EXHIBIT NO. 1

9
11-15-03

Docket Item #15
VACATION #2003-0006

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for vacation of right-of-way on the Franklin and South Royal Streets public rights-of-way.

APPLICANT: William Savage and Ilona Garrad
represented by Harry Hart, attorney

LOCATION: 700 South Royal Street and a portion of Franklin Street

ZONE: RM/Residential

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003: On a motion by Mr. Komoroske, seconded by Mr. Jennings, 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 5-0. Mr. Wagner was absent. Mr. Dunn recused himself.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Harry Hart, the applicant's attorney, spoke in support of the request.

RM
401
630
CL
SITE
FRANKLIN ST.
316
314
701
700
S. ROYAL ST.
RM
S. FAIRFAX ST.
CITY OF ALEXANDRIA VIRGINIA
VAC #2003-0006
11/06/03
N

2

STAFF RECOMMENDATION:

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

1. The applicant shall pay fair market value for the area to be vacated as determined by the Office of Real Estate Assessments. (T&ES)

2. The vacated area is to be consolidated into the adjoining property. (T&ES)

3. Easements must be reserved for all existing public and private utilities within the area to be vacated. (T&ES)

DISCUSSION:

1. The applicant, William H. Savage and Ilona S. Garrard, by Harry P. Hart, attorney, request the vacation of an area at the corner of Franklin and South Royal Streets.

2. The subject parcel is one lot of record with approximately 26 feet of frontage on South Royal Street, 64 feet of frontage on Franklin Street, and a total lot area of 1,108 square feet. The applicant sees to the maintenance of the vacant property, and it is currently planted with grass and bordered with plants, shrubs, and flowers. The applicant's property at 700 South Royal Street is one lot of record with approximately 43 feet of frontage on South Royal Street, 73 feet of depth, and a total lot area of 2,928 square feet. The property is occupied by a residential townhouse of 828 square feet. The surrounding area is occupied by residential townhouses.

3. The applicant requests a vacation of approximately 1,108 square feet of Franklin Street to consolidate it with their existing property at 700 South Royal Street (see attached plat). If the vacation request is approved, the applicant's total lot area will total 4,036 square feet, adding 26 feet of frontage on South Royal Street. The applicant's attorney advised staff that the applicant has no immediate plans to build upon the vacated area, however, the applicant does have plans to sell the consolidated property in the near future.

4. According to Section3-1106 (C) of the zoning ordinance, the maximum permitted floor area ratio in the RM zone is 1.5. The lot at 700 South Royal Street now includes 2,928 square feet of land and a 828 square feet townhouse; the existing floor area ratio is .28. Technically, an additional 3,564 square feet could be added to the existing building under the zoning regulations. If the proposed vacation is approved and the additional land consolidated into the existing lot, the current building will amount to a .21 floor area ratio and an additional 5,226 square feet of additional building area could be built.

5. From a right-of-way perspective, City Council adopted a policy in 1979 stating that the City would entertain requests to vacate the public right-of-way along Franklin Street by the adjacent property owners (Ordinance #2425). Since that time, the City Council has approved a number of requests for vacations along Franklin Street. Some recent approvals include: 1,245 square feet at 109 Franklin Street (VAC#2001-0004), 50 square feet at 108 Franklin Street, at South Union (VAC #2000-0002), and 599 square feet at 111 Franklin Street (VAC#99-0008).

6. Master Plan/Zoning: The subject property is zoned RM/Townhouse zone, and is located in the Old Town Small Area Plan.

STAFF ANALYSIS:

Staff supports the applicant's request for a vacation of the public right-of-way located adjacent to 700 South Royal Street, and notes that the proposed vacation request is similar to other vacations that the City Council has previously granted along Franklin Street. The proposed vacation will leave 66 feet of public right-of-way as required by the 1979 ordinance. In addition, the vacation will not interfere with public use of the sidewalk, traffic or other public uses along Franklin Street, as the requested land is currently an open grassed area adjacent to the applicant's residence and has a public sidewalk.

Staff is concerned about the increased density allowed for the property as a result of the vacation. On the other hand, this particular block has been the subject of other successful vacation requests. In fact the proposed vacation will bring the property line out to a point consistent with adjacent properties. Therefore, staff is recommending approval as a matter of consistency.

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:

R-1 The applicant shall pay fair market value for the area to be vacated as determined by the Office of Real Estate Assessments.

R-2 The vacated area is to be consolidated into the adjoining property.

