

Docket Item #8  
SPECIAL USE PERMIT #2003-0125

Planning Commission Meeting  
March 2, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a garden center/interior furnishings establishment and a parking reduction.

**APPLICANT:** Linda C. Beal

**LOCATION:** 1503-1505 Mt. Vernon Avenue

**ZONE:** CL/Commercial Low

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**PLANNING COMMISSION ACTION, MARCH 2, 2004:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and recommended permit conditions and to amend Condition # 4, and add Conditions #11 and #12. The motion carried on a vote of 7 to 0.

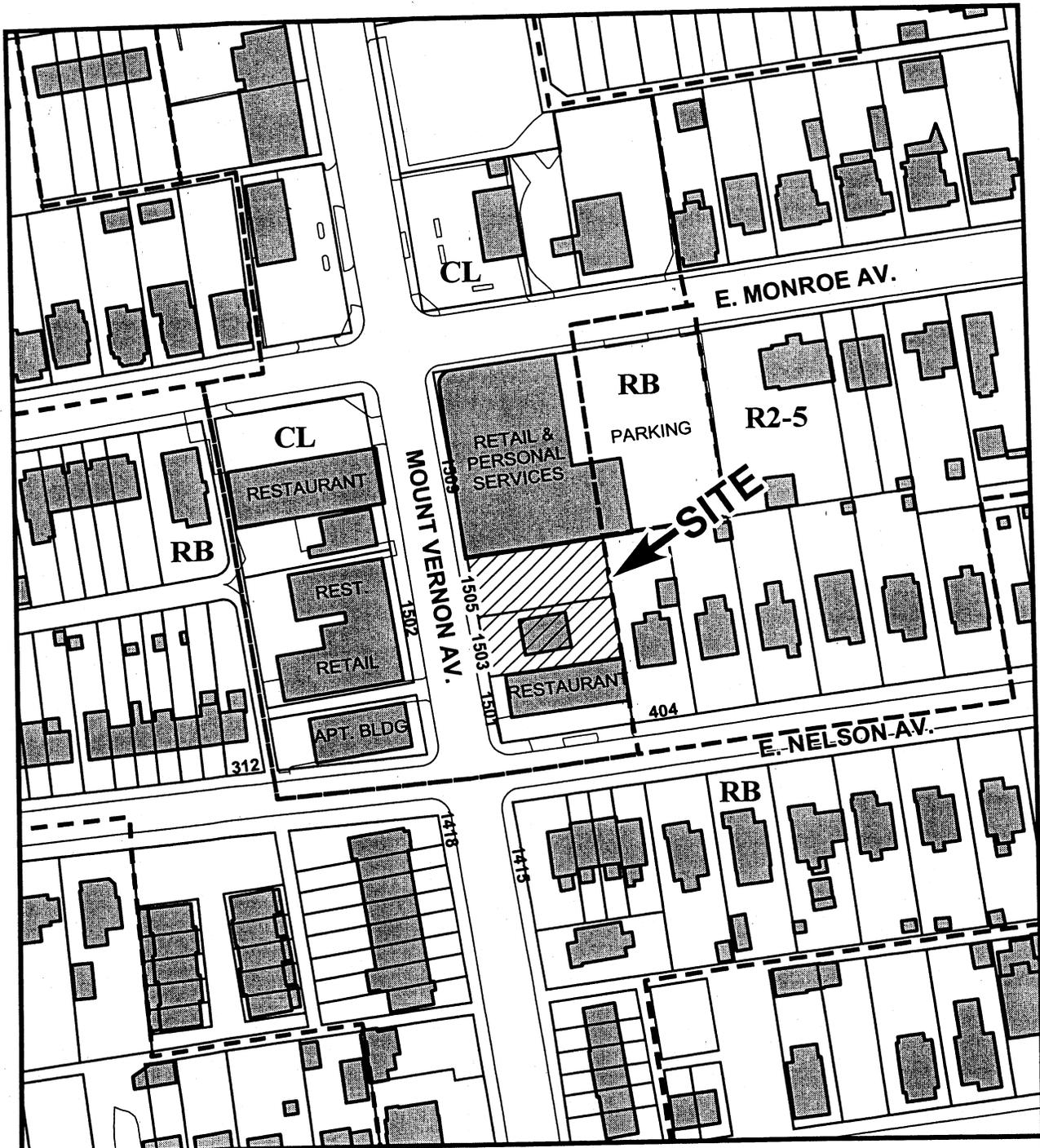
Reason: The Planning Commission agreed with staff's analysis and supported the proposed conditions limiting trash pick and delivery operations.

