

EXHIBIT NO. 1

8
10-19-02

Docket Item # 9-B
SPECIAL USE PERMIT #2002-0061

Planning Commission Meeting
October 1, 2002

ISSUE: Consideration of a request for a special use permit for a reduction of off-street parking.

APPLICANT: Maurice and Christine Flynn
by Mary Catherine Gibbs, attorney

LOCATION: 500 North Columbus Street

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, OCTOBER 1, 2002: On a motion by Mr. Dunn, seconded by Mr. Komoroske, 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.

Speakers:

Ms. Mary Catherine Gibbs, representing the applicant, spoke in support of the application.

Mr. Jack Spahr, resident at 808 Oronoco, spoke in support of the application. He stated that he has not observed a parking problem in the area, and that he was supportive of the opportunity for homeownership in the area.



SUP #2002-0061

10/01/02



STAFF RECOMMENDATION:

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

1. A parking reduction of one space for each townhouse at 500, 502, and 504 North Columbus Street shall be permitted. (P&Z)
2. The applicant shall paint or post signage at each parking space to identify the townhouse unit to which each space belongs. (P&Z)
3. The approval of the parking reduction shall be contingent upon the approval of SUB#2002-0004. (P&Z)
4. The land shown on the plat as open space shall remain open. Any future additions to the buildings beyond the required zoning envelope shall also require a review by City Council of this parking reduction special use permit. (P&Z)
5. The applicant shall install landscaping to screen the parking area as depicted on the submitted plan. (P&Z)
6. No permanent structures shall be placed within the existing sanitary sewer easement. (T&ES)

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 applicants, Maurice and Christine Flynn, request special use permit approval for a parking reduction located at 500 North Columbus Street.
2. The subject property is one lot of record with 56.1 feet of frontage on North Columbus Street, 73.67 feet of depth and a total lot area of 5,580 square feet. The site is developed with four dwelling units in a single building, that has the appearance of three townhouse dwellings. Parking for the dwellings is located behind the units. The area is covered with blacktop that is in disrepair and unstriped, but appears to accommodate about six to eight vehicles. The surrounding properties are residential townhouses.
3. The applicants have requested subdivision approval to divide the existing lot into three separate lots, resulting in the existing four dwelling units becoming three townhouse units on separate properties. As part of the subdivision case, the applicants are proposing to provide only three parking spaces, one for each of the three townhouses. The zoning ordinance requires two parking spaces for each townhouse for a total of six required spaces.

This application is a request for special use permit approval for a parking reduction of one space per proposed townhouse unit totaling a reduction of three spaces.

4. Under section 8-200 (F) of the zoning ordinance, buildings in use prior to June 25, 1963 are excused from meeting current parking requirements. In this case, the building predates June 25, 1963. Therefore, the existing on site parking is not required parking.
5. The applicants commissioned a parking availability study by consultants to look at available on-street parking on evenings and weekends within one block of the site (see attachments). The study was conducted on a Thursday between 3:00 p.m. and 7:00 p.m. and a Saturday between 11:00 a.m. and 3:00 p.m. In support of the parking reduction, the study revealed that of the 141 total available on-street spaces, Thursday had an average of 50 empty spaces and Saturday had an average of 51 empty spaces.
6. Zoning: The subject property is located in the CL/Commercial low zone. Section 8-100 (A) (4) of the zoning ordinance allows a parking reduction only with a special use permit.
7. Master Plan: The property is located in the Braddock Road Metro Station area.

STAFF ANALYSIS:

Staff does not object to the proposed parking reduction at 500 through 504 North Columbus Street. Although staff is concerned generally anytime parking is reduced below today's standard and concerned in this case about the future potential for parking congestion in this area in the future, there were several reasons staff has decided to support this parking reduction.

Specifically, the proposal is a retrofit with many limitations on the site that made it infeasible or extremely awkward to consider including more on-site parking spaces than what has been proposed. There was also a parking study conducted in the area that revealed an average of 50 available parking spaces in the afternoon and early evening. Additionally, the applicant investigated off-site parking options which, because of the distance from the dwellings, did not prove to be practical. The City could require them, and the landowners could arrange for them, but they would be several blocks from the homes and would not be used. Finally, the existing parking is not required because the use is grandfathered, so theoretically parking could be removed from the site completely without consequence.

Therefore, staff supports the final proposal that is presented in this report (and attached plan), with conditions. See also the staff discussion in case SUB #2002-0004. Staff has required the installation of landscaping to screen the parking area which will improve the frontage along Oronoco Street. Staff has also required that the applicant paint or post signage at the on-site parking spaces to designate which space belongs to which unit to ensure that the parking arrangement is clear to future owners of the townhouse units. Finally, staff has included a condition that requires that the approval of this permit be contingent upon approval of the subdivision case.

With these conditions, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving the buildings shall be placed underground.
- R-1 No permanent structures shall be placed within the existing sanitary sewer casement.

Code Enforcement:

- C-1 Prior to construction or occupying the referenced buildings as residential townhouses a permit shall be applied for changing the use of all three buildings. Construction documents shall accompany the application that document existing conditions and all proposed changes.
- C-2 Prior to the issuance of a demolition permit, construction permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Police Department:

- F-1 No objections.

VP
APPLICATION for SPECIAL USE PERMIT # 2002-0061

PROPERTY LOCATION: 500 N. Columbus Street

TAX MAP REFERENCE: 64.02-02-28 ZONE: CL

APPLICANT Name: Maurice and Christine Flynn

Address: 7251 Spring Side Way, McLean, Virginia 22101

PROPERTY OWNER Name: Maurice and Christine Flynn

Address: 7251 Spring Side Way, McLean, Virginia 22101

PROPOSED USE: Request for a Parking Reduction of 4 spaces as part of Subdivision application and to permit tandem parking for 2 spaces.

