

Docket Item #9  
SPECIAL USE PERMIT #2004-0087

Planning Commission Meeting  
November 4, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a fitness studio (commercial school).

**APPLICANT:** Curves  
By Jim Gasson

**LOCATION:** 2609 and 2611 Mt. Vernon Ave

**ZONE:** CL/Commercial Low

---

**PLANNING COMMISSION ACTION, NOVEMBER 4, 2004:** On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Conditions #6 and #7, and to add Condition #18. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, and incorporated conditions requested by the Del Ray Civic Association.

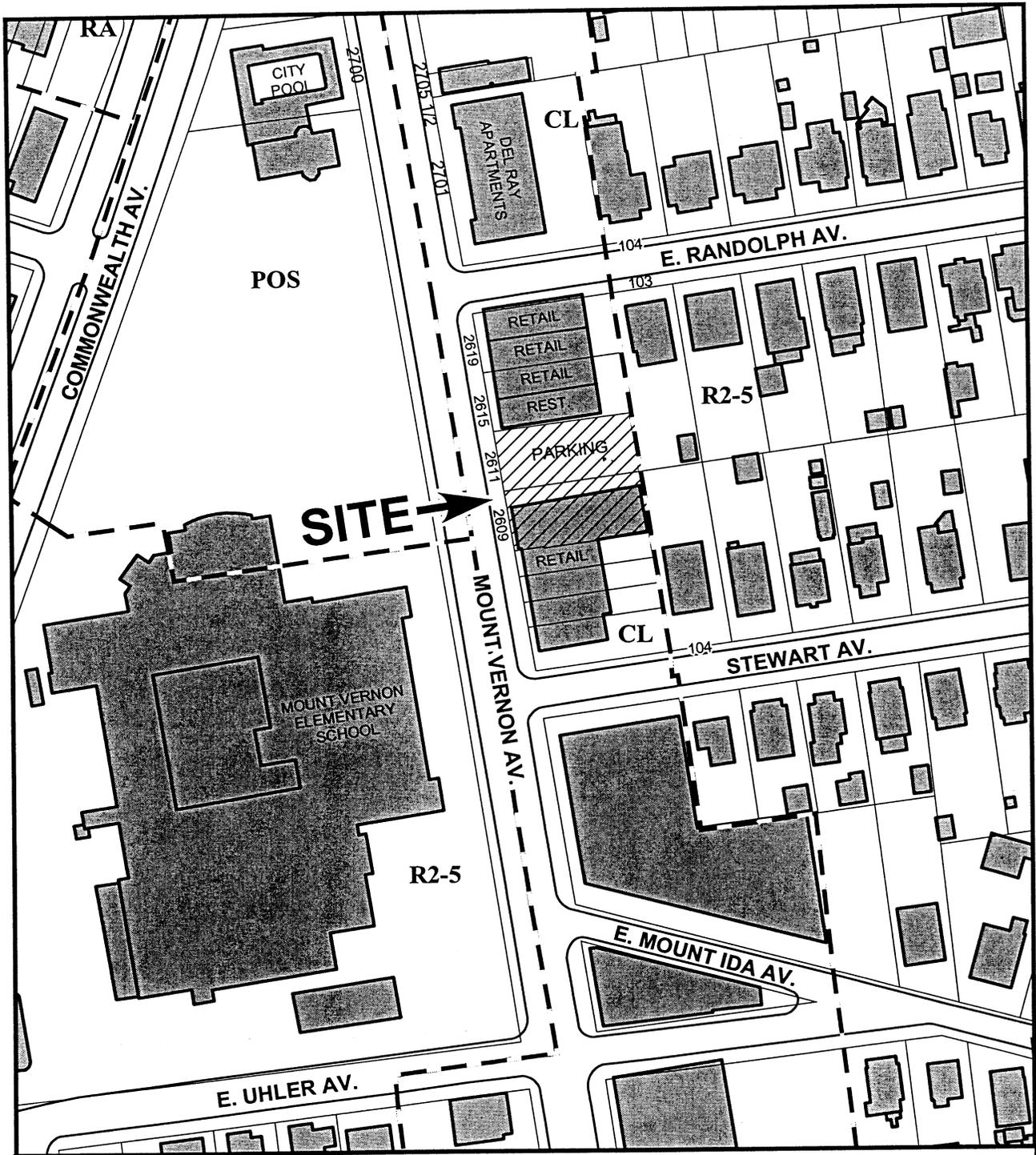
Speakers:

Amy Slack, representing the Del Ray Civic Association, spoke in favor of the proposal, and recommended adding conditions.

