8946 FAX: 703-299-9051  
e-mail: alexandria@yogaindailylife.com

### **PARKING REDUCTION SUPPLEMENTAL APPLICATION:**

#### **STATEMENT OF JUSTIFICATION:**

The American Association of Yoga in Daily Life is a non-profit community service organization staffed by volunteers dedicated to bringing the benefits of yoga and relaxation to the wider community. We are highly regarded for our benefit to the local community. The income from the Center goes to our many Humanitarian projects here and abroad. (See attached leaflet).

The only classes we teach where the numbers are significant are in the evenings when most businesses in the Del Ray area are already closed. This means that we do not compete with the local businesses for parking. The parking on the street outside the Center typically has free space during the classes. There is also a public parking station diagonally opposite the Center, which is on average 1/3<sup>rd</sup> empty during class times.

More than 80% of our clientele live in Alexandria and more than 1/3<sup>rd</sup> live in the zip codes of 22301 and 22305. (Our Center is on the border of these two zip codes). Many of our students walk to classes and we promote the use of public transport. (Sandy Model the manager of Dash can attest to this, as she is a student and great supporter of the Center). There are bus stops outside the Center for Dash and Metro Bus; we are also accessible from the Braddock Metro.

We intend to put a bicycle rack outside the center as soon as it is approved.

We pay for five spaces directly behind the Citgo station on the corner and have an agreement with the Suntrust Bank for the use of ten spaces there.

We hope that this will be sufficient parking for our application.

Simon Adel (aka Swami Bhaktanand)

President



## The American Association of Yoga in Daily Life

THE AMERICAN ASSOCIATION OF YOGA IN DAILY LIFE INCORPORATED

2402 Mount Vernon Avenue

Alexandria VA USA

TELEPHONE: (703) 299-8946 FAX: (703) 299-9051

[www.yogaindailylife.com](http://www.yogaindailylife.com)

e-mail: [alexandria@yogaindailylife.com](mailto:alexandria@yogaindailylife.com)

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**DATE:** 10/16/2002

**FAX NUMBER:** 703-838-6393

**ATTENTION:** Mary Hashemi

**ORGANISATION:** Department of Planning and Zoning

**FROM:** Swami Bhaktanand

**NUMBER OF PAGES (including this one):** 2

---

Dear Mary,

Here is the Parking agreement for the five spaces behind the Citgo gas station.

If you need any other information please let me know.

Yours truly,

Swami Bhaktanand

P.S. How about coming and trying a yoga class?

LEASE AGREEMENT

The undersigned, Scott Mitchell, hereby agrees to lease to Yoga in Daily Life five parking spaces located on the premises of 2300 Mt. Vernon Avenue, Alexandria, Virginia 22301 behind the Citgo Gas Station.

The lease amount shall be at the rate of fifty dollars (\$50.00) per space, per month, totaling two hundred and fifty dollars (\$250.00), to be paid by the fifth day of each month, commencing in March 2000. This lease shall be automatically renewed on a month-to-month basis until such time that either party provides thirty days notice of intent to terminate this lease.

Payment shall be mailed to 322 Hume Avenue, Alexandria, Virginia 22301, unless otherwise instructed.

SEEN AND AGREED TO:

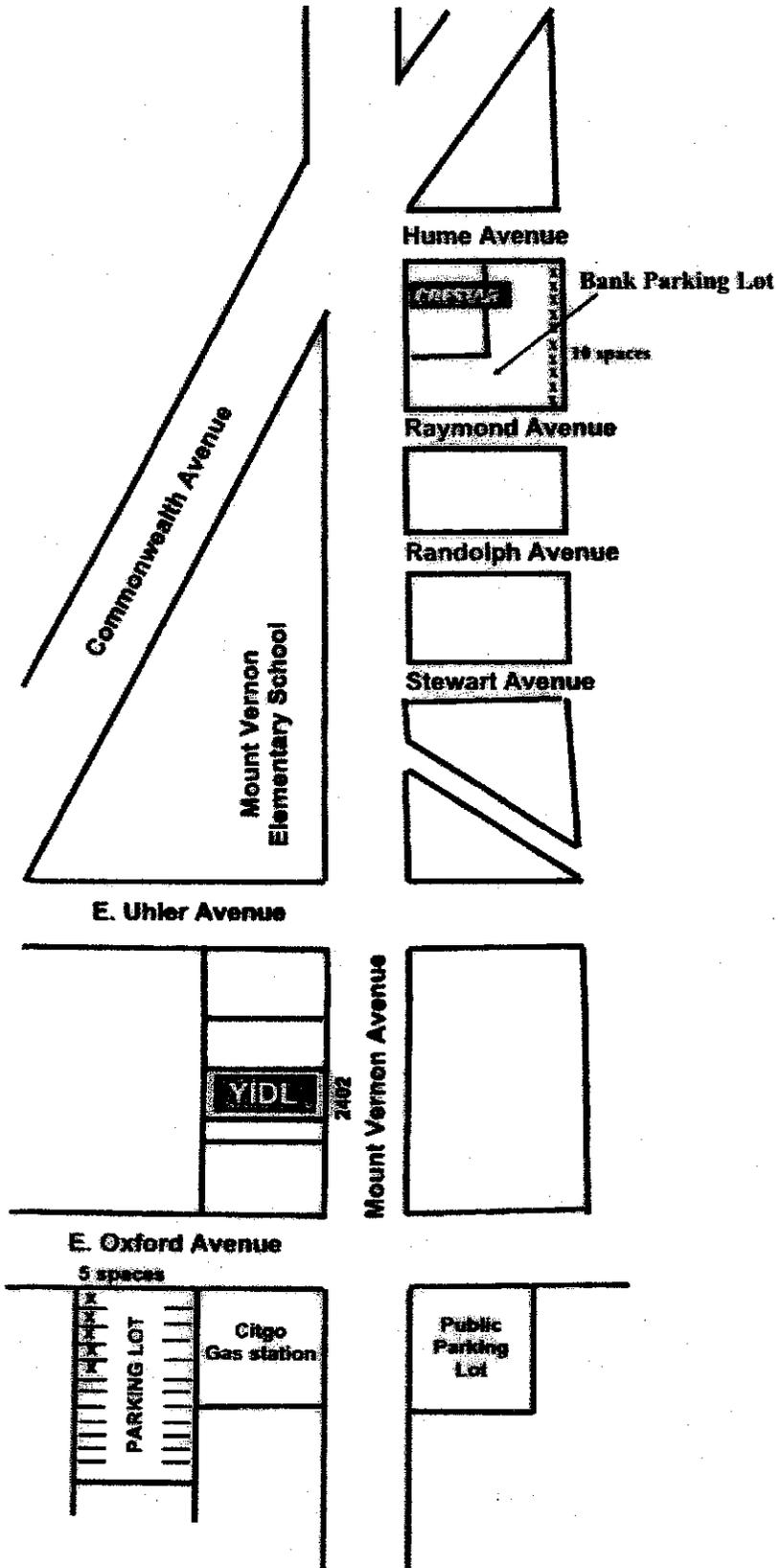
Scott Mitchell  
Scott Mitchell  
322 Hume Avenue P.O. Box 2777  
Alexandria, VA 22301

Date: 2-07-00

Carolyn Weeder  
Carolyn Weeder, Esq.  
Director  
Yoga in Daily Life  
2402 Mt. Vernon Avenue  
Alexandria, VA 22301

Date: Feb. 4, 2000

# OFF STREET PARKING ARRANGEMENT 2402 MOUNT VERNON AVENUE



SUP 2002-0110

David McGarvey

32 West Glendale Avenue  
Alexandria, VA 22301  
(703) 683-3463

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November 4, 2002

To whom it may concern

This is in regard to the efforts of Yoga in Daily Life to add additional space for more classes at their location in the Mount Vernon district of Del Rey.

Since buying a home in the Rosemont area of Alexandria 17 years ago I have enjoyed watching the Mount Vernon district develop into a distinctive cluster of businesses. Last summer my wife and I searched for yoga classes and were told about Yoga in Daily Life. We have been taking classes there ever since, starting with once a week and now taking two classes a week.