Speakers:

Amy Slack, Land Use Committee Co-Chair of the Del Ray Citizens Association, spoke in favor of the project but requested conditions restricting trash pick and delivery operations. She also discussed the landscape area on the south property line, which make entering the driveway inconvenient.

Linda C. Beal, the applicant, agreed to the conditions limiting trash pick-up and loading/unloading operations and stated that she is willing to reduce the landscape area on the south property line while maintaining some screening of the adjacent concrete wall if necessary.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2003-0125**

**03/02/04**



## I. DISCUSSION

### REQUEST

The applicant, Linda C. Beal, requests special use permit approval for the operation of a garden/interior furnishings center with a parking reduction at 1503-1505 Mt. Vernon Avenue.

### SITE DESCRIPTION

The subject property is comprised of two lots of record with approximately 100 feet of frontage on Mt. Vernon Avenue and a total lot area of approximately 10,600 square feet. One lot, 1503 Mt. Vernon Avenue, is developed with a one-story single family home. It is currently vacant but was previously occupied by a tarot card business. The adjacent lot at 1505 Mt. Vernon Avenue is undeveloped.

### SURROUNDING USES

The site is located within the commercial/retail area of Mt. Vernon Avenue. The Fireflies restaurant abuts the site to the south, a laundry and dry-cleaning business is located to north and residential uses lie to the east.

### PROJECT DESCRIPTION

This application is a request to operate a garden center/interior furnishings shop. As proposed, the business is comprised of outdoor space which will be devoted to the display of plants and garden products, and an indoor shop, featuring interior furnishing products, which will be located in the existing building. The applicant intends to significantly improve the site by altering the facade of the building, installing stone walkways, fencing and landscaping as shown on the attached plan. The applicant anticipates that the majority of patrons will come from the Del Ray community.

Hours of Operation: The business will be operated between 9:00 A.M. and 6:00 P.M., Tuesday through Friday, and 8:00 A.M. to 4:00 P.M., Saturday and Sunday. The business will be closed on Mondays. The applicant plans to open the shop at 10:00 A.M., one to two hours later than the outdoor garden center.

Employees: The business will be operated by two full-time employees, and one part-time employee.

Trash: Boxes and plastic containers constitute the majority of trash generated by the use and will be collected once a week. The applicant will store the trash cans out of sight, in a fenced section at the rear of the house.

PARKING

The applicant requests special use permit approval for a parking reduction. Pursuant to Section 8-200(A)(16) of the Zoning Ordinance, a business occupying 1,500 square feet of retail space is required to provide a minimum of 9 parking spaces (1.1 per 200 square feet of floor area). The applicant provides four parking spaces and is asking to reduce the parking requirement by five spaces. Loading and unloading of products will occur during business hours at the rear of the property.

Staff notes that some street parking is available along Mount Vernon Avenue, and that there is one curb cut that will be used for the business, and that the second curb cut on the site will be closed, creating one new parking space. Furthermore, the site is accessible by bus and train lines (Braddock Metro Station), and many customers are likely to walk from their homes in adjacent residential neighborhoods.

ZONING / MASTER PLAN

The subject property is located in the CL (Commercial Low) zone. Section 4-103 of the Zoning Ordinance allows an outdoor garden center in the CL zone only with a special use permit. Section 8-100(A)(4) allows a reduction of the parking requirement with a special use permit. The proposed use is consistent with the Potomac West chapter of the Master Plan which designates the property for commercial use. The use is also subject to the Mount Vernon Urban Design Guidelines.

II. STAFF ANALYSIS

Staff supports the special use permit application for a garden center/interior furnishings shop and a parking reduction at 1503-1505 Mount Vernon Avenue. The proposed retail use is precisely the type of neighborhood serving, small scale use that the City and the neighborhood have worked together to attract and support. Revitalization efforts for Mount Vernon Avenue were started in the 1970s, continued through the 1980s with the City's Commercial Revitalization Program, and were memorialized in the City's 1992 Potomac West small area plan and the CL zone, designed especially for Mount Vernon Avenue. The Planning and Zoning Department's current planning effort on Mount Vernon Avenue continues the historic effort.

