

Docket Item #2
SPECIAL USE PERMIT #2005-0113

Planning Commission Meeting
January 3, 2006

ISSUE: Consideration of a request for a special use permit to install a new picnic shelter and informational sign.

APPLICANT: City of Alexandria—Department of Recreation, Parks and Cultural Activities

LOCATION: 901 North Royal Street

ZONE: POS/Public open space and community recreation

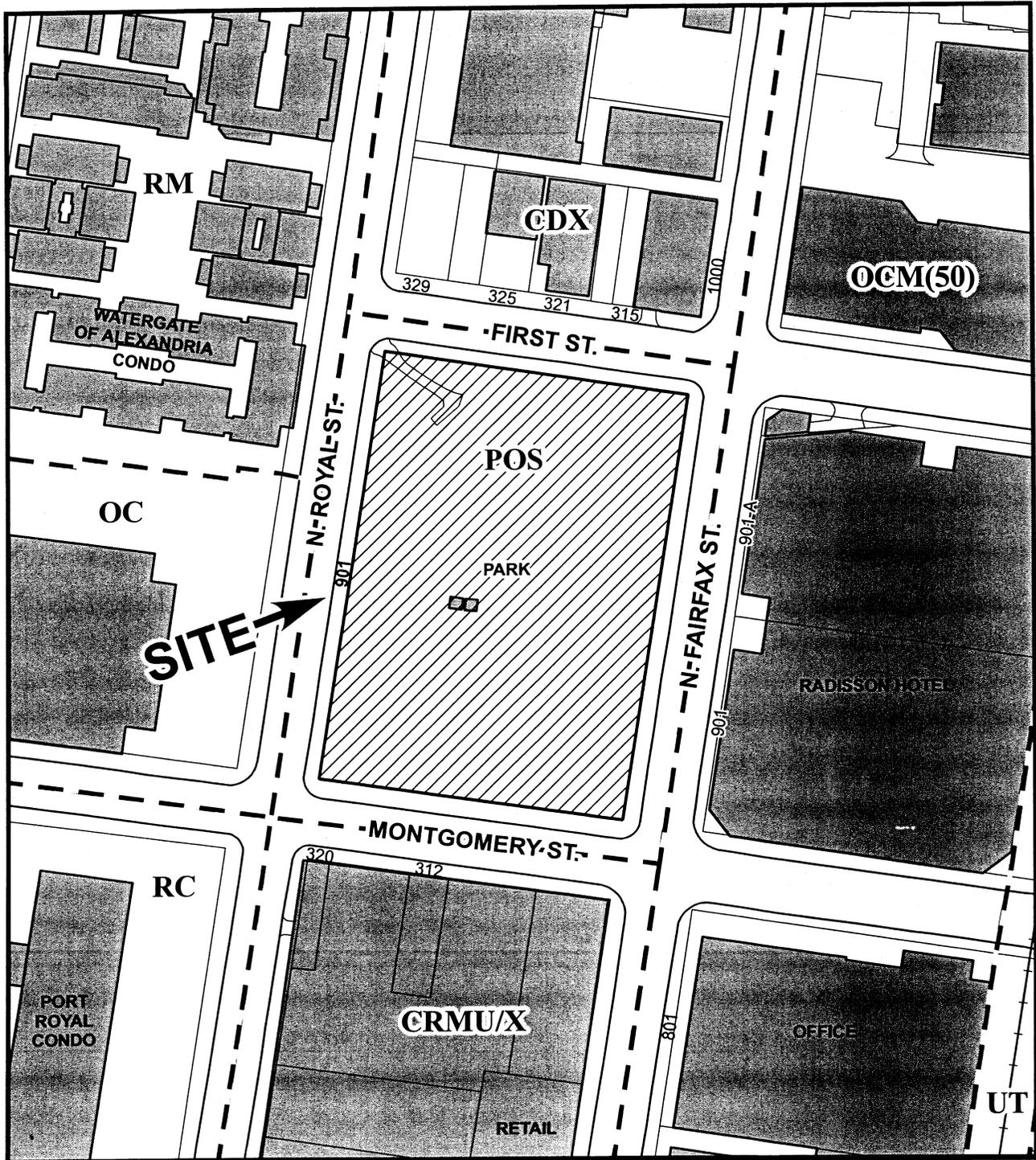
PLANNING COMMISSION ACTION, JANUARY 3, 2006: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

