

Docket Item #4
SPECIAL USE PERMIT #2004-0080

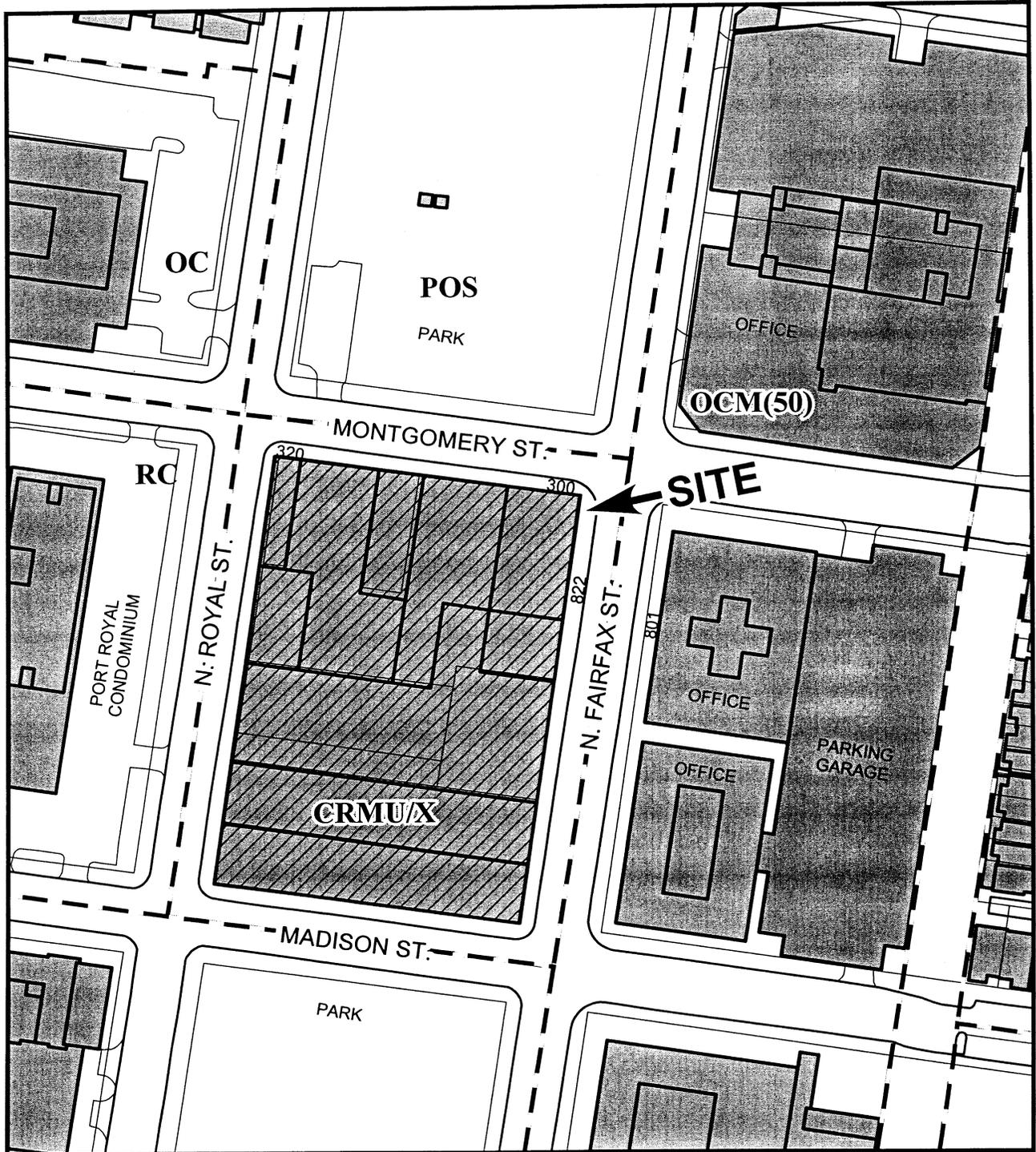
Planning Commission Meeting
November 4, 2004

- ISSUE:** Consideration of a request for a special use permit amendment to change the allowable square foot area for restaurants, personal service uses, and new businesses.
- APPLICANT:** MRE Properties, Inc.
by Bruce Machanic
- LOCATION:** 300 Montgomery Street
The Montgomery Center
- ZONE:** CRMU-X/Commercial Residential Mixed Use

PLANNING COMMISSION ACTION, NOVEMBER 4, 2004: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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.