R-3 Easements must be reserved for all existing public and private utilities within the area to be vacated.

Code Enforcement:

F-1 No comment.

Recreation, Parks & Cultural Activities (Arborist):

F-1 No comments.

Real Estate Assessments:

F-1 See attached.

Police:

F-1 No objections.

APPLICATION: VACATION

VAC # 2003-0006

PROPERTY LOCATION: 700 S. Royal Street

TAX MAP REFERENCE: 80.02-08-25 ZONE: RM

APPLICANT'S NAME: William H. Savage and Ilona S. Garrard

ADDRESS: 314 Franklin Street, Alexandria, VA 22314

PROPERTY OWNER'S NAME: Same as Above
(Owner of abutting area to be vacated)

ADDRESS: Same as Above

VACATION DESCRIPTION: Vacation of 1,108 sq. ft. of the Franklin & S. Royal Street Rights of way adjacent to his property. This is in concert with the adopted City Council precedent and policy on vacation of the excess Franklin Street Right of way.

THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of 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 also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart
Signature

307 N. Washington Street
Mailing Address

703-836-5757
Telephone #

703-548-5443
Fax #

Alexandria, VA 22314
Mailing Address

August 26, 2003
Date

==========

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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Application Filing: _____ (date received) $_____ (fee paid) _____ (date paid)

Legal Advertisement: _____ Property Placard: _____

Action - Planning Commission: _____

Action - City Council: _____

VAC 2003-0006

Bowman
CONSULTING

August 27, 2003

DESCRIPTION OF THE
VACATION OF A PORTION OF
FRANKLIN STREET
AND
SOUTH ROYAL STREET
CITY OF ALEXANDIA, VIRGINIA

Beginning at a point on the southerly right-of-way line of Franklin Street, said point of beginning being in the line of Lot 500, Resubdivision of Emile and Kathryn Burn Property, said point of beginning also being a corner common to Lot 1, Block 3, Yates Gardens; thence running with the southerly right-of-way line of Franklin Street and the line common to said Lot 1, N80°49'00"W 58.97 feet to a point; thence running with the easterly right-of-way line of South Royal Street and the line common to said Lot 1, S38°03'58"W 10.26 feet to a point; thence running through South Royal Street, N09°30'00"E 25.99 feet to a point; thence running through Franklin Street S80°49'00"E 63.88 feet to a corner common to Lot 500, Resubdivision of Emile and Kathryn Burn Property; thence running with the line common to said Lot 500, S09°30'00"W 17.00 feet to the point of beginning, containing 1,108 square feet.

P:\2580-700 S Royal\2580-01-002-Surv\Survey\Documents\M&B.doc

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue · Suite 302 · Alexandria, VA 22314
Tel: 703-548-2188 · Fax: 703-683-5781 · www.bowmanconsulting.com

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

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.net

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

OF COUNSEL
CYRIL D. CALLEY

RETIRED
ROBERT L. MURPHY, 2001

VAC 2003-0006

August 28, 2003

Mr. Don Zdancewicz
Bowman Consulting Group
2111 Eisenhower Avenue, Ste. 302
Alexandria, VA 22314

Re: 700 S. Royal Street - 25 ft. Setback Line

Dear Mr. Zdancewicz:

I have attached a copy of a 1941 subdivision plat by Edward J Holland on which is shown a 25' building restriction line (BRL). This BRL is a private covenant and is not a zoning setback line. It is my opinion that the intent of the covenant was to ensure that no building encroached any further than 25' from the respective owner's property line.

Since we are requesting a vacation for the Savage and Garrard property at 700 S Royal Street, I am requesting that you show on the attached plat not only the existing BRL, but also a revised setback line to reflect a new BRL conditioned upon the approval of the Vacation request by the City of Alexandria. This revised BRL should reflect a 25'setback once the vacation of 1,108 sq. ft. of the Royal and Franklin Street rights is approved by the City of Alexandria. As we discussed, this revised BRL will reflect the setback in concert with the covenant. This office has examined numerous instances where the 25' setback has been ignored by Yates Garden lots. There are also numerous instances of buildings that extend beyond extensions of BRL's. This whole area of the City is very inconsistent and nonuniform as to setbacks.

My intent in making this request is to ensure that my client's rights are preserved. I believe this rationale is sound and is in concert with the original intent of the covenant. Finally, since this is a private covenant setback line and not a zoning setback line, there is no need to review this request with the City of Alexandria attorney.

If you need additional information or clarification, please give me a call.