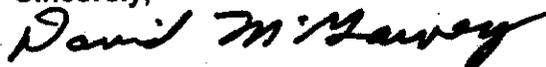
At 71 years old I have had my share of back problems and experience with treatments. Of the many things I do for this, the Yoga in Daily Life classes have proved to be most helpful. In my view the facility offers a unique and valuable service to our community and I support their efforts to meet the increased demand for their classes.

Yoga in Daily Life is a nonprofit organization. At \$12 or less per one-and-a-half-hour class, they provide a valuable service available to even the less affluent in our community. A moderate expansion of their classes should allow them to extend this service to more while maintaining quality and with a net beneficial impact on the community.

I understand that parking is a concern. In my case I share a ride to one morning class a week and am dropped off for the other class, from which I walk the one mile home.

Yoga in Daily Life provides a service that is unique to the area – it does not compete with the other services available in the Mount Vernon area but adds to them. I must also note that the group that uses Yoga in Daily Life must be among the quietest of those who patronize this area!

Sincerely,



David McGarvey

RICHARD BOLOTIN  
4201 S.31st. St. Apt.412  
Arlington, VA 22206

Nov. 4, 2002

To Whom It May Concern:

I am writing in regards to the Yoga In Daily Life Center, located at 2402 Mt. Vernon Ave, in Alexandria. The Center is a valuable asset to the community, providing a clean, relaxing enviroment in which we can participate in gentle exercises and meditation.

Today many western healthcare practices are recommending Yo/ga and meditation as complimentary practices in assisting ourselves with maintaining a healthybody and mind. As this becomes more increasingly accepted, more people are looking for qualified and caring instructors like those at the Center.

Unfortunately due to the lack of space, the number of people that can take advantage of the conveniently located Center is limited and therefore it has beome important that expansion happen in order for the Center to be available to all that are interested.

I have benefited from attending classes and I am especially glad that I am able to take public transportation (Metro Bus Route #10) which stops right at the corner. Please include me with those that would like to see increased space at the Center so that everyone that wishes to attend can be accommodated.

Sincerely,

Richard Bolotin

George Michelson  
2645 South June Street  
Arlington, Virginia 22202

November 16, 2002

City of Alexandria  
Alexandria, Virginia

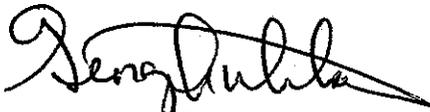
To Whom It May Concern:

It is with pleasure that I wish to express my support for the improved facilities offered by Yoga In Daily Life, 2404 Mt. Vernon Avenue, Alexandria, Virginia 22301. I have been attending classes at this location for about two years. When I first arrived at this location the business neighborhood was quite different. During the past two years the business community has improved significantly. A successful restaurant has opened next door, and a new antique retail store has recently opened.

The positive nature of the Yoga In Daily Life yoga training location, and the hardworking and diligent staff at this facility, has had a significant positive nature on the Del Ray business community of Alexandria during the areas improving business climate. The fact that the building was purchased and significantly upgraded by the American Association of Yoga In Daily Life should help the local community and the Alexandria City government understand and appreciate that this business partner in their community will continue to provide positive improvements to the Del Ray area.

Many of their classes and training sessions are held in evening hours, and attract a clientele that is both positive and supportive of the community. It is with this understanding that I wish to lend my support to the request for the expansion of the Yoga In Daily Life facility at 2402 Mount Vernon Avenue.

Thank you,



George Michelson

October 24, 2002

Dear Sirs:

I want to express my support for the American Association for Yoga in Daily Life (YiDL) and their efforts to expand the center. On a personal note, three years ago I was in an accident and was told by a reputable orthopedic surgeon that I would need extensive surgery to repair my knee. Not being a fan of surgery, I ignored his recommendation and continued to practice yoga daily. Recently I visited this same surgeon who said that he has never seen this type of injury heal so well and now, doesn't believe that surgery will be necessary. I believe that my recovery is, in part, due to my yoga practice and the skill of my YiDL instructor. It is reassuring to know that each yoga instructor goes through an extensive training program providing them with the knowledge, skill and experience needed to teach a variety of students

The practice of yoga and the techniques that I have learned at YiDL have touched many aspects of my life. I leave the center with a calmness that helps me deal with the hectic environment that we all live in today. I am fortunate to be able to visit the center daily and often walk to class as part of my exercise routine.