PLANNING COMMISSION ACTION, DECEMBER 6, 2005: The Planning Commission noted the deferral of the request.

Reason: The request was deferred due to improper notice.

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



SUP #2005-0113

01/03/05



I. DISCUSSION

REQUEST

The applicant, City of Alexandria–Department of Recreation, Parks and Cultural Activities (RP&CA), requests special use permit approval for a new picnic shelter and to provide a community information board at Montgomery Park, 901 N. Royal Street.

SITE DESCRIPTION

The subject property is one lot of record, occupying the entire two-acre city block bounded by First, N. Fairfax, Montgomery and N. Royal Streets. The site is developed with Montgomery Park, which includes play equipment, lighted tennis courts, a fenced dog exercise area, a metered parking lot, and a picnic shelter at the middle of the property.

The surrounding area is occupied by a mix of residential and commercial uses, with the Montgomery Center commercial building to the south, the Watergate of Alexandria condominiums to the west and Port Royal condominiums to the south and west. To the east is the Radisson Hotel and to the southeast an office building.

PROPOSAL

The Department of Recreation, Parks and Cultural Activities (RP&CA) has been working with the Old Town North Community Partnership (OTNCP) to address the neighborhood's concerns for improvements at Montgomery Park. OTNCP envisions Montgomery Park as a focal point for the community. This application is for a picnic shelter and the community information board. The proposed park improvements are intended to better serve the community and nearby office workers during daytime hours, and to better accommodate existing community events such as "A Taste of Old Town North" and "Bark in the Park". OTNCP is involved with fund raising for the proposed improvements. The park is open daily from 5:00 a.m. to 10:00 p.m.

OTNCP has been working to develop an improvement plan for the park for over two years. The proposed improvements are the result of many meetings with its members and other citizen associations in Alexandria (see attached letter from the OTNCP).

Picnic Shelter

The picnic shelter is proposed to be located north of the tennis courts. It will be an open shelter, hexagonal in shape, made of steel, and with a gabled roof (see attached design). The size of the shelter will be 30.5 feet wide and 19.6 tall. OTNCP selected the design of the proposed shelter at a meeting. The proposed picnic shelter would provide additional gathering opportunities and shade during summer months. To meet ADA guidelines, an accessible path and curb ramp will be provided from the existing parking lot to the picnic shelter.

Community Information Board

An existing park identification sign is located at the corner of Montgomery and Royal Street. The proposed community information board would be located north of the existing parking lot and is a two sided metal structure supported by two posts. The approximate dimensions are 36" wide by 42" tall. One side will display a location map of Old Town North (Oronoco Street to Potomac River) indicating retail and dining areas, residential neighborhoods, and historic and cultural resources. The reverse side of the board will be protected, limited access with a key lock informational board posting news and flyers about community events and meetings concerning the Old Town North neighborhood. The board would not be available for postings by individuals with items for sale, solicitations, or political affiliations. The board will not be illuminated.

Other improvements

Other proposed park amenities include benches and trash receptacles. Fencing, other than that around the dog exercise area and playground, will be removed. Additional landscaping will be planned and phased in.

PARKING

The zoning ordinance does not specify a parking requirement for picnic shelters. In this case, there is an on-site metered parking lot with nine spaces. The parking adequately serves the park use.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the POS/Public open space and community recreation zone. Section 6-105(A) of the Zoning Ordinance allows a picnic shelter in the POS zone only with a special use permit. Section 6-105(D) of the Zoning Ordinance allows a cultural facility, such as the identification/public information sign, only with a special use permit.