Very truly yours,

Harry P. Hart

Harry P. Hart

cc: Mr. William H. Savage

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DEPARTMENT OF REAL ESTATE ASSESSMENTS
301 King Street, City Hall
Alexandria, Virginia 22314

ci.alexandria.va.us

Phone (703) 838-4646
Fax (703) 706-3979

DATE: September 15, 2003

TO: BARBARA ROSS, DEPUTY DIRECTOR
PLANNING AND ZONING

THROUGH: CINDY SMITH-PAGE, DIRECTOR
REAL ESTATE ASSESSMENTS

FROM: TIM FRANCIS, SENIOR APPRAISER
REAL ESTATE ASSESSMENTS

SUBJECT: ESTIMATED VALUE OF RIGHT-OF-WAY TO BE VACATED
APPLICATION FOR VACATION #2003-0006

Per your request, I have reviewed the proposed right-of-way to be vacated adjacent to the property of at 700 South Royal Street. The attached plat indicates that the portion of Franklin Street to be vacated contains a total of 1,108 square feet of land. A review of our tax map records indicates the area of the adjacent lot at 700 South Royal Street (Tax Map 080.02-08-25) contains a total of 2,928 square feet of land. The estimated value of the street, "as if" vacated, is contingent on the accuracy of these measurements. The total proposed site would, therefore, contain a total of 4,036 square feet (2,928 SF + 1,108 SF = 4,036 SF).

Based upon my review of current assessment data and subject to the limiting conditions stated in this memorandum, it is my opinion that the right-of-way to be vacated had an estimated fair market value, as of the date of the application for vacation (August 29, 2003), of:

Thirty-Four Thousand Dollars ($34,000).

I have estimated the value of the right-of-way to be vacated using the latest real estate assessments for the abutting properties. This method employs the process adopted by City Council on November 10, 1987 that attempts to measure the contributory value of the right-of-way as it relates to the larger parcel as-if assembled. Therefore, the appraisal problem can be stated as: What is the incremental difference between the estimated fair market value of Lot 25 (700 South Royal Street) as-is, and the estimated fair market value of the single larger parcel created by adding the vacated right-of-way? In addition, issues of "highest and best use" must

I:wp\TFrancis\STVAC\700SROYL.wpd

also be considered. That is, would the addition of the vacated street result in a substantial increase in the value of the adjacent property, such as allowing the owner to expand, or otherwise extensively modify the existing improvements?

In this instance, the market would value the land based on its size, expressed on a per-square-foot basis. The January 1, 2003 assessment of Lot 25 was $320,500 or $109.46 per square foot ($320,500/2,928 SF = $109.46 per square foot). This is consistent with the per-square-foot assessment of lots of similar size in the immediate area.

Indication of value for the proposed assembled parcels:

Potential site area: 4,036 square feet X $109.46 per square foot = $441,800 (rounded).

Indication of value for Lot 25 before adding the vacated right-of-way:

2,928 sq. ft. of land X 109.46/SF = 320,500 (rounded)

Initial estimated contributory value of vacated right-of-way:

Assessed value of property after vacation	$441,800
Assessed value of property before vacation	320,500
Difference	$121,300

Adjustment for Excess Land Value

In this instance, the 1,108 square-foot incremental increase in the size of lot after assemblage is not needed to support the improvement and would not result in a substantial change in the value of the property, which lies in an RM zone. Accordingly, the additional square footage attributable to the vacated street would be viewed as "excess land". The third edition of The Dictionary of Real Estate Appraisal defines excess land as:

> "In regard to an approved site, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use."

Previously, in cases similar to this, the department has applied a discount equivalent to 28% of the incremental difference in value. Therefore, the value of the vacated street to the larger parcel is estimated as: Thirty-four Thousand Dollars ($121,300 X 0.28 = $34,000, rounded).

It should be clearly understood that an appraisal has not been made of the subject properties or of the properties abutting the right-of-way. The estimate of value assumes that marketable title to the right-of-way to be vacated will be conveyed to the abutting property owner unencumbered.