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11/04/04



2

I. DISCUSSION

REQUEST

The applicant, MRE Properties, Inc., by Bruce Machanic, requests an amendment of the Montgomery Center umbrella special use permit to increase the allowed square foot area for restaurants, to decrease the allowed square foot area for personal service uses, and to allow new businesses to occupy more than 5,000 square feet without a special use permit amendment if they do not constitute a change in use.

SITE DESCRIPTION

The subject property is one lot of record which encompasses most of an entire city block with approximately 250 feet of frontage along Madison and Montgomery Streets, and 362 feet of frontage along North Fairfax and North Royal Streets. The Montgomery Center is a collection of one and two story office/retail/warehouse buildings with 95,701 square feet of interior space. The center has a wide range of uses, including retail, personal service, office and restaurant uses.

BACKGROUND

In June, 1993, City Council approved Special Use Permit #2684 allowing a specified mix of uses to operate on the property and relieving the applicant of the requirement to secure an individual special use permit for every new tenant. The permit also contains a parking reduction for 270 spaces, the maximum parking requirement possible under the allowed mix of uses. Two years after the permit was issued, City Council reviewed and reapproved the permit (SUP 95-0057). In December, 1996, Council added 15,000 square feet of commercial school use to the preapproved list of uses covered by the special use permit to allow the Art League to occupy space in the complex (SUP 96-0111). That permit was reviewed as required one year after approval (SUP 97-0153), at which time the SUP was also amended to increase the floor area allowed for restaurants from 3,000 to 5,000 square feet.

PROPOSAL

The applicant requests approval of the following amendments to the Montgomery Center's umbrella special use permit:

1. To increase the total amount of restaurant space allowed without parking by the overall special use permit to 10,000 square feet. Currently, the umbrella-SUP permits 5,000 square feet of "carry-out restaurant" space, which is an amendment to the original 3,000 square feet, the amount that was in existence when the permit was first issued.
2. To allow a piano retail establishment to occupy 5,850 square feet of office area (see attached table), and, in the future, to require an umbrella-SUP amendment for new businesses that occupy more than 5,000 square feet *only* if they constitute a change

in use. Currently, an amendment to the umbrella SUP is required for all businesses occupying more than 5,000 square feet, even if they do not constitute a change in use.

3. To decrease the allowed square foot area for a personal service uses from 35,000 square feet to 25,000 square feet in order to add the additional restaurant space.

Approval of these requests would allow restaurants and coffee shops to occupy former personal service tenant spaces (conditioned upon separate special use permit approval) as shown in the attached table. In addition, the piano retail store would be permitted to occupy the former office tenant space at 318 Montgomery Street, and upon approval of this umbrella-SUP amendment, new uses that occupy more than 5,000 square feet but do not constitute a change in use would be allowed to operate without an umbrella SUP amendment, but the maximum allowable floor area for retail or office uses will still apply.

The following table shows the permitted existing and proposed allowable floor areas for the respective uses:

<u>Use Categories</u>	<u>Existing Maximum Floor Area (in sf)</u>	<u>Proposed Maximum Floor Area (in sf)</u>
Office	50,000	50,000
Personal service	35,000	25,000
Retail	20,000	18,000
Restaurant	5,000	10,000
Commercial School	15,000	15,000

PARKING

A parking reduction for 270 spaces, the parking requirement under the allowed mix of uses, was approved as part of the special use permit for this site. Constructed in 1951 without parking, the Center has always operated without parking. The parking reduction was intended to allow the Center to continue to operate as it had prior to its 1992 rezoning, while protecting the community from an intensification of uses.

The parking requirement for the amount of personal service area that is proposed to be eliminated by this approval totals 25 spaces (10,000 / 400 = 25). From a parking standpoint, the reduction of that space would allow the addition of a restaurant with 100 seats (25 x 4 = 100), or, the addition of coffee shops with fewer seats and expansions of existing restaurants for a total of 100 seats.