I was pleased to learn that the proceeds from the yoga classes are used to support worldwide humanitarian efforts. And, those right here in our own community. A notice was recently posted in the center showing their financial support of an Alexandria scholarship fund.

Over the years, I have seen the center become more involved in the community while helping students of all ages, abilities and from all walks of life. As a life long resident of the City of Alexandria, I hope that you will support YiDL's efforts to expand the center so that others may benefit as I have.

Sincerely,



Sharon A. Meehan  
2728 Franklin Court  
Alexandria, VA 22302

November 16, 2002

City of Alexandria  
Alexandria, Virginia

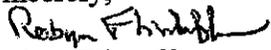
To Whom It May Concern:

I wish to take this opportunity to express my support for proposed expansion of the facilities offered by Yoga In Daily Life, 2404 Mt. Vernon Avenue, Alexandria, Virginia 22301. I have been attending classes at this location for about two years. When I first arrived at this location the business neighborhood was quite different. During the past two years the business community has improved significantly. A successful restaurant has opened next door, and a new antique retail store has recently opened across the street, several small coffee and eateries owned by independent business people have added to a positive community spirit in a neighborhood that once not long ago, was dormant.

Yoga In Daily Life had a vision for their building in which to hold their classes. They took a risk on locating their facility in Del Ray early on when other businesses were simply pondering on paper their ideas. Their success is apparent to those that attend classes and also by simply looking around at the changes in the neighborhood. It is now time that we support Yoga In Daily Life with their request for expansion of their facility and a vision that is still clear and positive in a community growth program. The positive nature of the Yoga In Daily Life yoga training location, and the hardworking and diligent staff at this facility, has had a significant positive nature on the Del Ray business community of Alexandria during the areas improving business climate. Students at this facility are willing to walk in a neighborhood that is much safer than it once was or to cycle to their classes besides using their cars. The neighborhood is safer, cleaner and is once again alive with activity from the various businesses in the area. Yoga in Daily Life is a strong and active nonprofit organization that should be acknowledged as a strong and active business partner in the community and with expanded facilities have even more of a positive impact on the Del Ray community. I wish to lend my support to the request for the expansion of the Yoga In Daily Life facility at 2402 Mount Vernon Avenue.

Thank you,

Sincerely,

  
Robyn Flintoff  
2645 South June Street  
Arlington, VA. 22202  
703 549 7949

DIANE HENRY

November 4, 2003

City of Alexandria  
Alexandria, Virginia

To Whom It May Concern

I am writing in support of plans by Yoga In Daily Life to expand the program and studio space. Yoga In Daily Life, a non-profit organization with all volunteer teachers, provides a great service to our community needs for health and fitness. As I am sure you know, yoga is enormously popular all over the country right now and we have a group of exceptionally talented and dedicated teachers, right here on Mt. Vernon Avenue. They deserve our support and encouragement and I, for one, would like to see Yoga In Daily Life grow and prosper.



S. Diane Henry  
719 South Lee Street  
Alexandria, Virginia 22314

10 E. Custis Avenue  
Alexandria, VA 22301

October 21, 2002

Dear Sir or Madam:

I am a homeowner and resident of Del Ray, and I am grateful that Yoga In Daily Life is in my community. Like many other students, I have walked to attend weekly classes on Mount Vernon Avenue since about this time last year. In April, however, I increased my attendance to twice a week for health reasons.

At that time, terrible joint pain came on me. After running various tests, my physician determined I had a "self-limited virus of unknown cause." In other words, he could not define my ailment. That's when I increased my attendance at yoga. The teacher, Swami B., is one of the best I've seen, and for the past 10 years I've been a college professor. Although I am not back to normal as far as my joints are concerned, the pain has lessened and I have seen the improvement. My body has gotten stronger. My mind is also more relaxed. I could detail many other benefits.

Having moved here two years ago from South Florida, I found much to be desired in this area as far as quality of life is concerned. Yoga In Daily Life is at the top of my list for excellence. Please consider the healing benefits practitioners receive when they attend classes. Especially, as you make decisions affecting their expansion.

Thanks for your consideration. I'd be happy to discuss this at any time. Attached please find my card.