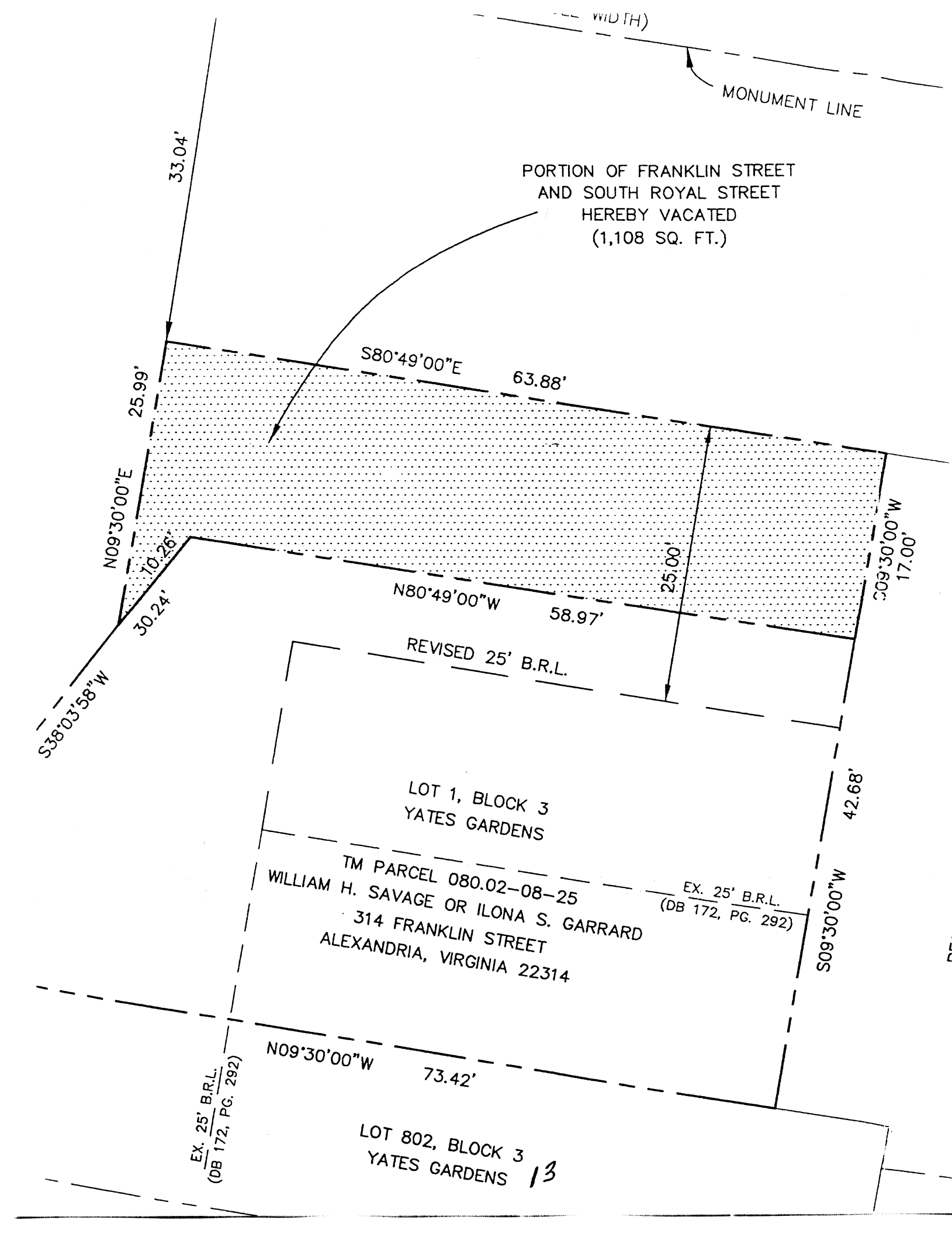
Further, my opinion of fair market value considers the zoning and permitted land uses in place as of the date of valuation that effect "highest and best use" determinations. Finally, the discounted value above is contingent on the assumption that the additional size of the lot after assemblage is

not sufficient to allow the adjacent owner to make a substantial addition to the existing improvements.

Attachment:

1-Vacation Plat

I:wp\TFrancis\STVAC\700SROYL.wpd


WIDTH)
MONUMENT LINE
33.04'
PORTION OF FRANKLIN STREET
AND SOUTH ROYAL STREET
HEREBY VACATED
(1,108 SQ. FT.)
S80°49'00"E
63.88'
25.99'
N09°30'00"E
10.26'
30.24'
S38°03'58"W
N80°49'00"W
58.97'
25.00'
S09°30'00"W
17.00'
REVISED 25' B.R.L.
LOT 1, BLOCK 3
YATES GARDENS
TM PARCEL 080.02-08-25
WILLIAM H. SAVAGE OR ILONA S. GARRARD
314 FRANKLIN STREET
ALEXANDRIA, VIRGINIA 22314
EX. 25' B.R.L.
(DB 172, PG. 292)
42.68'
S09°30'00"W
N09°30'00"W
73.42'
EX. 25' B.R.L.
(DB 172, PG. 292)
LOT 802, BLOCK 3
YATES GARDENS
13

2Y 6-12-82

also see item 41

DATE: JUNE 4, 1982

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: DOUGLAS HARMAN, CITY MANAGER DH

SUBJ: VACATION OF A PORTION OF FRANKLIN STREET AT SOUTH WASHINGTON STREET

ISSUE: Value of vacated area.