Dan Salario, realtor representing the applicant, spoke in support of the application.

Jean Schultz, Curves employee representing the applicant, spoke in support of the application.

**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 #2004-0087**

**11/04/04**



## I. DISCUSSION

### REQUEST

The applicant, Jim Gasson, requests special use permit approval for the operation of a fitness studio (commercial school) located at 2609 and 2611 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is two lots of record with 100 feet of frontage on Mount Vernon Avenue, 113 feet of depth and a total lot area of approximately 11,300 square feet. The site is developed with a single story commercial building of 3,392 square feet, and a parking lot of 15 spaces. The parking lot is accessed directly from Mount Vernon Avenue.

Surrounding uses include an elementary school across the street to the west, small business uses to the north and south, including Los Tios Restaurant immediately to the north, a loan business immediately to the south, and residential uses to the east.

### PROPOSAL

The applicant proposes to operate a fitness and weight loss center known as "Curves". The facility will offer a 30 minute supervised strength and aerobic workout on a circuit of hydraulic exercise machines (see attached plan). The Curves circuit allows 26 users at one time (each 30 minutes). A Curves instructor is always on site checking members' performance. The specific aspects of the applicant's proposal are as follows:

Employees: Two employees will be present at the site at any one time.

Hours: The hours of operation are proposed to be 7:00 a.m. to 1:00 p.m. and 3:00 p.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 1:00 p.m. Saturday, and closed on Sunday. The applicant anticipates that over time, the hours will increase to 6:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. Saturday.

Noise: There is little noise from the hydraulic machines, and minimal trash.

Trash: Trash will be minimal and include paper and lavatory items.

### PARKING

Section 8-200(A)(11) of the zoning ordinance requires that a commercial school for up to 26 students must provide 13 parking spaces. In this case, the building has an off-street parking lot which currently accommodates up to 15 spaces. The applicant anticipates having up to 20 spaces on the lot with the removal of an existing fenced area at the southeast corner of the lot. The applicant complies with the parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial Low zone. Section 4-103 (K) of the zoning ordinance allows a commercial school (fitness studio) in the CL zone only with a special use permit. The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial use.

**II. STAFF ANALYSIS**

Staff supports the proposed fitness studio. It is a use that will contribute to the existing mix of uses in the area, and bring more patrons to the existing businesses in the immediate area. There is adequate parking for the studio located on site, and the hours are limited. There are no deliveries to the site, and little trash is generated, which limits the amount of noise that would be generated from trucks visiting the site. While the facility is a franchise business, it is one that compliments other health and fitness uses in the neighborhood, and provides a valuable service to the residents of the neighborhood. In addition, the applicant has agreed to conditions to improve the property by screening the parking lot with landscaping and improving the facade including the installation of a front door. Because there is more than the required number of parking spaces for the use, staff recommends allowing up to 30 students at the facility at any one time to provide more flexibility. With these conditions, staff supports the proposed fitness studio.

**III. RECOMMENDED CONDITIONS**

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. The closing hour shall be no later than 10:00 p.m. daily.
3. A maximum of 30 students shall be permitted at any one time. (P&Z)
4. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
5. 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 or debris shall be allowed to accumulate on site outside of those containers. (P&Z)