The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property for park use.

FUNDING FOR PARK IMPROVEMENTS

As part of the approval for the redevelopment of the National League of Postmasters building at 329 First Street, the applicant (The Holladay Corporation) was required to contribute \$10,000 to RPCA to be earmarked for improvements to Montgomery Park. The amount is required to be paid prior to release of the final site plan, which staff anticipates to occur within the next six months.

II. STAFF ANALYSIS

Staff is supportive of the proposed picnic shelter, informational sign and other amenities. The community has been involved in the design and planning of the park improvements. The new amenities will better serve the community and nearby office workers, as well as better accommodate existing community events.

Staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

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

1. The proposed park improvements shall be consistent with the plans presented in the application. (P&Z)
2. A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit with any land disturbing activity in excess of 2500 square feet . (T&ES)
3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
5. Signs are to be posted in both English and Spanish stating that the park is closed from 10:00 p.m. to 5:00 a.m. (Police)
6. Lighting for the tennis courts and parking lot is to be a minimum of 2.0 foot candles minimum maintained. The lighting is to be placed on timers set to go off when the park closes. (Police)
7. Trees are not to be planted under or near light poles. (Police)
8. Trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance. (Police)

9. All proposed shrubbery is to have a maximum height of 36 inches when it matures.
(Police)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
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:

- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit with any land disturbing activity in excess of 2500 square feet.
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- F-1 Construction resulting in land disturbing activity in excess of 2500 square feet shall require the applicant to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control.

Code Enforcement:

- C-1 A soils report must be submitted with the building permit application.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required accessibility for persons with disabilities must be provided to the structure.
- C-4 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-5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-6 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Health Department:

- F-1 No Comment

Police Department:

- R-1 Signs are to be posted in both English and Spanish stating that the park is closed from 10:00 p.m. to 5:00 a.m.
- R-2 Lighting for the tennis courts and parking lot is to be a minimum of 2.0 foot candles minimum maintained. The lighting is to be placed on timers set to go off when the park closes.
- R-3 Trees are not to be planted under or near light poles.
- R-4 Trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.
- R-5 All proposed shrubbery is to have a maximum height of 36 inches when it matures.
- F-1 The dog exercise and playground areas will be fenced with an open mesh type material such as chain link. The Police Department concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2005-0113

[must use black ink or type]

PROPERTY LOCATION: 901 N. Royal St.

TAX MAP REFERENCE: 055.-1-03-15 ZONE: POS

APPLICANT Name: City of Alexandria-Dept. of Recreation, Parks and Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va 22314

PROPERTY OWNER Name: City of Alexandria-Dept. of Recreation, Parks and Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va 22314

PROPOSED USE: Proposal to enlarge an existing picnic shelter and to provide an information board at Montgomery Park.

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.

Roger Blakeley -Deputy Director-RPCA

Print Name of Applicant or Agent


Signature

1108 Jefferson St.

Mailing/Street Address

(703)838-4340

Telephone #

(703)838-6344

Fax #

Alexandria, VA

City and State

22314

Zip Code

9/27/05

Date

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

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

ACTION - PLANNING COMMISSION: Recommended Approval by unanimous consent 12/6/05

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.

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.

See attached drawings.

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 Recreation Department has been working with a community organization, the Old Town North Community Partnership (OTNCP) to address the neighborhood's concerns for improvements at Montgomery Park. Located in north Old Town, Montgomery Park is a two acre site. Existing park amenities include a children's playground that is regularly used by an adjacent daycare school, a fenced dog exercise area, picnic shelters, an open area, lighted tennis courts and on-site metered parking. A mix of office, commercial and residential uses surround the site.