The proposed use is clearly the type of use envisioned by the CL zone, the Master Plan and the community work currently underway to strengthen the neighborhood serving commercial street.

Beyond its support for the use, staff also applauds the applicant's intention to improve the building and the site to make it more attractive. Staff has worked in a coordinated way with the applicant regarding changes to the design of the on-site parking spaces and the site which will

upgrade the site's appearance. The proposed plan addresses all items, including streetscape, screening of parking, signs and architectural character, discussed in the Mount Vernon Avenue Urban Design Guidelines, which apply to the subject property.

Staff notes that in order to allow the use and the upgrade of the site, a parking reduction is necessary. Staff supports the reduction based on the neighborhood serving nature of the proposed business, the availability of four on-site parking spaces, and the on-street parking along Mount Vernon Avenue. Staff does not anticipate a significant parking problem in the neighborhood and, on balance, it believes that the ultimate parking solutions for Mount Vernon Avenue will not be found on a site by site basis. Nevertheless, staff acknowledges the potential for parking issues and the potential for business customers parking on residential streets and thus recommends that the parking reduction be granted but carefully revisited by staff one year after the business begins operating.

Staff recommends approval of this special use permit application subject to the list of conditions it has suggested.

### **III. RECOMMENDED PERMIT 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. The required off-street parking shall be reduced by five off-street parking spaces, provided that the applicant shall provide at least four parking spaces and require its employees who drive to use off-street parking. (P&Z)
3. The hours of operation shall be limited to between 9:00 A.M. and 7:00 P.M., Tuesday through Friday, and 8:00 A.M. to 4:00 P.M., Saturday and Sunday (P&Z)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall install all site and facade improvements, including landscaping, fencing and parking spaces, as indicated on the submitted plan and to the satisfaction of the Director of Planning and Zoning. All exterior signs and any architectural changes shall ~~be reviewed by the Department of Planning and Zoning staff for compliance~~ comply with the Mount Vernon Avenue Urban Design Guidelines. (~~P&Z~~) (PC)
5. The applicant shall install a bike rack on the private property. (P&Z)

6. The applicant shall remove the existing driveway apron into 1505 Mt. Vernon Avenue and replace it with city standard curb/gutter. (T&ES)
7. Any installation of additional lighting shall be shielded to avoid glare and excessive spillover lighting onto adjacent properties. (T&ES) (P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)
9. 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)
10. 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)
11. **CONDITION ADDED BY PLANNING COMMISSION:** No trash pick-up by a private hauler shall occur before 8:00 A.M. (PC)
12. **CONDITION ADDED BY PLANNING COMMISSION:** No deliveries shall be made from the public right-of-way. (PC)

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

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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.

**IV. CITY DEPARTMENT COMMENTS**

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

Transportation & Environmental Services:

- R-1 Applicant shall remove the existing driveway apron into (Lot) #1505 Mt. Vernon Avenue and replace with city standard curb/gutter.
- F-1 The applicant does not propose evening hours therefore, T&ES is not recommending compliance with city lighting standards. However any installation of additional lighting shall be shielded to avoid glare and excessive spillover lighting onto adjacent properties per Section 13-1-3 of the city code.
- 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.
- C-2 Any work in the city right of way requires a separate permit from T&ES.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

APPLICATION for SPECIAL USE PERMIT #2003-0125

[must use black ink or type]

PROPERTY LOCATION: 1503/1505 MT. VERNON AVE.

TAX MAP REFERENCE: 43.02 09 15 ZONE: CL

APPLICANT Name: LINDA C. BEAL

Address: 1436 DUKE ST. ALEX. 22314

PROPERTY OWNER Name: LOUIS PAPPAS

Address: 2205 S. FERN ST. ARLINGTON 22205

PROPOSED USE: GARDEN CENTER | INTERIOR FURNISHINGS 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.

LINDA C. BEAL
Print Name of Applicant or Agent

Linda C. Beal
Signature

1436 DUKE ST.
Mailing/Street Address

703-684-0816 same
Telephone # Fax #

ALEX VA 22314
City and State Zip Code

12/23/03
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.