6. **CONDITION AMENDED BY THE PLANNING COMMISSION:** If a dumpster is used for trash disposal, the applicant shall provide screening for the dumpster, and maintain the screening in good condition, to the satisfaction of the Director of Planning and Zoning. Trash pick up shall not occur before 7:00 a.m. (P&Z)(PC)
7. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall implement facade improvements to the building, which shall include providing an entrance at the street front of the building, in compliance with the Mount Vernon Avenue Design Guidelines, in consultation with the Del Ray Civic Association, and to the satisfaction of the Director of Planning and Zoning. The applicant shall submit a plan to staff for approval prior to implementing the improvements. The improvements shall be implemented prior to opening. (P&Z) (PC)
8. The applicant shall remove the chain-link fence and storage shed on the parking lot, and restripe the parking spaces in the entire lot. The parking lot, including all areas bordering property lines, shall be kept clear of weeds and litter. (P&Z)
9. The applicant shall screen the parking lot at 2611 Mt. Vernon Avenue by installing landscaping along the western border of the property on both sides of the drive entrance, which may include the removal of paving, to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Services. The applicant shall provide a landscape plan to staff for its approval prior to installation. Installation shall occur prior to opening. (P&Z)
10. Business signs shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z)
11. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
12. The applicant is contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery awareness program for all employees. (Police)
13. The applicant shall conduct employee training sessions on a ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

14. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
15. The applicant shall install a bike rack to the satisfaction of the Director of Planning and Zoning. (P&Z)
16. Any lighting in the parking lot shall be shielded to prevent glare on adjacent residential properties. (P&Z)
17. 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (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)
18. **CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall incorporate vehicle wheel stops into the paved sidewalk along the building at 2609 Mt. Vernon Avenue, adjacent to the parking lot. (PC)

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

---

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:

- 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-2 No amplified sounds shall be audible at the property line.

##### Code Enforcement:

- F-1 The application addresses for this case are 2609 and 2611 Mount Vernon Avenue. For clarification, it shall be noted that 2609 Mount Vernon involves the structure for the proposed use. 2611 Mount Vernon is the parking lot located adjacent to the structure in question.
- C-1 The current use is classified as B-Business; the proposed use is A-3, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required (USBC 111.1).

- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 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.

Health Department:

- C-1 An Alexandria Health Department permit is required for all regulated facilities (This includes health clubs).
- C-2 Permits are non-transferable.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 10, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
- C-4 Permits must be obtained prior to operation.

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 the business opening.
- 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.
- R-3 Lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

APPLICATION for SPECIAL USE PERMIT # 2004-0087

[must use black ink or type]

PROPERTY LOCATION: 2609 ~~2611~~ MT. VERNON AVE., DEL RAY

TAX MAP REFERENCE: 24.04-04-03 & 24.04-04-02 ZONE: CL

APPLICANT Name: JIM GASSON

Address: 7635 HOLMES RUN DR. - FALLS CHURCH, VA 22042

PROPERTY OWNER Name: MINERVA GUTIERREZ

Address: 1609 N. KIRKWOOD RD.; ARLINGTON 22701

PROPOSED USE: WOMEN'S FITNESS CLASSES

(Commercial school)

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.

JIM GASSON  
Print Name of Applicant or Agent

Jim Gasson  
Signature

7635 HOLMES RUN DR.  
Mailing/Street Address

703-560-8728 703-560-8827  
Telephone # Fax #

FALLS CHURCH, VA 22042  
City and State Zip Code

AUGUST 30, 2004  
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.

WOMEN'S HEALTH, LLC  
OWNERS: JIM GASSON  
NICKI BRINTZENHOFE

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)

CURVES IS THE WORLD'S LARGEST FITNESS FRANCHISE  
WITH NEARLY 8,000 LOCATIONS, MOST LOCATED IN THE  
U.S. CURVES IS CURRENTLY HELPING OVER 3.5 MILLION  
WOMEN ACHIEVE THEIR FITNESS GOALS WITH A 30-MINUTE  
SUPERVISED WORKOUT IN A SUPPORTIVE ENVIRONMENT.  
THE CURVES PROGRAM WAS DESIGNED SPECIFICALLY FOR  
WOMEN AND BUILT AROUND A PROVEN 30-MINUTE STRENGTH  
AND AEROBIC WORKOUT THAT INCLUDES A WARM-UP,  
TWO SETS OF STRENGTH-TRAINING EXERCISES FOR ALL  
MAJOR MUSCLE GROUPS, COOL-DOWN PERIOD, AND A  
5 MINUTE STRETCHING ROUTINE. MEMBERS MOVE  
AROUND A CIRCUIT WHICH CONSISTS OF STRENGTH-TRAINING  
MACHINES AND RECOVERY STATIONS PROMPTED BY A  
CUE AND UPBEAT BACKGROUND MUSIC. CURVES INSTRUCTORS  
ARE PRESENT IN THE CIRCUIT ENSURING MEMBERS ARE  
PERFORMING THE MACHINES PROPERLY AND PROVIDING  
ENCOURAGEMENT. MANY WOMEN ARE WORKING OUT FOR THE  
FIRST TIME THAT OTHERWISE WOULD NOT DUE TO THE  
FEATURES AND ENVIRONMENT CURVES PROVIDES.