The applicant's requests to allow new businesses to occupy more than 5,000 square feet of floor area (with or without requiring an umbrella-SUP amendment) will not influence the technical parking reduction and/or demand, because the applicant is still required to adhere to the same maximum allowable floor areas for retail, office and school uses. However, in reality, the parking demand

might even be relieved, considering that a piano retail establishment is proposed to replace 5,850 square feet of office area. As a technical matter, the Zoning Ordinance would require 12 spaces for the office use and 28 spaces for the retail use. Both parking demands are accommodated in the Center's parking calculation/reduction, but in reality, the piano store will have less customers on a daily basis than employees working in and clients visiting an almost 6,000 square feet office space. Therefore, staff finds that the proposed amendment will not have a negative impact on the parking situation in the surrounding neighborhood.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CRMU-X/Commercial Residential Mixed Use (Old Town North). All uses other than some residential uses require a special use permit in the CRMU-X zone. The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property commercial residential mixed use. The small area plan calls for long term redevelopment of the site in residential uses; however, in the interim a wide range of uses are permitted with a special use permit.

II. STAFF ANALYSIS

Staff has no objection to the proposed change in uses at the Montgomery Center. Staff is unaware of any problems related to the operation of the Center and believes additional pedestrian-oriented restaurant space and retail uses are good additions to the mix of commercial uses in Old Town.

Staff continues to have some concerns about the parking needs of the Center. Parking studies in the past and recent visits in the area have shown that ample parking spaces are available in the evenings but very few during the weekdays. On the other hand, staff does not believe that this situation is new, or attributable to any particular uses allowed at the Montgomery Center. Furthermore, staff does not believe that the particular change requested will adversely affect the parking situation in the vicinity of the Center, especially considering that the existing restaurants are mostly patronized from people residing and working in the surrounding area, many of whom walk to the Center.

Staff recommends approval of the special use permit with the minor changes proposed and revised standard conditions.

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 corporation in which the applicant has a controlling interest. (P&Z) (SUP 2684)
2. **CONDITION AMENDED BY STAFF:** This special use permit allows the following special uses within the existing Montgomery Center buildings: (P&Z) (SUP#97-0153) (P&Z)
 - a. office - up to 50,000 sq.ft.
 - b. personal service - up to ~~35,000 sq.ft.~~ 25,000 sq.ft.
 - c. retail - up to 20,000 sq.ft. (including 5,850 sq.ft. at 318 Montgomery Street, subject to approval of the Director of Code Enforcement)
 - d. carry-out restaurant - up to ~~5,000 sq. ft.~~ 10,000 sq.ft.
(This use is included so that the applicant does not have to amend this SUP each time a new restaurant is added. The owner/operator of any new restaurant shall still be required to obtain a separate special use permit.)
 - e. commercial school - up to 15,000 sq.ft.
and up to 78 students.
3. **CONDITION AMENDED BY STAFF:** ~~Only new businesses occupying 5,000 sq.ft. or less are permitted under this special use permit; larger businesses~~ New businesses that occupy more than 5,000 square feet and constitute a change in use shall require an amendment to this special use permit. (P&Z) (SUP 2684) (P&Z)
4. A parking reduction is granted for up to 270 spaces, including the four spaces waived in January 1992 for the Old Town Baker under SUP #1622-B. This waiver applies only to office, personal service, retail, commercial school and carry-out uses accommodated within the existing building and within the size limitations set out under Condition #2 above. (P&Z) (SUP 2684)
5. **CONDITION AMENDED BY STAFF:** Each new business shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and a robbery awareness program for all employees. (Police) (SUP#97-0153) (P&Z)
6. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after ~~operation~~ approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there

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300 Montgomery Street, The Montgomery Center

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) (SUP#97-0153) (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Bettina Irsps, 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:

F-1 No objections.

Code Enforcement:

F-1 No comments.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.
- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Pool plans must comply with Title 11, Chapter 11, Swimming Pools, Tourist establishment pools must have six(6) sets of plans submitted.
- C-7 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C-8 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-9 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

- C-10 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin operated Dry Cleaning Establishments.
- C-11 Coin-operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- C-12 Hotels/Motels must comply with State Code 35.1, Hotels Restaurants, Summer Camps, and Campgrounds.
- C-13 Marina plans must comply with the provisions of Section 32.1-246 of the Code of Virginia. Information to be included in the plans submitted is to be as required by the Code of Virginia.
- C-14 Food must be protected to the point of service at any outdoor dining facility.