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 notices 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.

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State zip code

June 25, 2002
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

NARRATIVE DESCRIPTION

4. 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.)

The applicants, Mark and Christine Flynn, are requesting a parking reduction of four spaces as part of their Subdivision application for 500 N. Columbus Street. The applicants' intentions are to subdivide into three townhouse units what now stands as one building. Each townhouse unit is separated from its neighbor by a fire wall. The building, as depicted on the attached subdivision plat, contains the following individual units: 504 N. Columbus Street is a 3 bedroom, one bath townhome; 502 N. Columbus is also a 3 bedroom, one bath townhome; and 500 and 500 1/2 combined would be the third townhome. Right now, each unit is a one bedroom, one bath apartment. 500 N. Columbus Street (the lower apartment) at one time was a beauty shop and it was converted to a one bedroom about 5 years ago. 500 N. Columbus Street would be converted and sold as one townhome. Each unit is individually metered, gas heat and the entire structure sits on a concrete slab (no basements). The building has a brick exterior and each of the three townhomes has a different exterior paint color.

The parking requirement for these townhouses would be six spaces, two per townhouse unit. As part of the subdivision application, the applicants would like to increase the amount of open space on the property by removing the four paved parking spaces behind 502 and 504 N. Columbus to create individual back yards for the townhomes. Right now, the tenants of the building park in that area. As a result, only two parking spaces will remain behind 500 N. Columbus Street, and the applicant would like to tandem park those two spaces.

As part of this application, the Flynn's commissioned a parking availability study by Gorove/Slade Associates, which clearly shows that there is ample parking available on the blocks nearest to 500 N. Columbus in the evenings and on weekends. On average, there are 50 available on-street parking spaces in the immediate vicinity of 500 N. Columbus Street (See attached Parking Analysis). The parking reduction is appropriate based upon the increase in the amount of open space that will be provided on the lot and the ample amount of on-street parking that is available in the immediate vicinity. An application that requests to increase open space is few and far between these days, and the applicant is in a position to do just that, if this SUP is approved. In fact, the amount of impervious coverage will be reduced by half (See attached proposed subdivision plat).

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,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: parking reduction of four spaces

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).

N/A

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

N/A

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

Day:

Hours:

N/A

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

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

N/A

B. How will 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?

Normal type associated with the current residential use.

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

Normal amount associated with the current residential use.

C. How often will trash be collected?

Once a week by the City of Alexandria.

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

N/A

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

Yes. No.

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

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

Yes. No.

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

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

N/A

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

6

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

1 Standard spaces

1 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 with 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. **See Attached 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? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

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? _____ square feet.

18. What will the total area occupied by the proposed use be?

3488 sq. ft. (existing) + _____ sq. ft. (addition if any) = 3488 sq. ft. (total)

21. 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: _____

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)
From 6 to 2, for a reduction of four spaces, and to permit tandem parking for the 2
spaces.

2. Provide a statement of justification for the proposed parking reduction.
As part of this application, the Flynn's commissioned a parking availability study by
Gorove/Slade Associates, which clearly shows that there is ample parking available on
the blocks nearest to 500 N. Columbus in the evenings and on weekends. On average,
there are 50 available on-street parking spaces in the immediate vicinity of
500 N. Columbus Street (See attached Parking Analysis). The parking reduction is
appropriate based upon the increase in the amount of open space that will be provided
on the lot and the ample amount of on-street parking that is available.

3. Why is it not feasible to provide the required parking? The applicant is seeking to
increase the amount of open space available behind 502 and 504 N. Columbus Street,
and in doing so, will remove four spaces of paved parking. There is no other location
on the lots for on-site parking.

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. See attached parking study by Gorove/Slade Associates.



MEMORANDUM

TO: Eileen Fogarty City of Alexandria
Peter Liberg City of Alexandria

CC: Mark Flynn
Mary Catherine Gibbs Hart, Calley, Gibbs, & Karp, P.C.

FROM: Chad Baird Gorove/Slade Associates, Inc.
Christopher Tacinelli, P.E. Gorove/Slade Associates, Inc.

DATE: June 24, 2002

SUBJECT: 500 North Columbus On-Street Parking Analysis
Alexandria, Virginia

v m p
SUP #2002-0061
500 N Columbus St
parking reduction

Introduction

The purpose of this memorandum is to review the on street parking within the vicinity of the proposed property located at 500 North Columbus Street in Old Town Alexandria, Virginia. The proposed site will be sub-divided into three separate lots. The subdivision will eliminate four parking spaces along the rear of the structure located on the property by creating back yard areas for the two northern most townhouse lots. The site is located along the northwest corner of Oronoco Street and North Columbus Street. The site of 500 North Columbus Street is a parcel bounded by Pendleton Street to the north, Alfred Street to the west, Oronoco Street to the south, and North Columbus Street to the east. This document outlines the available on street parking along the following street segments:

1. 400 Block of North Columbus Street
2. 500 Block of North Columbus Street
3. 800 Block of Oronoco Street
4. 700 Block of Oronoco Street

Analysis

There are two basic areas of concern which were raised by the City of Alexandria associated with on-street parking availability within the vicinity of the site. The following areas of concern were evaluated to show the availability of parking on the adjoining streets and how this parking will accommodate the visitor/owner parking for the proposed sub-division:

- Show an inventory of all on street parking within a one-block of the site.

