

7
11-16-02

Docket Item # 7
SPECIAL USE PERMIT #2002-0094

Planning Commission Meeting
November 7, 2002

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

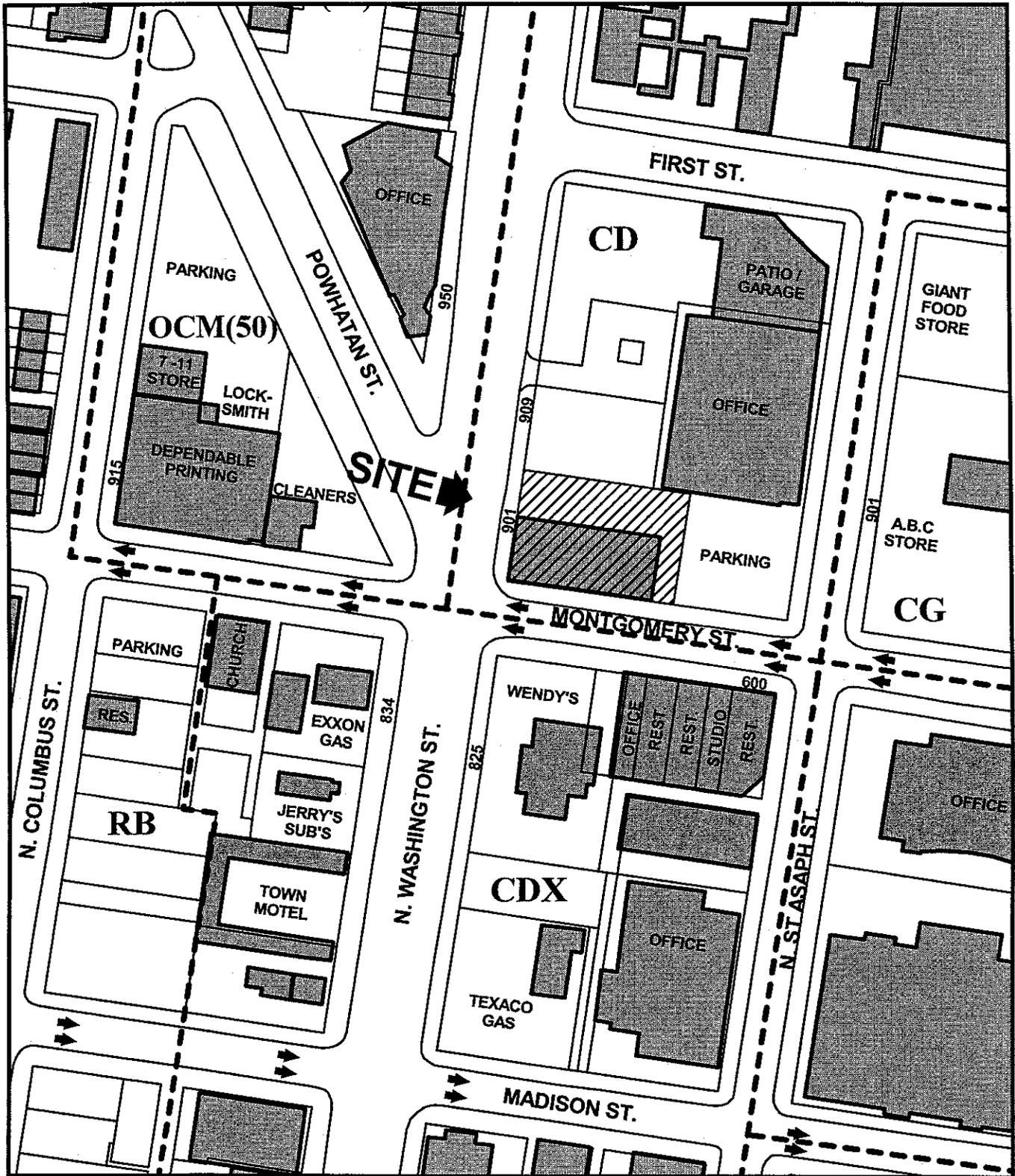
APPLICANT: Subway Real Estate Corporation
by Daniel Lombroia

LOCATION: 901 North Washington Street

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, NOVEMBER 7, 2002: On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend condition #15. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis but recommends an amendment to condition #15 to remove its reference to alcohol in order to be consistent with condition #7 which prohibits alcohol sales.