**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).

APPROXIMATELY 24 PER 30 MINUTE PERIOD

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

2 EMPLOYEES FOR THE MORNING SHIFT

2 EMPLOYEES FOR THE EVENING SHIFT

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

Day:

Hours:

(INITIAL) MONDAY - FRIDAY

7AM - 1PM

MONDAY - FRIDAY

3PM - 8PM

SATURDAY

8AM - 1PM

(EVENTUAL) MONDAY - FRIDAY

6AM - 9PM

SATURDAY

8AM - 1PM

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

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

LOW-LEVEL INTERNAL BACKGROUND MUSIC

EQUIPMENT IS HYDRAULIC - NO NOISE

B. How will the noise from patrons be controlled?

THERE WILL BE NO LOUD NOISE TO CONTROL

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

THERE WILL BE NO ORDER 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?

MINIMAL PAPER AND LAVATORY TRASH

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

MINIMAL

C. How often will trash be collected?

2 X DAILY CLEAN-UP AND REMOVAL OF TRASH; WEEKLY  
PICK-UP AND DISPOSAL BY WASTE MANAGEMENT, INC.

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

TRASH CONTAINERS AND DUMPSTER

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?

ALL EMPLOYEES AND CURVES OWNERS WILL BE CPR  
CERTIFIED AND WILL RECEIVE EXTENSIVE TRAINING  
IN CURVES' FITNESS PROGRAMS.

**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?

1 space for every 2 students (12 required

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

20 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

C. Where is required parking located?  on-site  off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

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

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

\_\_\_\_\_

\_\_\_\_\_

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

REGULAR DELIVERIES WILL NOT BE AN INTEGRAL PART OF OUR

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?

\_\_\_\_\_

**SITE CHARACTERISTICS**

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

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

How large will the addition be? N/A square feet.

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

3,392 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 3,392 sq. ft. (total)