As the Old Town North community experiences growth in its residential and commercial areas, OTNCP envisions Montgomery Park as a focal point for the community. Improvements to the park such as better pedestrian access, additional landscaping, and more park amenities are intended to create a more liveable use of the park during the day for the community and nearby office workers, and to better accommodate existing community events such as "A Taste of Old Town North" and "Bark in the Park".

The proposed picnic shelter provides additional gathering opportunities and much needed shade during summer months. In addition to community events, residents and groups will be able to reserve the shelter through the Recreation Department for special occasions. To meet ADA guidelines, an accessible path and curb ramp will be provided from the existing parking lot to the picnic shelter. Located north of the tennis courts, the steel shelter is open with a gabled roof. The approximate dimensions are 30'L x 30'W x 15'H. The shelter will not be illuminated.

An existing park identification sign is located at the corner of Montgomery and Royal Street. The proposed community information board is located north of the existing parking lot and is a two sided metal structure supported by two posts. The approximate dimensions are 36"W x 42"L x 72"H. One side displays a location map of Old Town North (Oronoco St. to Potomac River) indicating retail/dining areas, residential neighborhoods, and historic/cultural resources and attractions. The reverse side of the board will be a protected, limited access (key lock) informational board posting news and flyers about community events and meetings concerning the Old Town North neighborhood and Alexandria. The board would not be available for postings by individuals with items for sale, solicitations, or political affiliations. The board will not be illuminated.

Other proposed park amenities include benches and trash receptacles.

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: Changes to park amenities.

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).

Basic use of the park is not expected to change. Site is used daily by the
community.

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:
Daily

Hours:
Park operating hours:

5 am- 10 pm.

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

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

There are existing amenities that include a dog exercise area, children's
playground, and four tennis courts. Additional noise is not expected.

B. How will the noise from patrons be controlled?

No additional noise.

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?

Food and beverage containers; paper.

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

An increase in trash is expected. Two additional trash receptacles will be provided.

C. How often will trash be collected?

Park trash is removed by staff on a daily basis during normal operations
and after events.

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

Trash cans are available. The park is also an Adopt-a-Park site.

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?

Shelter will be in compliance with ADA. Staff will continue to monitor site and activities.

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?

Nine (9) metered parking spaces exist. No additional parking needed.

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

_____ Standard spaces

9 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:

On-street parking along First St., Royal St., N. Fairfax St., and Montgomery.

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

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

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

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

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

C. Where are off-street loading facilities located? Space is available in the parking lot for loading.

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

7 am - 3 pm for park maintenance operations.

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

2 - 3x a week.

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

Street access 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?

180 sq. ft. (existing) + 732 sq. ft. (addition if any) = 912 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