SUP #2002-0094

11/07/02



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 46 patrons. (P&Z)
3. No outside dining facilities shall be located on the premises. (P&Z)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. The hours of operation shall be limited to 7:00 a.m. and 12:00 a.m. midnight daily. (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
7. No alcoholic beverages shall be sold. (P&Z)
8. No food, beverages, or other material shall be stored outside. (P&Z)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
12. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

13. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)
15. **CONDITION AMENDED BY PLANNING COMMISSION:** Meals ordered before the closing hour may be served, but no new patrons may be admitted ~~and no alcoholic beverages may be served after the closing hour~~, and all patrons must leave by one hour after the closing hour. (P&Z) (PC)
16. 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)
17. The applicant shall require that employees who drive to work use off-street parking. (P&Z)
18. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Notes:

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.

Any exterior changes to the property visible from a public way including, for example, signs, alterations to entryway, HVAC equipment, ventilating stacks and lights, require review and approval by the Board of Architectural Review.

Prior to the commencement of operation the applicant must obtain a business license from the Business Tax Branch.

In accordance with section 9-105 (E) of the zoning ordinance, whenever the use of a building or structure or real property is discontinued, all signs pertaining to that use which were previously erected or displayed shall be removed within 30 days of the discontinuance of the use.

DISCUSSION:

1. The applicant, Subway Real Estate Corporation, represented by Daniel Lombroia, requests special use permit approval for the operation of a restaurant located at 901 North Washington Street.
2. The subject property is one lot of record with 100 feet of frontage on North Washington Street, 147 feet of depth along Montgomery Street, and a total lot area of 14,700 square feet. The site is developed with a seven-story office building. The subject business is proposing to occupy the tenant space on the first floor that faces both onto North Washington and Montgomery Streets. Pip Printing occupies the tenant space at the southeastern corner of the building facing Montgomery. Just north of the subject property is another seven-story office building.

The immediate area surrounding the subject property is occupied by commercial uses. There is a Wendy's that occupies the southeast corner of North Washington and Montgomery Streets. There is an Exxon Service Station on the southwest corner. Residential uses are also in close proximity of the subject property however are not immediately adjacent.

3. The applicant proposes to operate a restaurant and carry-out business with 46 seats. The menu will consist of the standard Subway menu including submarine-style sandwiches and salads. No outside seating is proposed. No alcoholic beverages will be offered.
4. The hours of operation are proposed to be 7:00 a.m. to 10:00 p.m. Monday through Thursday, 7:00 a.m. to 12:00 a.m. Friday and Saturday, and 10:00 a.m. to 10:00 p.m. on Sunday.
5. There will be no more than six and no fewer than two staff members on duty at any one time. Peak hours are anticipated to be between 11:00 a.m. to 3:00 p.m. No more than 20 patrons an hour are expected during the peak hours.
6. Zoning Ordinance Section 8-200(8) requires one parking space for each four seats. In this case the applicant is proposing 46 seats, which requires 12 parking spaces. In this case, parking for the proposed restaurant will be shared with all of the other tenants in the office building in the on-site parking garage accessed from Montgomery Street where there are 40 spaces and an additional parking lot of 27 spaces located at the southeast corner of Montgomery and North Columbus Streets also serves this office building. The applicant informed staff that only four spaces will be designated on-site for use by Subway and the rest are available on a first come first serve basis. Therefore, a parking reduction of 8 spaces is requested.

In support of the parking reduction, the applicant states that most of its patrons will be employees and visitors from the office building where the Subway would be located, and from businesses and hotels in the area that will not be driving to the restaurant. In addition, there will be many parking spaces available for use during hours when the offices are closed. Finally, there is two-hour, unmetered, on-street parking available on the south side of Montgomery Street.

7. Minimal garbage is expected and includes cardboard boxes and patron garbage in three to four 35-gallon bags a day.
8. Loading will occur two times a week between the hours of 10:00 a.m. and 4:00 p.m. two times a week at the loading dock located behind the building.
9. Zoning: The subject property is located in the CD/Commercial downtown zone. Section 4-503 (W) of the zoning ordinance allows a restaurant in the CD zone only with a special use permit.
10. Master Plan: The proposed use is consistent with the Old Town North chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff does not object to the proposed restaurant and parking reduction located at 901 North Washington. Staff finds that the proposed restaurant use will compliment the already existing mix of office and commercial uses in the area.