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

## NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

LOT #1505 IS AN OPEN AIR LOT THAT WILL BE USED AS A GARDEN CENTER. IT WILL BE ENCLOSED BY A SEE THRU - ALUMINUM FENCE W/ STONE PILLARS SEPARATING SECTIONS. The Fence will be 6' tall, and same for Pillars. There will be a stone walkway that enters the lot, along w/ Handicap Access to the interior shop. The base of the garden center will be crushed stone dust w/ display tables, installed gardens, patio displays, overhangs for hanging baskets, and a section in the rear fenced off (wooden fence) to store materials & employee parking. There will be (2) parking spaces in front of the house & (2) in the rear. Display gardens will also be planted in the front & sides of the house to buff driveway & sidewalks. There will be 2 Full time employees. Hours: Tu - Fri - 9:00 - 6:00 for Garden Center. 10:00 - 6:00 - SHOP. SAT - SUN - 9:00 - 4:00 for Garden center, 10:00 - 4:00 - SHOP. All will be closed Mondays, & major Holidays. The garden center will carry perennials, annuals, planted containers, water garden supplies and accessories. The shop will retail sm. furniture pieces, lamps, pillows & unusual home furnishings. We will sell seasonal items such as X-mas trees, wreaths, pumpkins, etc. The garden center will also sell soils, mulcher & small quantities of stone. Patrons will be the surrounding Del Ray community.

**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).

Patrons will probably be more abundant in morning hours for garden center  
Heavier for both shop & garden center on weekends.

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

2 F/T employees (6) days pr. week - same hours  
1 P/T employee weekends - same hours

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

Day:

Tuesday - Friday  
Sat - SUN  
MON  
\_\_\_\_\_  
\_\_\_\_\_

Hours:

9:00-6:00 Garden Center / 10:00-6:00 - shop  
8:00-4:00 " " 10:00-4:00 "  
CLOSED  
\_\_\_\_\_  
\_\_\_\_\_

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

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

NONE unusual  
\_\_\_\_\_  
\_\_\_\_\_

B. How will the noise from patrons be controlled?

N/A - except during renovation - April  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A - except during renovation - April  
\_\_\_\_\_  
\_\_\_\_\_

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?

Boxes, Plastic containers - All will be broken down & stored  
out of ~~the~~ sight.  
\_\_\_\_\_

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

6 cans pr. week - located in fenced section in rear of house.  
\_\_\_\_\_

C. How often will trash be collected?

weekly  
\_\_\_\_\_

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

Premises will constantly be maintained by personnel.  
\_\_\_\_\_

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?

walkways, driveway, parking areas always maintained.  
Fencing & gates locked at closing  
Handicapped accessibility to enter shop

**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?

9

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

9 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:

Surrounding streets

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? ?

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

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

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

2:00-4:00 pm 8:00-9:00 Am

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

2 x's weekly - Mondays / Thursdays

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 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?

5300 sq. ft. (existing) + 5300 sq. ft. (addition if any) = 10,600 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: lot is next door to house

**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)

Requested is 9 spaces. Use only permits 4  
standard size - OFF SITE on Mt. Vernon Ave or neighborhoods.  
Traffic flow & parking is not such an issue near this site.

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

Proposed site cannot safely accommodate additional  
spaces. there is not enough room for turn arounds.