Police Department:

- F-1 No objections as long as restaurants are required to submit a Special Use Permit for department review.
- R-1 Each new business shall 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.

APPLICATION for SPECIAL USE PERMIT #2004-0080

[must use black ink or type] 805 N. ROYAL ST - 55.03-01-09
806 N. FAIRFAX ST 55.03-01-10
816 N. FAIRFAX ST - 06
815 N. ROYAL ST. - 55.03-01-03
312 MONTGOMERY ST. 55.03-01-04
809 N. ROYAL ST - 55.03-01-07
807 N. ROYAL ST - 55.03-01-08
300 MONTGOMERY STREET 55.03-01-05

PROPERTY LOCATION: Montgomery Center

TAX MAP REFERENCE: 55.03-1, 3, 4, 5, 6, 7, 8, 9, 10 ZONE: CRMU-X

APPLICANT Name: MRE Properties, Inc. (General Partner)

Address: 300 Montgomery Street Suite 200

PROPERTY OWNER Name: Montgomery Center, A Virginia Limited Partnership

Address: 300 Montgomery Street Suite 200

PROPOSED USE: Amend SUP #97-0153 to allow retail tenant/expanded food service.

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.

Bruce Machanic
Print Name of Applicant or Agent

Bruce Machanic
Signature

300 Montgomery Street Suite 200
Mailing/Street Address

703 836-8066 836-8091
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

August 20, 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.

Bruce Machanic	50%
Darrie Richards Family Trusts	35%
Roger Machanic	15%

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)

The Montgomery Center is requesting that its existing blanket SUP be amended to allow a retail use in excess of 5,000 SF (~~Harl Pianos, LLC~~), to increase the limit of square footage allowed for carry out restaurants from 5,000 SF to 10,000 SF, and to decrease the amount of space for personal service from 35,000 to 25,000. We do not need to increase the 20,000 SF limit on retail at this time.

We would also like to eliminate the current requirement in the SUP that requires Montgomery Center to amend the blanket SUP for any new tenants in excess of 5,000 SF regardless of whether or not there is a change in use. We propose that in the event of a change in use for a tenant in excess of 5,000 SF, we would still have to amend the SUP, but not if there is no change in use.

A Breakdown of Usage, pre and post Application is attached.

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).

N/A

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

N/A

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

Day:

N/A

Hours:

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

N/A

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

N/A

C. How often will trash be collected?

N/A

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

N/A

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

Yes. No.

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

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

Yes. No.

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

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

N/A

ALCOHOL SALES

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

Yes. No.

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

Future food service tenants will apply under a separate SUP
in the event they wish to sell alcohol.