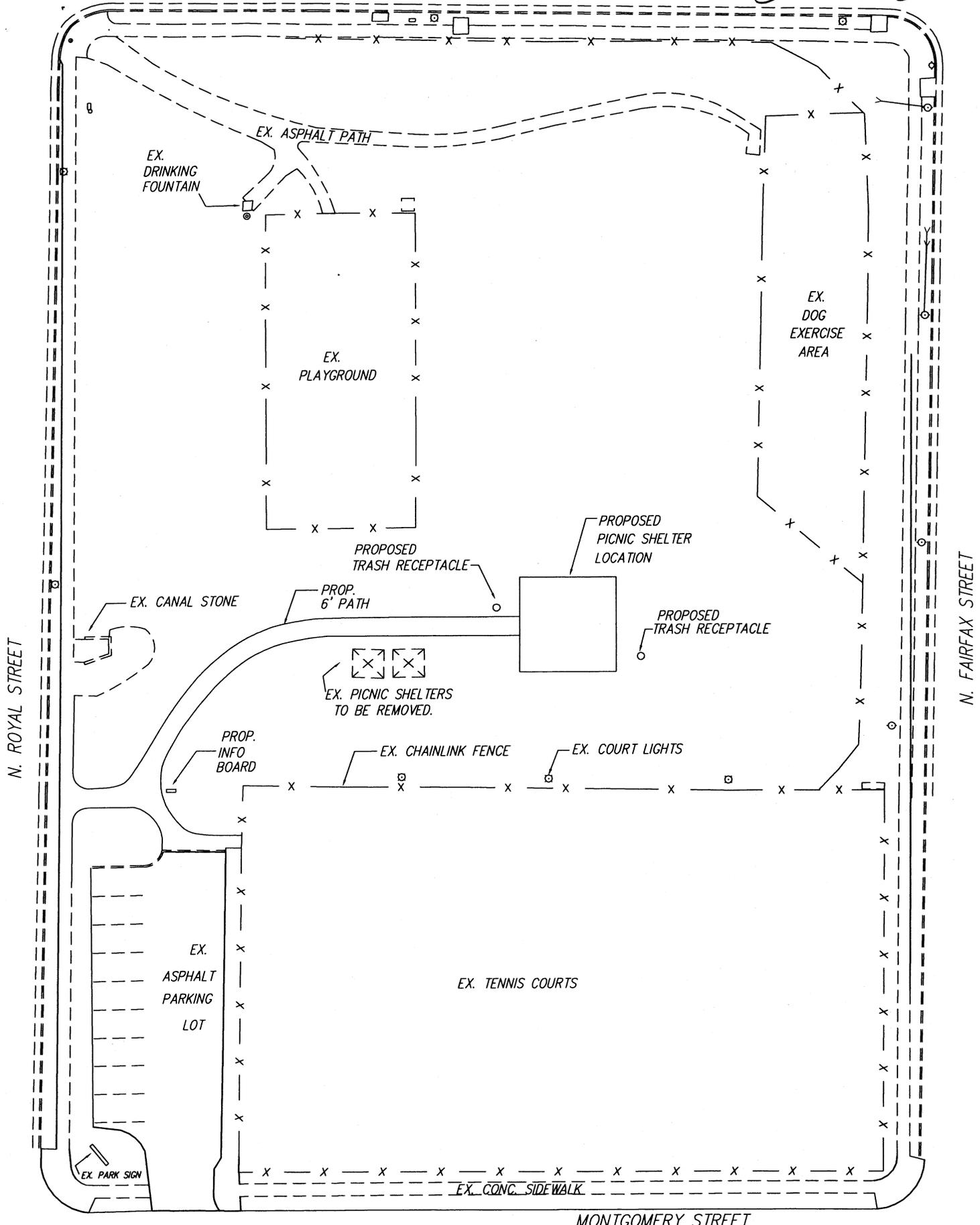
a shopping center. Please provide name of the center: _____