Sincerely,

*Marisella Veiga*

Marisella Veiga

October 21, 2002

Deborah Bombard  
205 W. Glendale Avenue  
Alexandria, Virginia 22301

Mayor Donley  
City Council Members  
City Hall  
Alexandria, Virginia

Dear Honorable Mayor and City Council,

I am writing in support of the renovation of the second floor of the Yoga In Daily Life facilities located at 2402 Mt. Vernon Avenue. The center is located in the Del Ray neighborhood where there is a vibrant community life with easy access to stores, restaurants, farmers market, artisans, and other services. The storefront has been utilizing the first floor for classes that include beginning yoga, meditation, and a new yoga class for children. Yoga In Daily Life is a non-profit organization. The community interest in the classes has reached the capacity for the present classroom. This classroom can accommodate thirty people per class. In addition, the current office space, behind the classroom, is small and cramped. The renovation of the upstairs rooms at 2402 Mt Vernon would greatly benefit the provision of office space, classes, and community activities.

I have been attending classes at the center for two years. While living in an adjacent neighborhood I often walk to my class stopping after class to do errands or just to browse in the local stores. If I have to drive to class there has always been adequate parking. The staff at the center are professional and compassionate. The classes provide a respite of peace and relaxation in my busy and often tension filled life. I strongly support Yoga In Daily Life's request for renovation of their facilities. This would allow the center to offer more classes imparting a sense of well being and health that certainly impacts the health and well being of the community.

If you would like to know more information about Yoga In Daily Life log on to [www.yogaindailylife.com](http://www.yogaindailylife.com).  
Thank you for your attention to this matter.

Sincerely,



Deborah Bombard

# Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Rob Krupicka, President

**Date:** January 30, 2003

**Subject:** SUP#2002-0110, request for a change of hours of operation, for expansion and a reduction of off-street parking for an existing yoga studio at 2402 Mt. Vernon Avenue.

The applicant, Simon Adel AKA Swami Bhaktanand, President of Yoga in Daily Life, attended the Land Use committee meeting on January 14, 2003 to present the proposal. We distributed flyers and the item was announced in the Association newsletter.

The applicant explained that the school requested a change in Sunday hours to rectify a violation of their permit. As a result, they decided to move forward with a long anticipated need to expand enrollment. Swami explained that not only have class registrations been reaching maximum capacity, but difficulties have also arisen when a student misses a class and comes to a later one to 'make-up' the time. There have been occasions in which students were turned away.

The current parking requirement is 15 spaces. The school leases five spaces in the lot at 2300 Mt. Vernon Avenue, behind the Citgo service station, and has a verbal agreement to use ten spaces at the SunTrust Bank, 3 blocks away. This last arrangement is problematic since there is no agreement in writing as required by the SUP.

With the additional studio, the total enrollment will be 58 students and will require the applicant to provide a total of 29 spaces.

The applicant stated that approximately 1/3 of the students live in the vicinity and often walk to the studio. He encourages mass transit use and plans to install a bike rack to encourage students to use alternative transportation. He also stated that most businesses are closed when class attendance is highest and his classes are rarely full. For these reasons, he feels that the expansion will have minimal impact on the area.

The school has operated without complaint in Del Ray for several years; first at 1310 Mt. Vernon Avenue with an enrollment of 16 students (SUP 96-002). They purchased the building and relocated to 2402 Mt. Vernon Ave in 1999 (SUP 99-0072). The building does not have any parking available on site. According to the staff report at that time, there were concerns about intense periods of parking use on Mt. Vernon Avenue that would impact the adjoining residential neighborhood. Staff recommended that enrollment be capped at 16 students, the same as their earlier SUP, and a minimum of 5 spaces be provided off-site within 500 feet. At the hearing, the

school demonstrated that they had acquired enough off-street parking to warrant granting an enrollment level of 29 students.

The discussion touched on several issues:

The change of hours requested for Sunday (8:30AM - 8:00PM) is to conform with the hours the studio has been offering classes. These hours do not fall within the hours in the current SUP. It is conceivable that a change in hours will allow increased enrollment without an impact on parking in the neighborhood; the school plans to offer several additional classes that day, and we would be supportive of this.