Although sufficient on-site parking is not available, many of the patrons are anticipated to walk to the restaurant from offices in the building where the restaurant is proposed to be located, or come from other area businesses and hotels. In addition, there are four on-site spaces designated specifically for employee use which will leave on-street parking available for customer use. Finally, during hours when the offices in the building are closed, there will be a number of spaces available for use by customers if needed. Therefore, staff supports the parking reduction for the restaurant.

Staff has included the standard restaurant conditions and has included a condition requiring a review of the restaurant one year after approval so that if there are problems new or additional conditions may be imposed.

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 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.
- F-1 Although available on street parking in the immediate area is limited, T&ES believes the new restaurant will primarily draw business from neighboring residents and adjacent offices and will have a negligent impact. T&ES has no objection to the request for parking reduction.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-4 A construction permit is required for the proposed project.

- C-5 the following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-6 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on-site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- C-6 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.
- F-1 The applicant is not requesting an ABC permit and the Police Department concurs.

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APPLICATION for SPECIAL USE PERMIT # 2002-0094

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PROPERTY LOCATION: 901 NORTH WASHINGTON ST. ALEXANDRIA VA

TAX MAP REFERENCE: 054.02-07-03 ZONE: CD

APPLICANT Name: SUBWAY REAL ESTATE CORP. % SUBWAY DEVELOPM

Address: 8280 GREENSBORO DR #110 MCLEAN VA, 22102

PROPERTY OWNER Name: GATES, HUDSON & ASSOCIATES INC

Address: 3020 HAMAKER COURT, SUITE 301 FAIRFAX VA, 22031

PROPOSED USE: _____

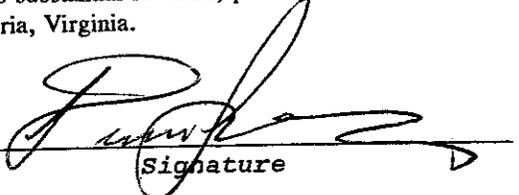
SUBWAY[®] SANDWICH SHOP

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.

DANIEL LOMBROIA
Print Name of Applicant or Agent


Signature

8280 GREENSBORO DR
Mailing/Street Address

703-790-1010 703-790-1119
Telephone # Fax #

MCLEAN VA 22102
City and State Zip Code

8/28/02
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: _____ 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.

SUBWAY REAL ESTATE CORP.
(OWNED BY DOCTOR'S ASSOCIATES, INC.)

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

The request for the permit is to allow a Subway® sandwich shop to be built in the retail space of 901 North Washington Street. The store will sell the standard fare of a Subway® franchise outlet, which consists mainly of sub-style sandwiches and salads. Additionally, soft drinks, chips cookies and other desert type items will be sold. We would expect an average of 1000 to 1500 customers a week. The hours of operation will range from 7am until 10pm, 7 days a week. There will be no more than 6 and no less than 2 staff members on duty at anytime. Street parking is available for both patrons and staff, along with a parking garage located adjacent to the building. There will not be any noise generated from this use.

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).

NO MORE THEN 20 PATRONS PER HOUR
(PEAK HOURS 11AM TO 3PM)

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

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

Day:

Hours:

SUNDAY

10AM - 10PM

MONDAY - THURSDAY

7AM - 10PM

FRIDAY AND SATURDAY

7AM - 12 MIDNIGHT

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

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

MINIMAL NOISE FROM PATRON CONVERSATION.
NO EQUIPMENT NOISE AUDIBLE OUTSIDE PREMISES

B. How will the noise from patrons be controlled?

MANAGERS ON DUTY WILL ASSESS AND ADDRESS
ANY NOISE PROBLEMS

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

NO ODOR PROBLEMS.

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?

CARDBOARD BOXES AND PATRON GARBAGE.

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

3 TO 4 35 GALLON BAGS / DAY

C. How often will trash be collected?

TWICE / WEEK

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

STAFF WILL MAINTAIN CLEAN PREMISES,
INSIDE AND OUTSIDE STORE DAILY.

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?

MONITORED ALARM AND VIDEO SURVEILLANCE WITH
MANAGER ON DUTY AT ALL TIMES

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?