RECOMMENDATIONS:

1. That Council reaffirm the previous value of $10.00 per sq. ft. for commercial land vacated along Franklin Street.

2. That the above price apply to all vacations filed before July 1, 1982.

3. That as of July 1, 1982, the price increase 10%.

4. That in future years the price increase an additional 10% each July 1st until the entire area approved to be vacated has been completed.

5. That a similar escalation be applied to the $5.00 per sq. ft. price previously set for residential land along Franklin Street being vacated.

DISCUSSION: City Council, in 1979, approved the concept of reducing the width of Franklin Street between Union and Washington Streets from 100' to 66' right-of-way. At that time, the Council set a policy of charging $5.00 per sq. ft. for vacated residential land in this area and $10.00 per sq. ft. for vacated commercial land in the area. This value was less than fair market for several reasons: it encouraged the vacations, put land on the tax roll and the vacated areas were encumbered by the requirement of being consolidated into existing lots and not being left as separate parcels. The applicants also paid all legal costs of getting the vacations approved.

In some recent vacation approvals the Planning Commission has recommended fair market value,which in this case could be as high as $27.00 per sq. ft. considering present corner lot appraisal. Council did not act directly on the value issue and the vacation was approved.

Since several years have passed since the original price was set, some increase could be justified. However, these cases when filed were still being quoted the previously approved Council set price. Thus it is felt that vacations requested to date should be given the old price, but a gradual escalation should be set in place. The escalation would encourage adjacent owners to file and to complete the total vacations. Approximately one-third of the area approved in concept has actually proceeded through the vacation process.

DOCUMENTS: Bernard Fagelson's letter of 6-2-82 to Dayton Cook; Vacation Request (Docket Item #51 of 5-25-82 City Council Meeting).

FISCAL: $17,000 revenue sure if we hold price for current requests; full fair market value would probably stop all future vacations.

STAFF: Dayton L. Cook, Director of T&ES; Cyril D. Calley, City Attorney.

FAGELSON, SCHONBERGER, PAYNE AND ARTHUR
ATTORNEYS AND COUNSELLORS AT LAW
401 WYTHE STREET
(CORNER WYTHE AND N. ROYAL STREETS)
POST OFFICE BOX 297
ALEXANDRIA, VIRGINIA 22313-0297
(703) 548-8100

BERNARD M. FAGELSON
ROY C. BRAGG (RETIRED)
EUGENE SCHONBERGER
ROBERT A. PAYNE
JAMES G. ARTHUR
ROBERT L. DEICHMEISTER*

CHARLES A. ROTHOUSE
IRVING BROWNSTEIN**
JOHN L. FAGELSON
ANDREW H. WORTZEL

* VA. AND D.C. BARS
** D.C. AND NEW YORK BARS ONLY

OF COUNSEL
VICTOR G. TRAPASSO
HERBERT S. BILLOWITZ

June 2, 1982

Mr. Dayton Cook, Director
Department of Transportation
and Environmental Services
City of Alexandria
Alexandria, VA 22314

Re: Vacation of a Portion of Franklin Street fronting City Tax Parcel 80.02-02-24 & 25. Land of George Faigen and Seymour Faigen.

Dear Mr. Cook:

This letter will confirm our conversation of this date. When we began the subject vacation we understood that the fair market value established by the City for the vacated right-of-way would be $10.00 per square foot. Our client did not feel that this was a legitimate fair market value, because the 1700 square feet in question has no value as an independent parcel of land and can only have a limited marginal value as an increment to the existing lot. Even its value as an addition to the existing lot is problematical because of the existence of a long term lease.

We do not wish to create any difficulties to the City in this matter, but if the City is unwilling to take the value of $10.00 per square foot for a total value of $17,000.00, which my client had originally understood would be the City's established price, we can only regretfully ask the City not to go forward with the Ordinance of Vacation.