A parking inventory of the area surrounding the proposed sub-division of 500 North Columbus Street within one-block was conducted on Thursday, June 20, 2002 and is depicted on figure 1.

- Display circulation patterns for all streets within one block of the site

The roadway circulation pattern within one-block of the site is shown in figure 1.

- Show an inventory of the available on-street parking spaces for the evening and weekend

The on-street parking supply within a one block of the site was collected over a four hour time period on Thursday, June 20, 2002 during the evening (3:00 pm to 7:00 pm) and Saturday, June 22, 2002 during the afternoon (11:00 am to 3:00 pm). The following two (2) tables and corresponding graphs display the parking inventory for all time periods studied. Also attached to the back of the two tables graphs are a more graphs summarizing each day and time period collected along with the total available parking spaces within one block of the site.

- Display all parking time availability and parking limitations within one-block of the site.

The on-street parking time availability and parking restrictions are shown on figure 2.

Conclusions

This analysis has evaluated the availability of parking surrounding the proposed sub-division of 500 North Columbus Street. The analysis focused on conditions from the weekday evening for Thursday, June 20, 2002, and Saturday, June 22, 2002. The following summarizes the conclusions of our study.

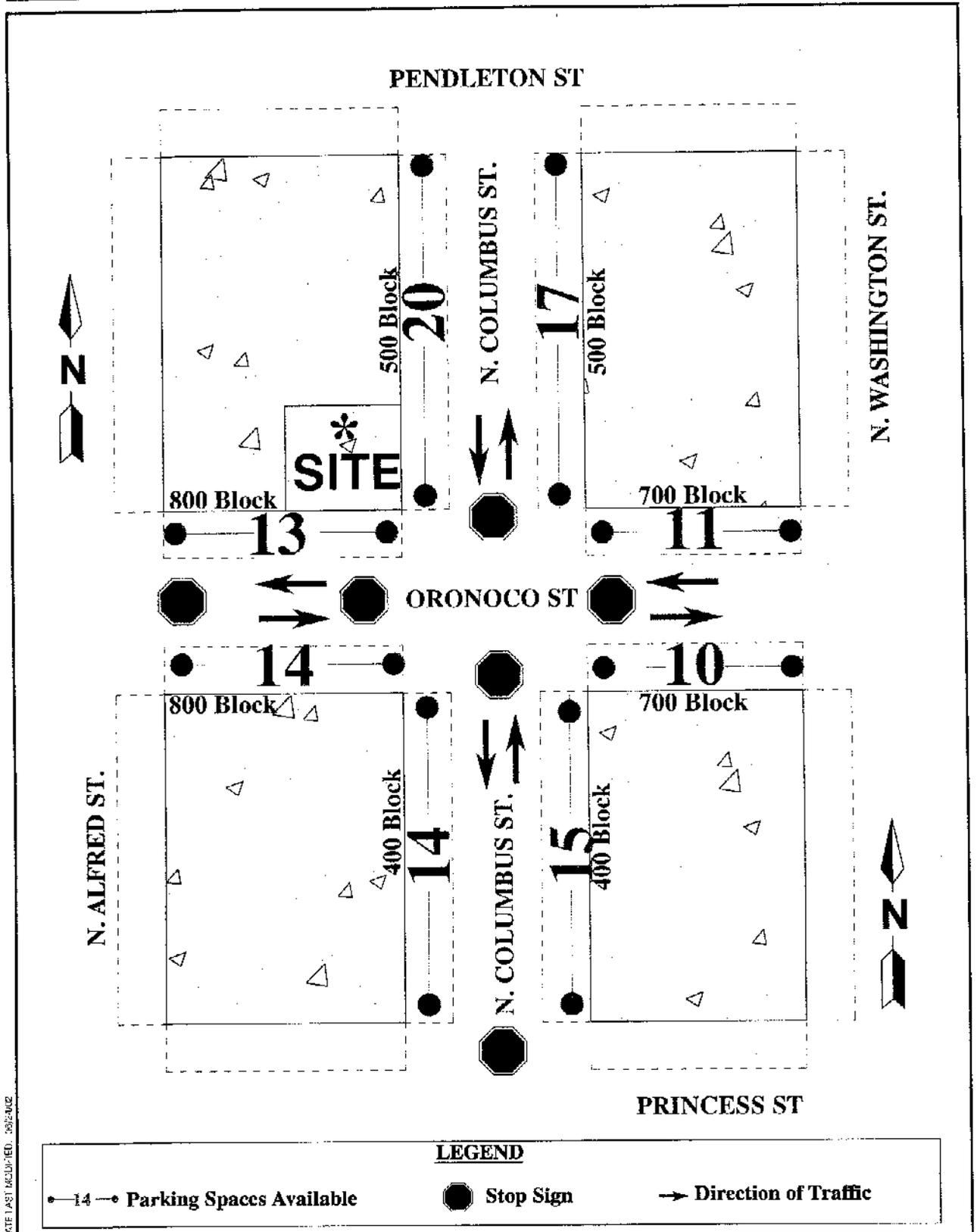
1. As the analysis shows, at all times over the two days (1 weekday & 1 weekend) there is significant available parking for the 500 North Columbus site.
2. The attached table provides a summary of the available parking spaces within one block of the site.
3. Thursday has an average of 50 available on street parking spaces (44% available) – Table A below.
4. Saturday has an average of 51 available on street parking spaces (45% available) – Table B below.