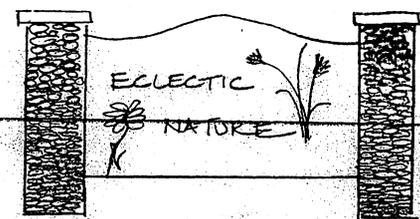
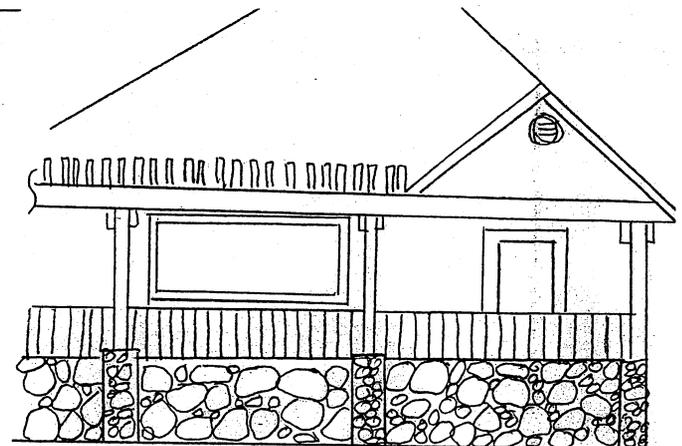
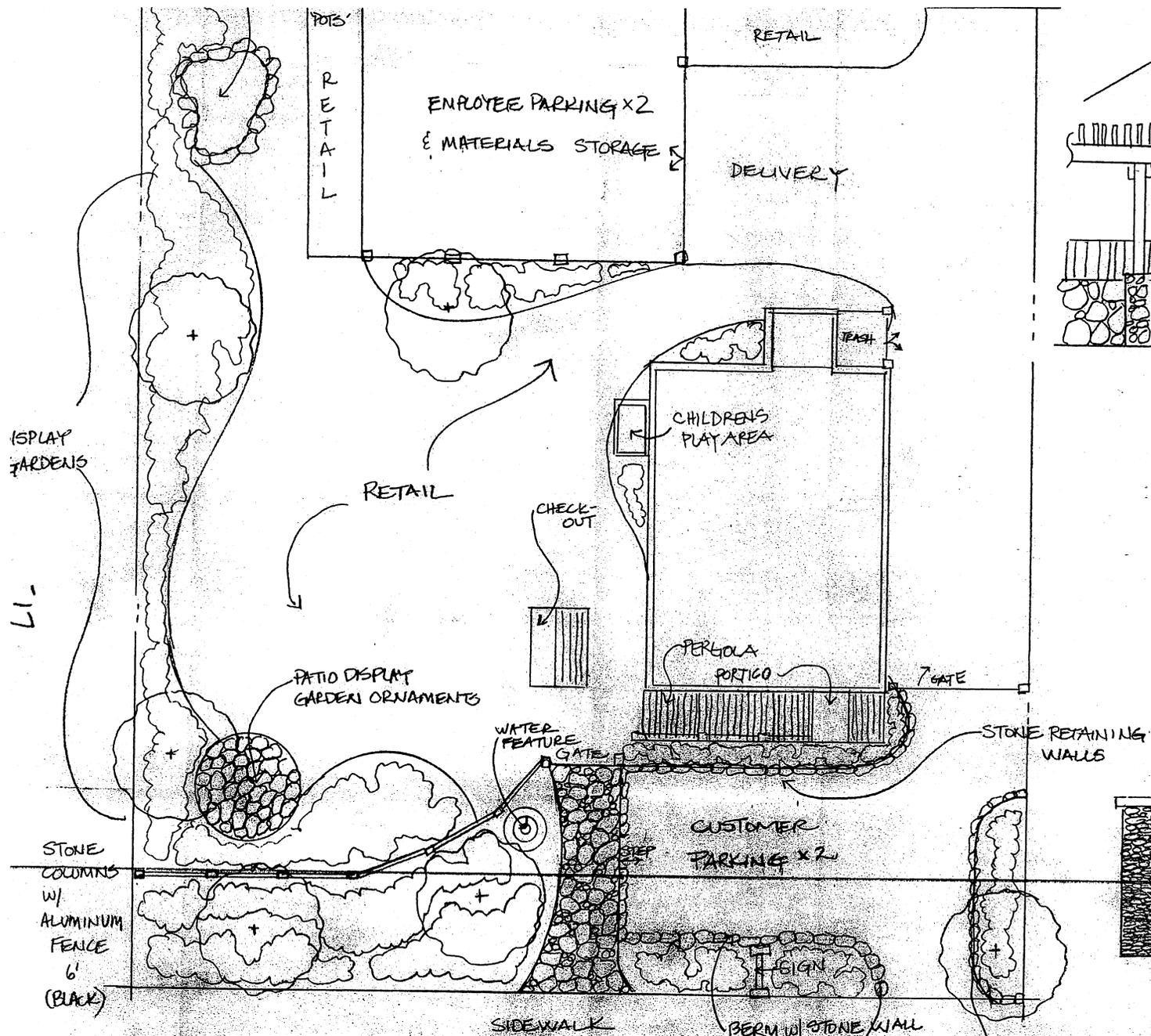
3. Why is it not feasible to provide the required parking?

Proposed use dictates the space needed for retail. All  
inventory for garden center needs to be stored outside & displayed.

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.



PAPPAS RESIDENCE  
SCALE: 3/32" = 1.0'

# Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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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  
Justin Wilson, President

Date: February 29, 2004

Subject: SUP#2003-0125, 1503-05 Mt. Vernon Avenue. Request to operate a garden center and a reduction of required parking; zoned CL/Commercial Low. Applicant: Linda C. Beal

PC Docket Item #8  
SUP#2003-0125

The applicant, Christy Beal, attended the Land Use committee (LUC) meeting on November 3, 2003 to present the proposal. We distributed flyers and the item was announced in the Association newsletter. Of the neighbors in attendance, none were in open opposition to the garden center but were concerned about the parking reduction.