Very truly yours,

Bernard M. Fagelson

BMF:lh

T.E.S.
RECEIVED
JUN 3 1982
ADMINISTRATIVE
DIVISION

16

Alexandria, Virginia
May 19, 1982

Hon. Mayor and Members of Council
Alexandria, Virginia

Re: Vacation of public right-of-way at north side of Franklin Street, east of South Washington Street

The undersigned have viewed the above-named property.

In our opinion, no inconvenience would result from discontinuing and vacating the same.

John C. Doud, Chairman
203 Yoakum Parkway #611
Alexandria, Va. 22304

Nancy Dunning
213 E. Oxford Street
Alexandria, Va. 22301

Mrs. Lillian Patterson
1034 Woods Place
Alexandria, Va.

ORDINANCE NO. 2705

AN ORDINANCE to vacate a portion of the north side of Franklin Street, a public right-of-way, located east of South Washington Street and west of South Saint Asaph Street in the City of Alexandria, Virginia.

WHEREAS, the said vacation has been approved by the planning commission at one of its regular meetings; and

WHEREAS, procedures required by law, including the posting of notice to the land proprietors affected, have been followed; and

WHEREAS, viewers were duly appointed by the Council of the City of Alexandria, Virginia, and have made their report; and

WHEREAS, in consideration of the report of said viewers recommending the said vacation, and of other evidence relative thereto, it is the opinion of the Council of the City of Alexandria, Virginia, that the portion of the public right-of-way, hereinabove mentioned and hereinafter described, is not needed for public use and that it is in the public interest to vacate it; and

WHEREAS, the planning commission has recommended the sale of said portion of the public right-of-way to the abutting land owners, George and Seymour Faigen; and

WHEREAS, George and Seymour Faigen wish to acquire such vacated property as provided in section 15.1-366 of the Code of Virginia (1950), as amended, at the price of Ten Dollars ($10.00) per square foot and on the terms and conditions recommended by the planning commission; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereinafter described portion of the north side of Franklin Street, a public right-of-way, located east of South Washington Street and west of South Saint Asaph Street in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

> Beginning at a point at the northeasterly intersection of South Washington Street and Franklin Street, marking the southwesterly corner of the property of George Faigen and Seymour Faigen; thence with the northerly right-of-way line of Franklin Street and the southerly line of said Faigen property South 80° 49' 00" East, 123.42 feet to a point on

the westerly side of an alley marking the southeasterly corner of the Faigen property; thence through Franklin Street the following courses: South 09° 30' 00" West, 17.00 feet; thence North 80° 49' 00" West, 108.34 feet; thence North 35° 39' 30" West, 21.27 feet; thence North 09° 30' 00" East, 1.92 feet to the point of beginning and containing 1,984 square feet of land.

Section 2. That the hereinabove described portion of the public right-of-way be consolidated with the purchasers' abutting property known as 607 Franklin Street and 622-630 South Washington Street, and that said portion of the public right-of-way shall not be used as a separate lot of record.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall be deemed to be passed on the date of its final passage, but shall not be effective until the date a certified copy is recorded as deeds are recorded, and there is payment to the City of Alexandria in the sum of Nineteen Thousand Eight Hundred Forty Dollars ($19,840.00). Such recordation shall be indexed in the name of the City of Alexandria, but shall be done by the applicant, at his own expense.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 22, 1982

APPLICATION: VACATION

VAC # 2003-0006

PROPERTY LOCATION: 700 S. Royal Street

TAX MAP REFERENCE: 80.02-08-25 ZONE: RM

APPLICANT'S NAME: William H. Savage and Ilona S. Garrard

ADDRESS: 314 Franklin Street, Alexandria, VA 22314

PROPERTY OWNER'S NAME: Same as Above
(Owner of abutting area to be vacated)

ADDRESS: Same as Above

VACATION DESCRIPTION: Vacation of 1,108 sq. ft. of the Franklin & S. Royal Street Rights of way adjacent to his property. This is in concert with the adopted City Council precedent and policy on vacation of the excess Franklin Street Right of way.

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Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart
Signature

307 N. Washington Street
Mailing Address

703-836-5757
Telephone #

703-548-5443
Fax #

Alexandria, VA 22314
Mailing Address

August 26, 2003
Date

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DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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Application Filing: _____ (date received) $_____ (fee paid) _____ (date paid)

Legal Advertisement: _____ Property Placard: _____

Action - Planning Commission: 11/06/03 RECOMMEND APPROVAL 6-0

Action - City Council: Action deferred until December 8, 2003