Table A
Weekday Parking Availability (Thursday, June 20, 2002)

Date	Total Available Parking Spaces	3:00	4:00	5:00	6:00	7:00	Average Available Parking Spaces
Thursday 06/20/02	114	51	48	47	53	53	50 (44%)

Table B
Weekend Parking Availability (Saturday, June 22, 2002)

Date	Total Available Parking Spaces	11:00	12:00	1:00	2:00	3:00	Average Available Parking Spaces
Saturday 06/22/02	114	50	50	51	53	53	51 (45%)



DATE LAST REVISED: 06/24/02

FIGURE 1
ON STREET PARKING INVENTORY AND ROADWAY CIRCULATION
WITHIN ONE BLOCK OF THE SITE

View Number:

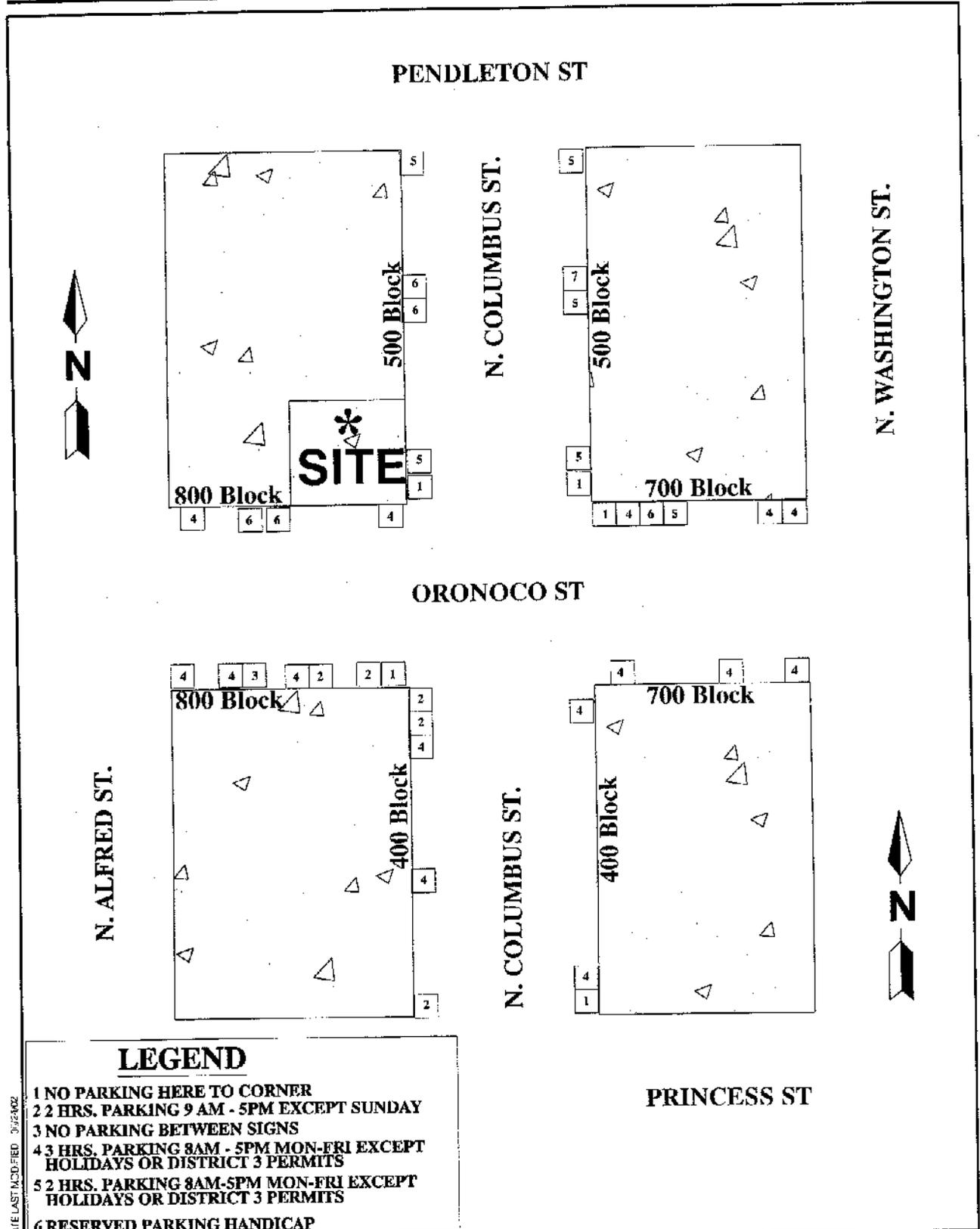


FIGURE 2
ON STREET PARKING RESTRICTIONS
WITHIN ONE BLOCK OF THE SITE

TABLE 1

06/20/02 THURSDAY

STREET NAME	SIDE	3PM		4PM		5PM		6PM		7PM		TOTAL SPACES
		Occupied	Available									
ORONOCO ST	North	7	6	7	6	5	8	5	8	5	8	13
800 BLOCK	South	5	9	5	9	4	10	4	10	6	8	14
ORONOCO ST	North	8	3	8	3	6	5	4	7	4	7	11
700 BLOCK	South	4	6	5	5	6	4	4	6	5	5	10
N. COLUMBUS ST.	East	10	7	9	8	10	7	12	5	13	4	17
500 BLOCK	West	10	10	11	9	10	10	14	6	14	6	20
N. COLUMBUS ST.	East	11	4	11	4	13	2	10	5	9	6	15
400 BLOCK	West	8	6	10	4	13	1	8	6	5	9	14
TOTAL		63	51	66	48	67	47	61	53	61	53	114