Ms. Beal explained her plan to renovate the existing 1,500 sq. ft. bungalow at 1503 Mt. Vernon Avenue, as a home furnishings shop and the adjacent vacant parcel would serve to display plants and garden merchandise. A wrought iron fence would be installed along Mt. Vernon Avenue, the driveway paved with gravel, and the retail area paved with crushed stone. Garden merchandise will include exterior plants such as annuals, perennials, and small woody plants, bagged mulch, and soil products. Open six days per week, the center will be staffed by 2 employees.

The discussion touched on several topics. Ms. Beal proposed to use both of the existing curb cuts and to devote the rear of the site to material storage, a delivery area and parking for up to five vehicles. The use requires nine parking spaces. The committee believed the vehicular ingress and egress posed problems of safety to pedestrian and to traffic both on-site and on the Avenue. We were particularly concerned that the configuration would frequently force vehicles to blindly back out of the driveway. In addition, we were concerned that delivery trucks would not have sufficient room to unload on-site. Unloading on-street has been problematic in other locations along the Avenue. Ms. Beal stated that she owns a F350 Stake body truck and will use it to handle deliveries.

LUC discussed the application again at their meeting of February 19, 2004. City staff, Urban Planner Bettina Irps was present to answer questions. She indicated that Ms. Beal has worked with staff and believes the site can reasonably accommodate a total of four spaces; two retail space adjacent to Mt. Vernon Avenue and two employee spaces to the rear of the site. Sufficient room has been made for vehicles to turn around, reducing the need to back out onto the Avenue. An existing curb cut at 1505 Mt. Vernon Avenue will be closed; this increases the on-street parking by one space.

When the business is closed, two spaces will be available to the community for use. Ms Beal will be required to install a bike rack.

LUC remains concerned by the landscape plan and staff recommendations. First, the retaining walls and sign placement obstruct sight lines for cars exiting the site. The limited on-site parking will increase pedestrian traffic and we feel that a greater consideration should be given to their safety. Second, the landscape design needlessly narrows the entrance and driveway. We believe there will be a great demand for small quantities of bulky products and that the driveway access should be made as obstacle free as possible. Third, staff does not call for a condition to require loading to occur on-site.

The committee recommended to *support the application and the parking reduction as proposed with the following conditions:*

- The applicant shall abide by the Mt. Vernon Avenue Design Guidelines, particularly in reference to signs and lighting.
- No trash pick up before 8:00 AM shall be allowed.
- No deliveries shall be made from the public right-of-way.
- The proposed planting area on the south property line shall be eliminated. The area will be graded to facilitate ingress/egress by delivery and customer vehicles.
- A minimum of 10 feet, equal to the distance from the building to the south property line, shall remain unencumbered for the full distance of the south property line.

At their February 24, 2004 meeting, the Executive Board voted in favor of the Land Use committee recommendation.

The committee and the Executive Board are supportive of the parking reduction solely because of the unique nature of the business. While there are several home furnishing shops currently on the Avenue, none offer live plant material or gardening supplies.

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 Justin Wilson at 703-299 1576.

# Del Ray Citizens Association

8  
3-13-04

PO Box 2233

Alexandria VA 22301

Established 1954

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**To:** Honorable Members of City Council  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Justin Wilson, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

**Date:** March 10, 2004

**Subject:** SUP#2003-0125, 1503-05 Mt. Vernon Avenue. Request to operate a garden center and a reduction of required parking; zoned CL/Commercial Low. Applicant: Linda C. Beal

The Planning Commission, at the March 2, 2004 public hearing, added conditions to the special use permit to include the following:

- No trash pick up before 8:00 AM shall be allowed.
- No deliveries shall be made from the public right-of-way.

After the fact, discussion between the applicant and the association representative revealed the applicant's intent to use city supplied 'Suppercans' which will be set on the curb for city scheduled pick up. We then asked the Planning Director to clarify the condition to reflect the restriction to apply to private trash removal companies.

At the regular membership meeting on March 8, 2004, we voted to support the application as amended by the Planning Commission. In our discussion period it was explained that the trash pick up before 8:00 AM requirement is to be modified by staff.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Justin Wilson at 703-299 1576 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.