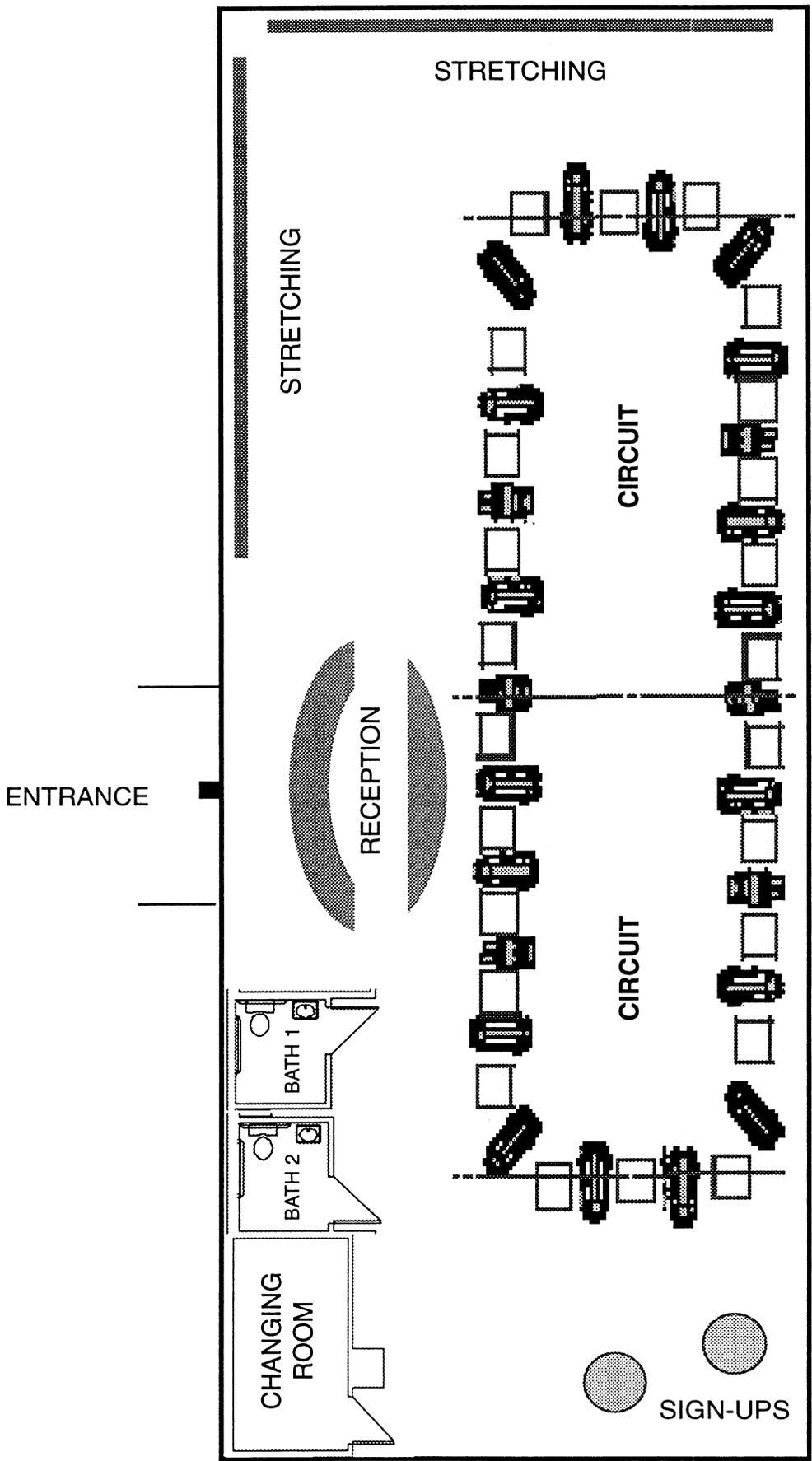
19. The proposed use is located in: (check one)

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: \_\_\_\_\_





# Del Ray Citizens Association

PO Box 2233

Alexandria VA 22301

Established 1954

---

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

From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Justin Wilson, President

Date: November 2, 2004

Subject: SUP#2004-0024, Curves at 2609 and 2611 Mt. Vernon Avenue.  
Consideration of a request for a Special Use Permit to operate a fitness studio/commercial school. Zoned CL/Commercial Low. Applicant: Jim Gason.

*PC Docket Item #9  
SUP #2004-0087*

The applicant, Jim Gason and business partner Nicki Brintzenhofe, attended the Land Use committee meeting on October 21, 2004 to discuss the proposal. We distributed flyers and the item was announced in the Association newsletter. Planning staff, Valerie Peterson attended.

Curves franchise provides and operates women's fitness studios. The franchiser dictates location. We understand they are more flexible with the corporate image than other franchise operations that have recently approached the community.

The applicant has requested hours of operation of 6AM-9PM, Monday-Friday, 8AM-1PM Saturday, closed Sunday. Classes of 30 students each last approx. 30 minutes and are scheduled throughout the day. Mr. Gason says there are about 120 members who live in the Del Ray area that attend Curves at Foxchase Center, interested in attending Curves classes in Del Ray.

The adjacent parking lot will be leased to provide the required 12 spaces. The applicant proposes improvements e.g. remove the dumpster and chain link fence, repave and/or re-stripe, increase the lot capacity to 20 vehicles and, remove paving to create planting beds or install freestanding planters to screen the vehicles.

The operation employs up to five people, receives small and infrequent deliveries, requires modest trash facilities, and staff believes it generally to be a comparatively low intensity SUP use compatible with the neighborhood.

The discussion touched on several issues that the applicant was not able to answer to our satisfaction. The conversion of an office space would necessitate new mechanical HVAC equipment; where is the proposed placement, how would it be screened from view and the noise buffered from the adjacent residential units? What sort of lighting is proposed for the exterior of the building? Did he have an example or concept for the business sign? How would it address the entrance?