12

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

40 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

27 Other. OFF SITE

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:

CORNER OF MONTGOMERY AND COLUMBUS

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? N/A

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? BEHIND BUILDING
AT LOADING DOCK

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

10 AM to 4 PM

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

2 PER WEEK

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

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

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

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

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

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

an office building. Please provide name of the building: THE JEFFERSON BUILDING

other, please describe: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 46 At a bar: _____ Total number proposed: 46

2. Will the restaurant offer any of the following?

_____ alcoholic beverages _____ beer and wine (on-premises)
_____ beer and wine (off-premises)

3. Please describe the type of food that will be served:

SUB STYLE SANDWICHES AND SALADS.

4. The restaurant will offer the following service (check items that apply):

_____ table service _____ bar carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles? _____ Yes. _____ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? _____ Yes. No.

If yes, 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)

- 12 spaces are required but only 4 are available. Therefore we are requesting a reduction of 8 spaces.

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

See Attached

3. Why is it not feasible to provide the required parking? The property doesn't currently have enough parking on-site. There aren't any public garages close by and there is limited street 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.

Parking Reduction Supplemental Application

901 North Washington Street / Subway

2. The patrons of this location would be either coming from the office building that we are located in or within a short walking distance of the site. Therefore, the need for parking would be limited. The four spaces available would be either used by staff or short term parking for those very limited amount of patrons that would drive to this site for our use. The main constraint on the parking situation would be during normal business hours. After hours, when there aren't any people in the office building, more parking would be available if needed.

5. Parking Management Plan:
 - There are 67 spaces both on-site and off-site that are designated for this building. Four of those spaces are specifically for Subway. The other spaces are for employees and visitors of the building. Our patrons may park in these spaces if necessary.
 - There are many on-street parking spaces available on North Washington Street in front of the property.
 - We do not believe that there would be any negative affects from the reduction in parking. Again, we anticipated that a vast majority of our patrons would be coming from the building we are located in and from the surrounding buildings, businesses and hotels. Almost all of the patrons would be walking to our site.

6. Again, because of reasons previously stated we do not feel that there would be any negative impact on the surrounding neighborhood.

SUBWAY DEVELOPMENT CORPORATION OF WASHINGTON

ALEXANDRIA

00012047

12047
10/18/02

CITY OF ALEXANDRIA

PRK SUP 10/18/02 200.00 0.00 0.00 200.00

*****\$200.00

**SUBWAY DEVELOPMENT CORPORATION
OF WASHINGTON**

12047

OPERATING ACCOUNT
8280 GREENSBORO DR., STE. #110
MCLEAN, VA 22102

FIRST UNION NATIONAL BANK
65-320-550

00012047

PAY:

TWO HUNDRED AND XX / 100 Dollars

DATE

AMOUNT

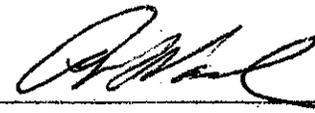
10/18/02

*****\$200.00

TO THE
ORDER
OF

CITY OF ALEXANDRIA

VOID AFTER 60 DAYS



Security Features Included. Details on back.

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86-625000

Bn

APPLICATION for SPECIAL USE PERMIT # 2002-0094

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PROPERTY LOCATION: 901 NORTH WASHINGTON ST. ALEXANDRIA VA

TAX MAP REFERENCE: 054.02-07-03 ZONE: CD

APPLICANT Name: SUBWAY REAL ESTATE CORP. % SUBWAY DEVELOPMENT

Address: 8280 GREENSBORO DR #110 MCLEAN VA, 22102

PROPERTY OWNER Name: GATES, HUDSON & ASSOCIATES INC

Address: 3020 HAMAKER COURT, SUITE 301 FAIRFAX VA, 22031

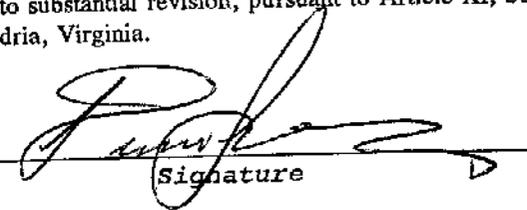
PROPOSED USE: SUBWAY® SANDWICH SHOP

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DANIEL LOMBROIA
Print Name of Applicant or Agent


Signature

8280 GREENSBORO DR
Mailing/Street Address

703-790-1010 703-790-1119
Telephone # Fax #

MCLEAN VA 22102
City and State Zip Code

8/28/02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 11/07/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 11/16/02PH--CC approved the Planning Commission recommendation.