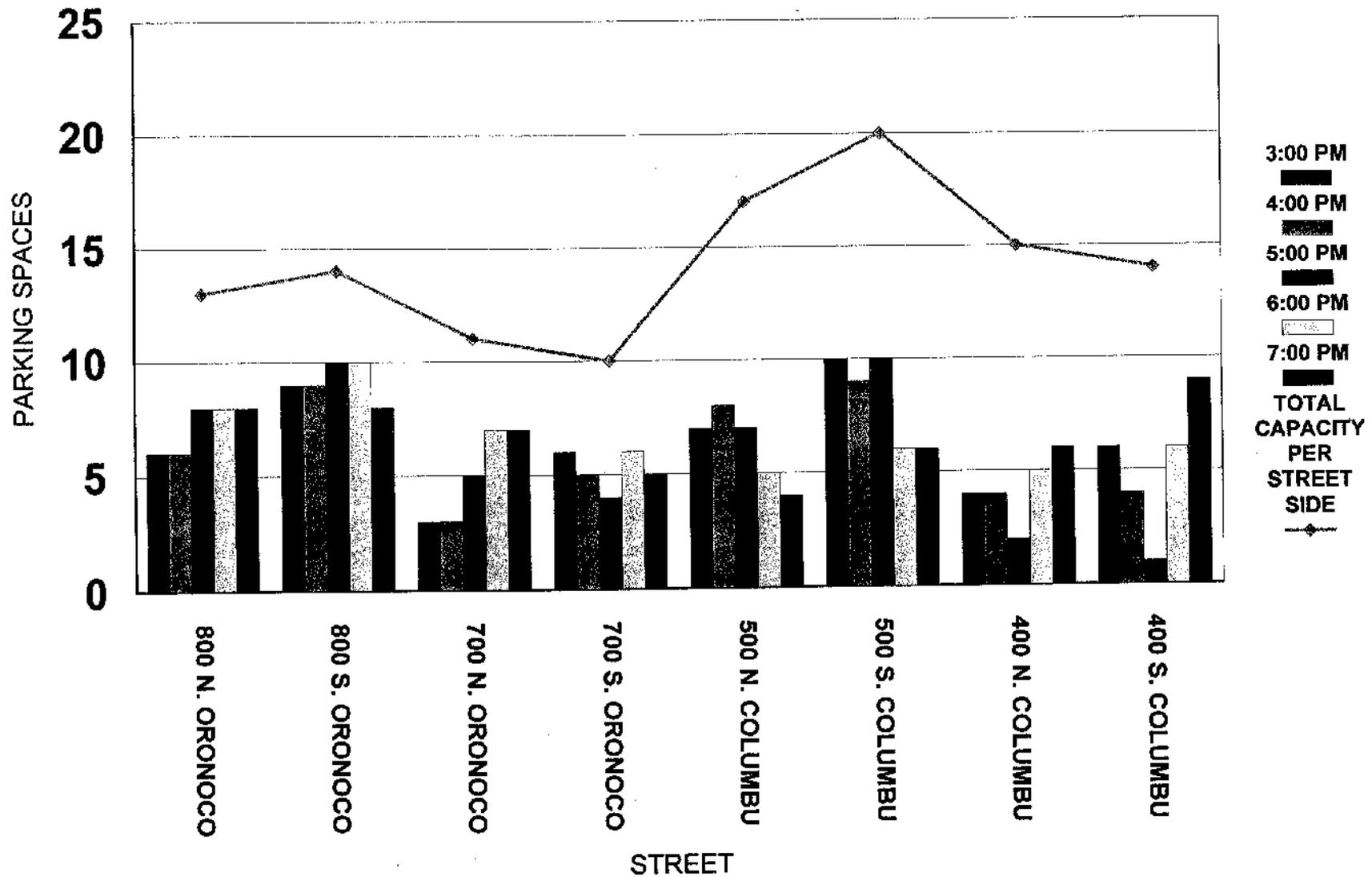
NOTE: EACH HOUR BLOCK OF TIME COUNTED IS AN AVERAGE OF THE HOUR BASED ON DATA COLLECTED EVERY 15 MINUTES