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

N/A

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

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

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

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

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

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

an office building. Please provide name of the building: _____

other, please describe: Mixed use property

Montgomery Center

SUP 2004-0080

Actual Usage Breakdowns; Pre and Post Application

Address	Tenant	Sq/Ft	Current Usage	Total			Revised			Total					
				Office	P.Service	Retail	Usage	P.Service	Retail	Office	P.Service	Retail			
Common Areas, unleased		2,224		0	0	0		0	0	0		0	0	0	0
318 Mo.	Didlake	5,850	Office	5,850	0	0		0	0	0		0	0	0	0
312 Mo.	W. Savage	600	Office	600	0	0		0	0	0		0	0	0	0
312 Mo.	Totten Co	1,282	Office	1,282	0	0		0	0	0		0	0	0	0
312 Mo.	Foresters	830	Office	830	0	0		0	0	0		0	0	0	0
312 Mo.	Image	324	Office	324	0	0		0	0	0		0	0	0	0
310 Mo.	HIDA	7,775	Office	7,775	0	0		0	0	0		0	0	0	0
302 Mo.	WheelNut	1,000	P.Service	0	1,000	0		0	0	0		0	0	0	0
300 Mo.A	MRE	1,100	Office	1,100	0	0		0	0	0		0	0	0	0
300 Mo.B	Austin-Ki	2,232	Office	2,232	0	0		0	0	0		0	0	0	0
300 Mo.C	RKG Ass	850	Office	850	0	0		0	0	0		0	0	0	0
300 Mo.	DigitDiv	1,311	Office	1,311	0	0		0	0	0		0	0	0	0
300 Mo.	AmApt	480	Office	480	0	0		0	0	0		0	0	0	0
826 Fx.	Ultimate	1,870	P.Service	0	1,870	0		0	0	0		0	0	0	0
822 Fx.	Perks	1,137	FoodService	0	0	1,137		0	0	0		0	0	0	0
820 Fx.	Anna Fr	1,462	P.Service	0	1,462	0		0	0	0		0	0	0	0
820 Fx.	Didion Ty	1,100	P.Service	0	1,100	0		0	0	0		0	0	0	0
816/818 Fx	Renaissan	4,700	Retail	0	0	4,700		0	0	0		0	0	0	0
814 Fx.	Bruscatos	1,650	FoodService	0	0	0		0	0	0		0	0	0	0
810 Fx.	Milliken	2,274	Retail	0	0	2,274		0	0	0		0	0	0	0
808 Fx.A	SFWorks	2,534	Retail	0	0	2,534		0	0	0		0	0	0	0
Rear Fx.	Vacant	2,462	Retail	0	0	2,462		0	0	0		0	0	0	0
806 Fx.A	Pack n Sh	971	P.Service	0	971	0		0	0	0		0	0	0	0
802 Fx.	Franklin	1,056	P.Service	0	1,056	0		0	0	0		0	0	0	0
800 Fx.	Kim Dres	1,250	P.Service	0	1,250	0		0	0	0		0	0	0	0
305 Ma.	Art Leagu	10,425	School	0	0	0		0	0	0		0	0	0	10,425
315 Ma.	Lucia	1,399	FoodService	0	0	0		0	0	0		0	0	0	0
(801 Ro.)	DesignCr	2,025	P.Service	0	2,025	0		0	0	0		0	0	0	0
805 Ro.	Huffman	5,721	P.Service	0	5,721	0		0	0	0		0	0	0	0
809 Ro.	VSSL	21,557	Office	21,000	0	0		0	0	0		0	0	0	0
815 Ro 1st	NewTarg	1,550	Office	1,550	0	0		0	0	0		0	0	0	0
815 Ro 1st	Vacant	1,750	Office	1,750	0	0		0	0	0		0	0	0	0
815 Ro 2nd	Steph/Go	1,850	Office	1,850	0	0		0	0	0		0	0	0	0
815 Ro 2nd	Advantor	600	Office	600	0	0		0	0	0		0	0	0	0
815 Ro 2nd	Amer.Cot	500	Office	500	0	0		0	0	0		0	0	0	0
				49,884	16,455	11,970		44,034	14,430	17,820		44,034	14,430	17,820	10,425
				Office	P.Service	Retail		Office	P.Service	Retail		Office	P.Service	Retail	School
				95,701	4,186	6,211		6,211	6,211	6,211		6,211	6,211	6,211	10,425
					Food Svc	Food Svc		Food Svc	Food Svc	Food Svc		Food Svc	Food Svc	Food Svc	School