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

other, please describe: _____

SUP 2005-0113

FIRST STREET

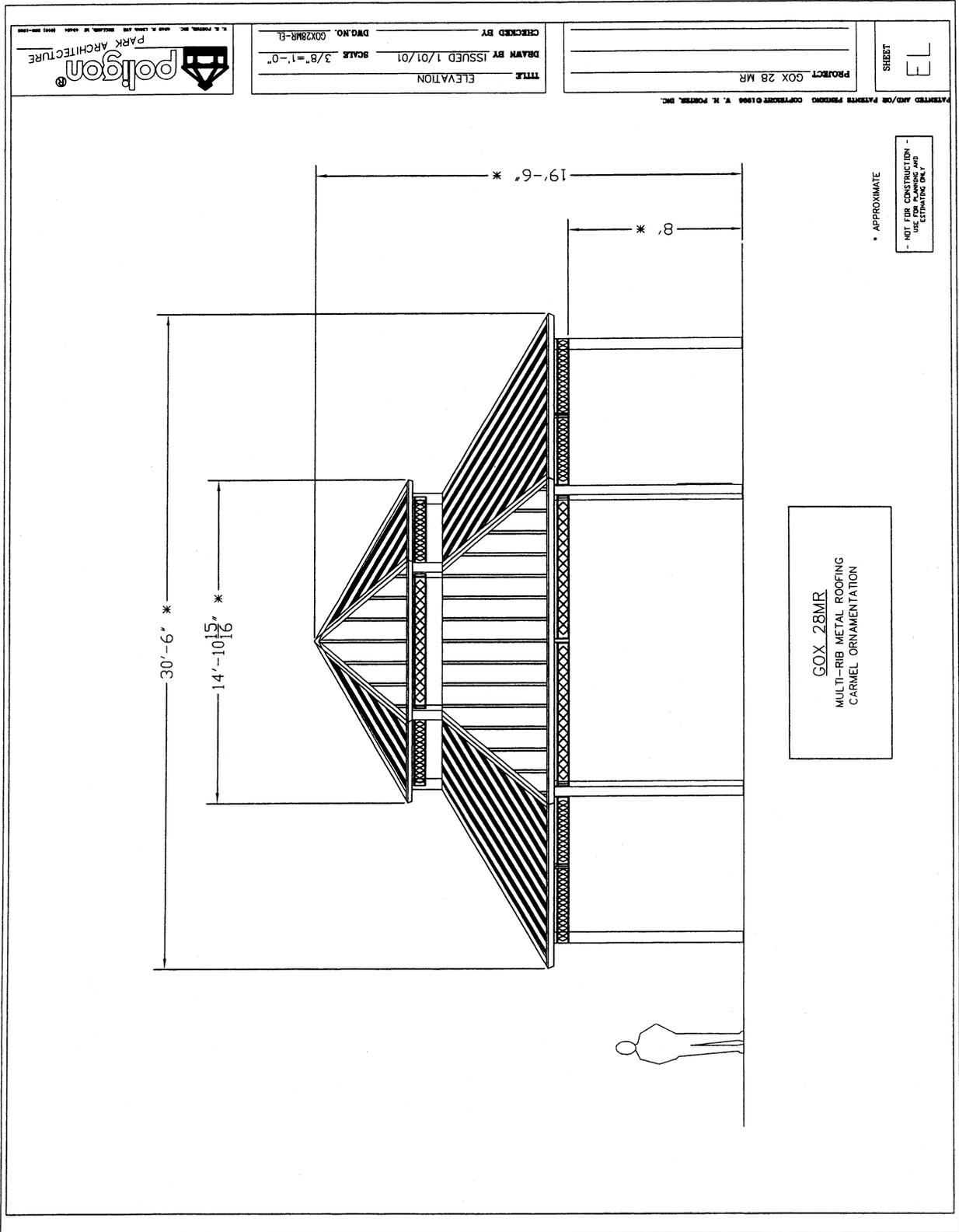


**MONTGOMERY PARK 901 N. ROYAL ST.
PROPOSED PICNIC SHELTER**

17

SCALE: 1"=40'

SUP 2005-0113





 POLYGON PARK ARCHITECTURE

TITLE: ELEVATION
 DRAWN BY: ISSUED 1/01/01
 SCALE: 3/8"=1'-0"
 CHECKED BY: DRGNO. GOX28MR-B

PROJECT: GOX 28 MR

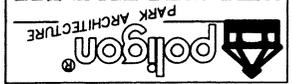
SHEET
 13

PATENTED AND/OR PENDING COPYRIGHT © 1998 W. H. PETER, INC.