21

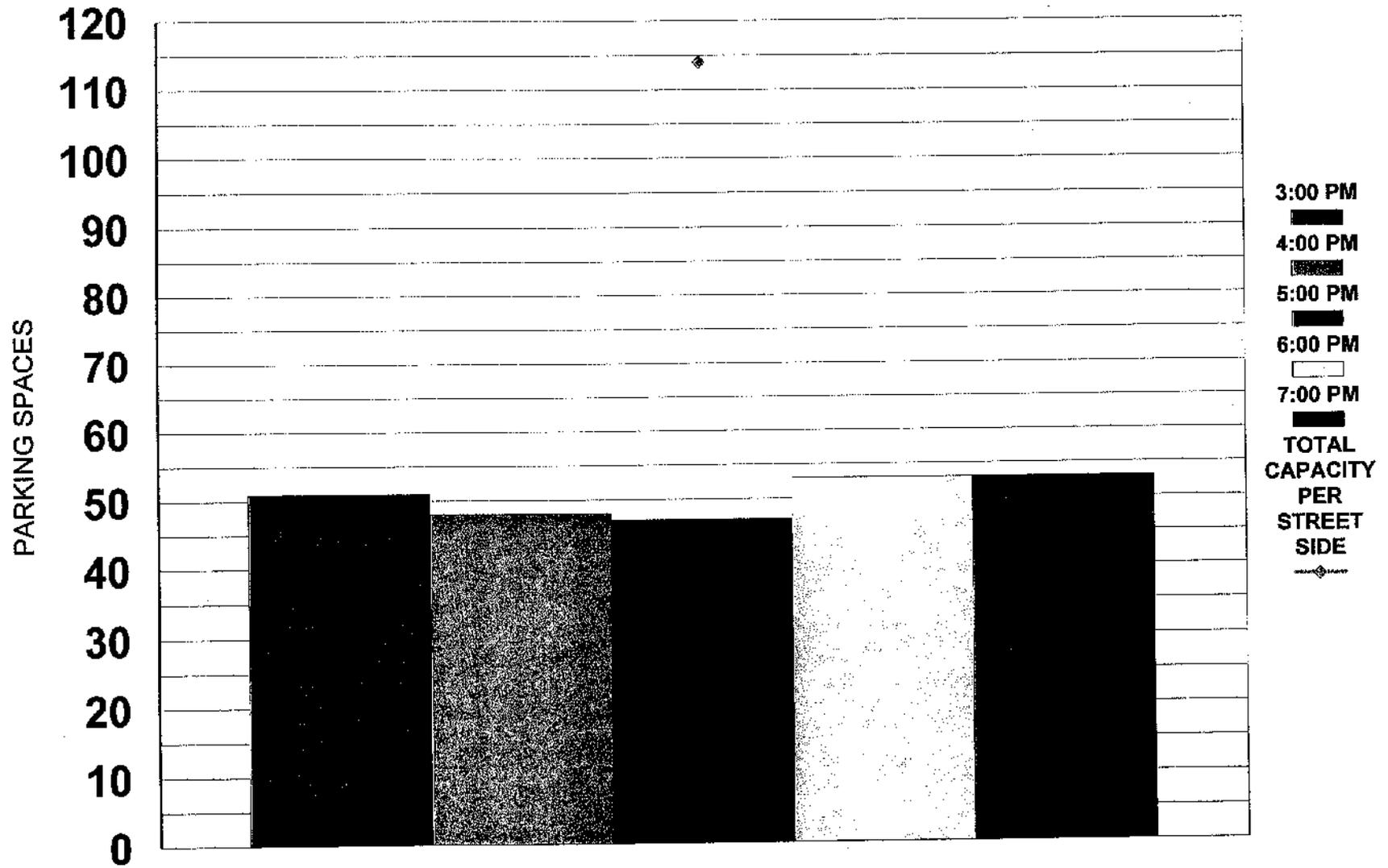
500 N. Columbus On-Street Parking Available

Thursday June 20, 2002

22



500 N. Columbus On-Street Parking Available



THURSDAY, JUNE 20, 2002

TABLE 2

06/24/02 SATURDAY

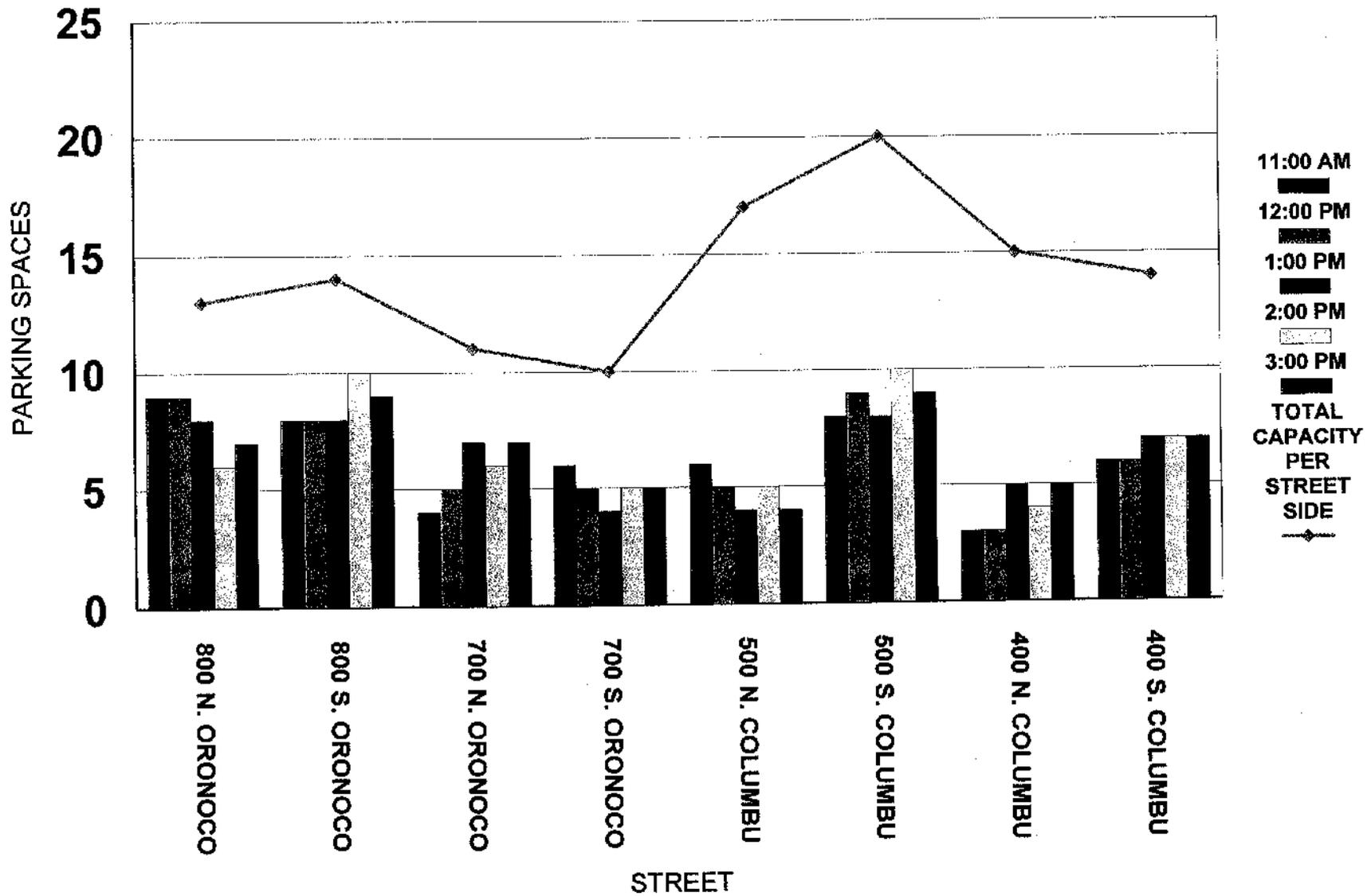
STREET NAME	SIDE	11AM		12PM		1PM		2PM		3PM		TOTAL SPACES
		Occupied	Available									
ORONOCO ST	North	4	9	4	9	5	8	7	6	6	7	13
800 BLOCK	South	6	8	6	8	6	8	4	10	5	9	14
ORONOCO ST	North	7	4	6	5	4	7	5	6	4	7	11
700 BLOCK	South	4	6	5	5	6	4	5	5	5	5	10
N. COLUMBUS ST.	East	11	6	12	5	13	4	12	5	13	4	17
500 BLOCK	West	12	8	11	9	12	8	10	10	11	9	20
N. COLUMBUS ST.	East	12	3	12	3	10	5	11	4	10	5	15
400 BLOCK	West	8	6	8	6	7	7	7	7	7	7	14
TOTAL		64	50	64	50	63	51	61	53	61	53	114