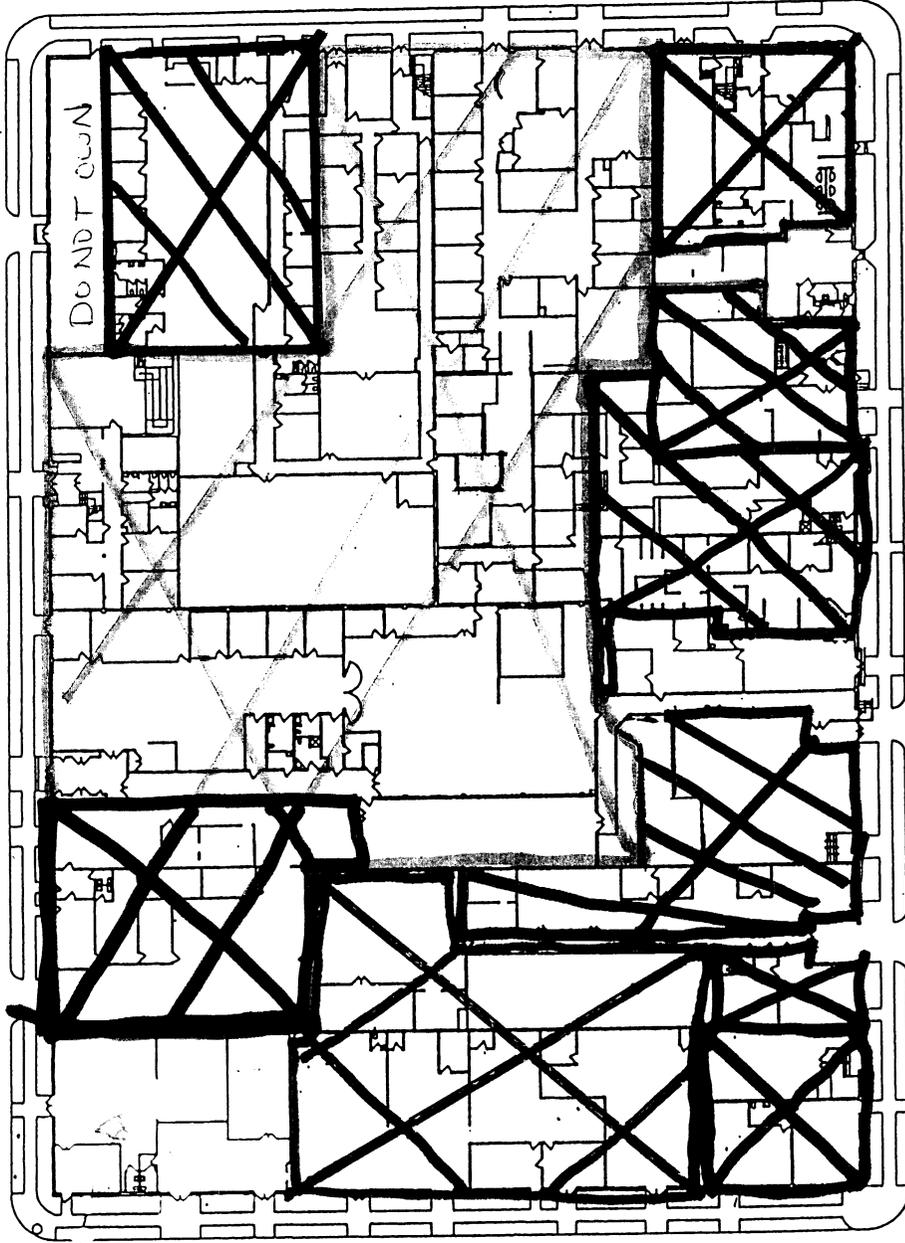
1051 Application Usages

Carry-out/
Restaurant

☒ RETAIL ☒ PERSONAL SVC ☒ OFFICE

☒ SCHOOL

NORTH ROYAL ST.



MADISON ST.

NORTH FAIRFAX ST.

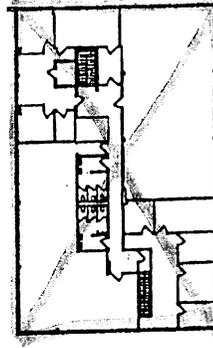
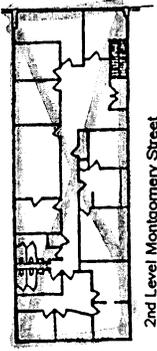
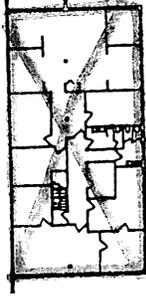
THE MONTGOMERY CENTER



1/24/78 - C.C.L.



MONTGOMERY ST.



SEP 2004 - 0080

Post-Application Breakdown

APPLICATION for SPECIAL USE PERMIT #2004-0080

[must use black ink or type] 805 N. Royal St - 55.03-01-09
806 N. Fairfax St - 55.03-01-10
816 N. Fairfax St - 06
815 N. Royal St - 55.03-01-02
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300 Montgomery Street 55.03-01-05

PROPERTY LOCATION: Montgomery Center

TAX MAP REFERENCE: 55.03-1, 3, 4, 5, 6, 7, 8, 9, 10 ZONE: CRMU-X

APPLICANT Name: MRE Properties, Inc. (General Partner)

Address: 300 Montgomery Street Suite 200

PROPERTY OWNER Name: Montgomery Center, A Virginia Limited Partnership

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Bruce Machanic
Print Name of Applicant or Agent

Bruce Machanic
Signature

300 Montgomery Street Suite 200
Mailing/Street Address

703 836-8066 836-8091
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

August 20, 2004
Date

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

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

ACTION - PLANNING COMMISSION: 11/04/2004 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 11/13/04 CC approved Planning Commission recommendation 6-0