Questions of great importance to us were; where would the building entrance be located and what would it look like? Staff interpreted the Mt. Vernon Design Guidelines to

read that the entrance must face onto the Avenue. That façade is a curved wall of glass block, the result of an earlier Mt. Vernon Avenue façade improvement effort decades ago. The committee questioned the feasibility of cutting through the block, a feature we found pleasing, and whether the result could be attractive. If not, we believed the entrance should be located elsewhere and suggested alternatives to comply with the Guidelines intent. We offered compromise solutions that used the structure as it exists to an advantage and would enhance the building without unduly burdening the applicant.

*The committee feels that this type of business is appropriate and beneficial to the neighborhood. We support the application with conditions but recommended a deferral. We felt strongly that the applicant needed to ascertain whether the proposed entrance onto Mt. Vernon Avenue was truly feasible, would be attractive, and to provide sketches we could address; without, we could not in good conscience recommend our full approval.*

At their October 28, 2004 meeting, the Executive Board supported the Land Use committee recommendation for conditions of support and amended them to read:

- The applicant shall adhere to the Mt. Vernon Ave. Design Guidelines with respect to lighting, signage, and landscaping. Landscape improvements shall shield the parking lot from view and enhance the building entrance from the parking lot.
  - The applicant shall adhere to the intent of the Mt. Vernon Avenue Design Guidelines regarding the bldg. entrance. Architectural changes dictated to the front façade shall preserve the existing glass block façade, shall be in consultation with DRCA, and to the satisfaction of the Director of Planning & Zoning.
  - Exterior lighting shall be downward directed and shielded to remain on site.
  - Trashcans or dumpster shall be enclosed and shielded from view.
  - No dumpster service will occur before 8:00 AM year round.
  - No vendor deliveries before 8:00 AM.
  - Exterior elements of mechanical equipment (HVAC, exhaust hoods) will be screened for noise and in an attractive manner.
  - The applicant shall incorporate vehicle wheel stops into paved sidewalks along buildings adjacent to the parking lot.
  - All advertising and promotional materials will include information about parking availability and public transit options.
  - The applicant shall require employees who drive to park off-street and will encourage their use of carpools or public transit.
  - The applicant shall provide a bike rack on site.
  - The applicant shall participate in 'shared parking' opportunities.
- Furthermore, we encourage the applicant to contact AEDP to investigate the Mt. Vernon Avenue Façade Improvement Grant program and to consider ways to combine lighting, signs, and building features into a comprehensive design effort.

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

10  
11-13-04

PO Box 2233

Alexandria VA 22301

Established 1954

---

**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:** November 9, 2004

**Subject:** SUP#2004-0024, Curves at 2609 and 2611 Mt. Vernon Avenue.  
Consideration of a request for a Special Use Permit to operate a fitness studio/commercial school. Zoned CL/Commercial Low. Applicant: Jim Gason.

At the regular membership meeting of November 8, 2004, we voted to support the SUP request and conditions as amended by the Planning Commission at the public hearing on November 4, 2004.

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.

APPLICATION for SPECIAL USE PERMIT # 2004-0087

[must use black ink or type]

PROPERTY LOCATION: 2609 ~~4~~ 2611 MT. VERNON AVE., DEL RAY

TAX MAP REFERENCE: 24.04-04-03 & 24.04-04-02 ZONE: CL

APPLICANT Name: JIM GASSON

Address: 7635 HOLMES RUN DR. - FALLS CHURCH, VA 22042

PROPERTY OWNER Name: MINERVA GUTIERREZ

Address: 1609 N. KIRKWOOD RD.; ARLINGTON 22701

PROPOSED USE: WOMEN'S FITNESS CLASSES

(Commercial school)

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.

JIM GASSON  
Print Name of Applicant or Agent

Jim Gasson  
Signature

7635 HOLMES RUN DR.  
Mailing/Street Address

703-560-8728 703-560-8827  
Telephone # Fax #

FALLS CHURCH, VA 22042  
City and State Zip Code

AUGUST 30, 2004  
Date

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

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

ACTION - PLANNING COMMISSION: 11/04/2004 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 11/13/04 CC approved Planning Commission recommendation 7-0