A one-year review of the site revealed that the applicant was in violation of its SUP on three minor conditions, all which related to parking and transportation. The violations have been rectified.

In general we support revitalization on the Avenue, having supported reasonable requests made by businesses, however, there is a legitimate concern about the accumulative effect of the current quantities of parking reductions and the pace at which reduction requests continue to be granted. Staff has suggested that, according to their observations, there is not a problem.

The committee fears that this analysis may be short-sighted. Much has changed in the 2300 and 2400 blocks and more changes are yet to come due to several new businesses - a pottery studio, a frozen custard shop, a successful Mexican restaurant, a new 160 seat restaurant, a Pilates studio, and new retail. Some of these will alter current lease arrangements for parking such as the first Agape Church at 2423 Mt. Vernon Avenue.

We are increasingly uncomfortable being asked to approve reductions without a sense of what the facts of the matter are.

*The committee voted to approve the request for a change in hours but deny the request for expansion unless the parking could be provided.*

The committee feels that there are other ways to accommodate increasing enrollment until a study of existing reductions and their location can be done.

The Executive board also supports the success and growth of Yoga in Daily Life, but cannot support a parking reduction until a true study of the parking needs for Mt. Vernon Ave and a plan to address them is developed. We request that YDL and the City work to develop alternative parking plans such as off-site parking, new parking lots, greater mass transit promotion, and increasing the number of on-street parking spaces by limiting curb-cuts and adjusting bus stop locations.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Rob Krupicka at 703-838-0280.

2/2

41

VP  
APPLICATION for SPECIAL USE PERMIT # 2002-0110

[must use black ink or type]

PROPERTY LOCATION: 2402 Mt. Vernon Avenue

TAX MAP REFERENCE: 034.02-03-08 ZONE: CL

APPLICANT Name: Simon J Adel for A.A.Y.I.D.L.

Address: 2402 Mt. Vernon Avenue

PROPERTY OWNER Name: American Association of Yoga in Daily Life

Address: 2402 Mt. Vernon Avenue

PROPOSED USE: yoga school and office - change hours of operation

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.

Simon J Adel  
Print Name of Applicant or Agent

x [Signature]  
Signature

2402 Mt. Vernon Avenue  
Mailing/Street Address

703 - 299-8946 703-299-9051  
Telephone # Fax #

Alexandria VA 223071  
City and State Zip Code

10-24-02  
Date

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

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

ACTION - PLANNING COMMISSION: 2-04-03 Recommend Approval 7-0

ACTION - CITY COUNCIL: 2/22/03PH--CC approved the Planning Commission recommendation.

Statement to Alexandria City Council in support of Special Use Permit 2002-0110  
for Yoga in Daily Life, February 22, 2003

My name is David McGarvey. I live at 32 W. Glendale Avenue, at the corner of Russell Road. My wife and I are students at the Yoga in Daily Life studio and I am speaking in support of their request.

We have lived in our home for 18 years and over that time we have enjoyed seeing the Mt. Vernon district grow into a wonderfully diverse community.

As I walk to yoga class, I enjoy the interesting enterprises on Mt. Vernon Avenue: Asian market, ballet school, small hardware store (an alternative to the Home Depot!), antique shops, a dress shop, hat shop, ice cream shops and a few small restaurants.

To create this diversity has taken some care – both the Planning Commission and the Del Rey Citizens' Association deserve a great deal of credit for what they have done.

To maintain this diversity, you have to cut a little slack for some of the more unusual enterprises to keep them healthy.

I want to make a few observations on *capacity*.

When a *restaurant* increases capacity, it is to serve more customers.

When a *yoga studio* increases capacity, it is to add *diversity* and *flexibility* to its program.

Yoga in Daily Life now has only one studio. With two studios, they can offer a more varied program – maybe yoga for seniors or prenatal yoga, as well as the yoga for children class which they offer now.

There is concern about maximum capacity at YIDL. I have been attending classes over the past eight months in the daytime and in the evening. *Seldom* is a class more than half full. Usually there are only about 10 students. YIDL will conduct a class if as few as five persons sign up. Any business person can do the math and see that as a *business* this makes no sense. But as a *service to the community*, it makes a lot of sense. YIDL is performing a great service to the community, and I hope you will approve their request.

*David McGarvey*