GOX 28MR
 MULTI-RIB METAL ROOFING
 CARMEL ORNAMENTATION

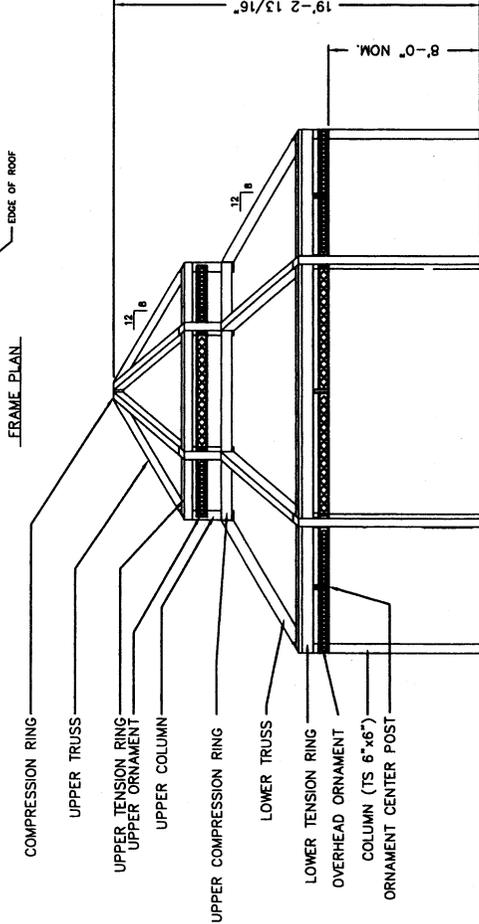
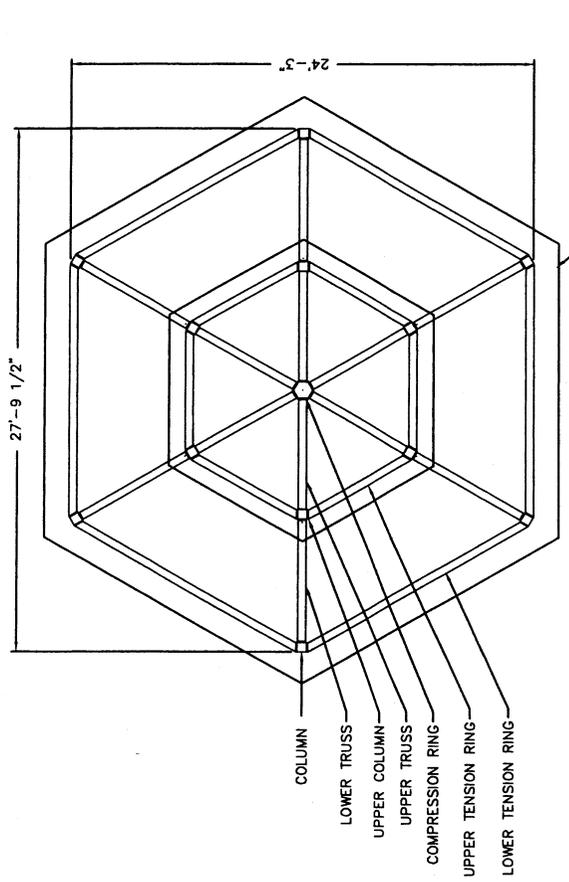
* APPROXIMATE
 - NOT FOR CONSTRUCTION -
 USE FOR PLANNING AND
 ESTIMATING ONLY

5UP2005-0113



PROJECT: POLYGON GOX 28 MR
 WITH METAL MULTI-RIB ROOFING
 DRAWN BY: ISSUED 1/01/01
 SCALE: 1/4"=1'-0"
 CHECKED BY: DRG. NO. G0X28MR-FR
 TITLE: FRAME ASSEMBLY