NOTE: EACH HOUR BLOCK OF TIME COUNTED IS AN AVERAGE OF THE HOUR BASED ON DATA COLLECTED EVERY 15 MINUTES

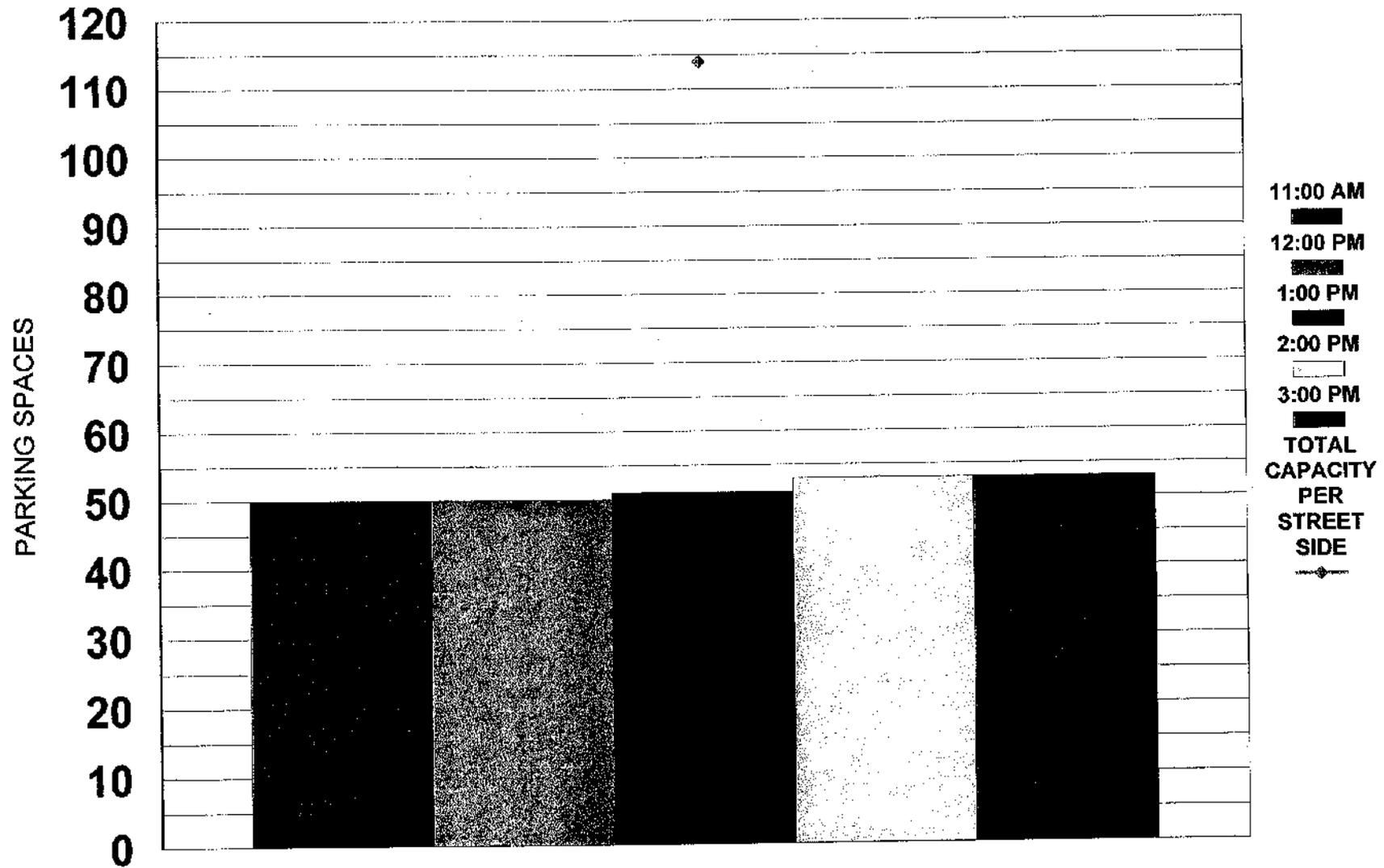
24

500 N. Columbus On-Street Parking Available Saturday June 22, 2002

25



500 N. Columbus On-Street Parking Available



SATURDAY, JUNE 22, 2002

96

**500 N. Columbus
Proposed**

Lot size:
(5,580 square
feet existing)