SHEET
 FR



NOTES
 FOR FINAL TIGHTENING, USE TURN OF NUT METHOD: USING A SPUD WRENCH, TIGHTEN AS MUCH AS POSSIBLE WITH A NORMAL MAN'S STRENGTH. THEN, USING AN EXTENSION, TIGHTEN AN ADDITIONAL 1/3 TURN.
 FRAME MUST BE PLUMB, SQUARE AND BOLTS TIGHTENED BEFORE INSTALLING PURLINS. IF REQUIRED, PURLINS MUST BE PLUMBED TO THE RAFTERS AND TENSION MEMBERS.
 FASTENERS: ALL BOLTS USED FOR STRUCTURAL CONNECTIONS ARE ASTM A325. DO NOT SUBSTITUTE WITH A LESSER GRADE. INSPECTION OF HIGH STRENGTH BOLTING, IF REQUIRED, TO BE PER CHAPTER 17 OF THE UNIFORM BUILDING CODE 1984 EDITION.
 FRAME FINISH: FRAME COMPONENTS ARE RED OXIDE WHITE PAINTED ONLY. FINISH PAINT ON-SITE WITH MATERIALS AND LABOR BY OTHERS.
 ORNAMENTATION FINISH: ORNAMENTATION AND RAILING ARE ZINC PLATED FINISH PAINT ON-SITE WITH MATERIALS AND LABOR BY OTHERS.
 FINISH OPTIONS: POWDER COATING, E-COATING, AND GALVANIZING ARE FINISH OPTIONS AVAILABLE AT AN ADDITIONAL CHARGE FOR BOTH FRAME AND ORNAMENTATION.

MATERIAL SPECIFICATIONS
 TUBULAR SHAPES: ASTM A500 GRADE B 46 KSI
 COLD FORMED DEES: A570 GRADE 55
 CONNECTION BOLTS: ASTM A325
 CONNECTION PLATES: ASTM A36
 ANCHOR BOLTS: ASTM A307
 WELDING: GAS METAL ARC WELDING
 WELDING ELECTRODES: E70XX

- NOT FOR CONSTRUCTION -
 USE FOR PLANNING AND
 ESTIMATING ONLY

Old Town North Community Association
300 Montgomery Street
Alexandria, Virginia 22314
Fax (703) 836-8091

September 20, 2004

Ms. Aimee Vosper
Department of Recreation,
Parks & Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314

Dear Ms. Vosper:

At its September 15 meeting, the members of the Old Town North Community Partnership (OTNCP) were pleased to hear of the progress made on the Montgomery Park plan over the summer. We thank you and Judy Lo for receiving our proposal with interest and preparing a preliminary analysis of the costs and process to be followed. As you know, the OTNCP has been working to develop the conceptual plan for over two years and it is the result of many meetings with our group, other citizens associations in Alexandria, and Juliellen Sarver, a landscape architect with EDAW who has volunteered her time to help us with the concept plan.

We are eager to move forward on implementing the plan. To that end, the Board of Directors of OTNCP has approved the formation of a partnership with the City of Alexandria for the purpose of implementing the proposed improvements to the conceptual plan (attached) for Montgomery Park. We are prepared to commit to a substantial fundraising effort to contribute a portion of the costs of the park improvements, once the preliminary engineering and cost estimates are complete.

We are delighted at the prospect of a productive joint working relationship, and look forward to working with you on this exciting project to help Montgomery Park reach its full potential as an attractive and functional gathering place for the entire Old Town North Community.

Sincerely,



Bruce Machanic

cc: Mayor William D. Euille
Council Member Rob Krupicka
Council Member Andrew MacDonald

APPLICATION for SPECIAL USE PERMIT # 2005-0113

[must use black ink or type]

PROPERTY LOCATION: 901 N. Royal St.

TAX MAP REFERENCE: 055.-1-03-15 ZONE: POS

APPLICANT Name: City of Alexandria-Dept. of Recreation, Parks and Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va 22314

PROPERTY OWNER Name: City of Alexandria-Dept. of Recreation, Parks and Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va 22314

PROPOSED USE: Proposal to enlarge an existing picnic shelter and to provide an information board at Montgomery Park.

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Roger Blakeley -Deputy Director-RPCA

Print Name of Applicant or Agent



Signature

1108 Jefferson St.

Mailing/Street Address

(703)838-4340

Telephone #

(703)838-6344

Fax #

Alexandria, VA

City and State

22314

Zip Code

9/27/05

Date

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

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

ACTION - PLANNING COMMISSION: Deferred 12/5/05

by unanimous consent recommended approval 1/3/05

ACTION - CITY COUNCIL: 1/21/06 - CC approved PC recommendation 7-0