Lot 1: 1,466 square feet
Lot 2: 1,466 square feet
Lot 3: 2,648 square feet

Frontage:
(75.75 feet
existing)

Lot 1: 19.9 feet (end lot)
Lot 2: 19.9 feet
Lot 3: 16.3 feet (unit only) [35.9 lot frontage]

Setbacks:

Lot 1: Front: 8.3 feet
Rear: 34.8 feet
Side: -

Lot 2: Front: 8.3 feet
Rear: 35.2 feet
Side: -

Lot 3: Front: 8.3 feet
Rear: 30.6 feet
Side: 19.5 (one side)

Open space: 66%

Parking:

Lot 1: No parking
Lot 2: No parking
Lot 3: 2 tandem spaces

**Floor area
ratio:**

.60

500 N. Columbus

Zone: CL

Master Plan: Zoning consistent with CL

Lot size: 1,980 square feet for a townhouse dwelling

Frontage: 18 feet of frontage for interior lot, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

Minimum setback requirement:

Front: 20 feet

Rear: 1:1 setback ratio, minimum of eight feet

Side: 1:3 setback ration, minimum of eight feet (interior end lots only)

Open space requirement:

Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons.

Parking requirement:

2.0 spaces per dwelling

Floor area ratio:

.75

SUB 2002-0004
SUP 2002-0061

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

TELEPHONE (703) 836-5757
FAX (703) 548-5443

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

September 17, 2002

Ms. Barbara Ross, Deputy Director
c/o Ms. Valerie Peterson, Urban Planner
Department of Planning and Zoning
City Hall, Room 2100
Alexandria, Virginia 22314

Re: 500 N. Columbus Street
Subdivision # 2002-0004
SUP # 2002-0061

Dear Ms. Peterson:

Enclosed please find a letter from Mr. John Spahr, a neighbor of the proposed subdivision, in full support of our applications. Thank you.

Very truly yours,


Mary Catherine Gibbs

Enclosure

cc: Mark and Christine Flynn

SUB 2002-0004
SUP 2002-0061

John Spahr
808 Oronoco St.
Alexandria, Va 22314
(703) 549-0874

September 7, 2002

City of Alexandria Planning Staff:

As a member of the community and a proud homeowner within Old Town's Historical District for the past 27 years, I wish to express my strong approval of the proposal to subdivide the property known as 500 N. Columbus St. into 3 separate townhomes.

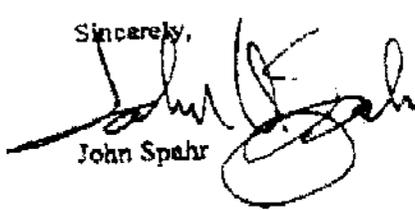
My residence, built in 1994, currently overlooks the side and back parking lot of said property. I believe the proposal would greatly enhance our block for the following reasons:

- 1) the creation of fenced backyards for 2 of the proposed townhomes would create open garden spaces rather than the current black top asphalt.
- 2) the creation of individual townhomes will encourage the pride of homeownership for each of these proposed properties instead of the current multi-unit rental building. Although the building is well kept, a homeowner usually takes a more vested interest in his/her property as well as the community.

I am aware that the proposal calls for 3 parking spaces behind the third townhome, which would put 3 extra cars on the street. There has always been an abundance of parking available on our block. The addition of 3 cars would not have a negative impact on our block since there are only 2 houses on the south side of the street.

I trust you will take these comments into consideration and please feel free to contact me directly with any questions.

Sincerely,


John Spahr

#9-A SUB #2002-0004
→#9-B SUP #2002-0061 #9

September 19, 2002

Mr. Eric Wagner, Chairman and
Members of Planning Commission
c/o Ms. Eileen Fogarty, Director
Department of Planning & Zoning

Re: 500 N. Columbus Street

Dear Mr. Wagner and Members of the Planning Commission:

I am writing as the owner of 830 Oronoco Street, in the same block of Oronoco Street as the property at the corner of 500 N. Columbus Street. I want to express my support for the proposed subdivision and parking reduction for this property. I have owned this property for over twenty years and believe the proposal will only benefit our block. Encouraging back yards for these properties will enhance the block in removing the asphalt that is there now. Parking in our area has never been a problem and the addition of only three cars will not hurt our neighborhood. I take pride in taking care of my property and am sure new homeowners will only do the same.

Please support the applications for 500 N. Columbus Street.

Sincerely,

Charles E. "Tony" Gee

Charles E. ("Tony") Gee

VP

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APPLICATION for SPECIAL USE PERMIT # 2002-0061

PROPERTY LOCATION: 500 N. Columbus Street

TAX MAP REFERENCE: 64.02-02-28 ZONE: CL

APPLICANT Name: Maurice and Christine Flynn

Address: 7251 Spring Side Way, McLean, Virginia 22101

PROPERTY OWNER Name: Maurice and Christine Flynn

Address: 7251 Spring Side Way, McLean, Virginia 22101

PROPOSED USE: Request for a Parking Reduction of 4 spaces as part of Subdivision application and to permit tandem parking for 2 spaces.

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 notices 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.

Mary Catherine Gibbs
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

June 25, 2002
Date

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

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

ACTION - PLANNING COMMISSION: 10/01/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 10/19/02PH -- CC approved the Planning Commission recommendation.