

Docket Item #15  
SPECIAL USE PERMIT #2005-0065

Planning Commission Meeting  
September 8, 2005

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant.

**APPLICANT:** Matt McNamara

**LOCATION:** 1556 & 1560 Potomac Greens Drive  
(Parcel address: 1550 Potomac Greens Drive)

**ZONE:** CDD-10/Coordinated Development District

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**PLANNING COMMISSION ACTION, SEPTEMBER 8, 2005:** On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

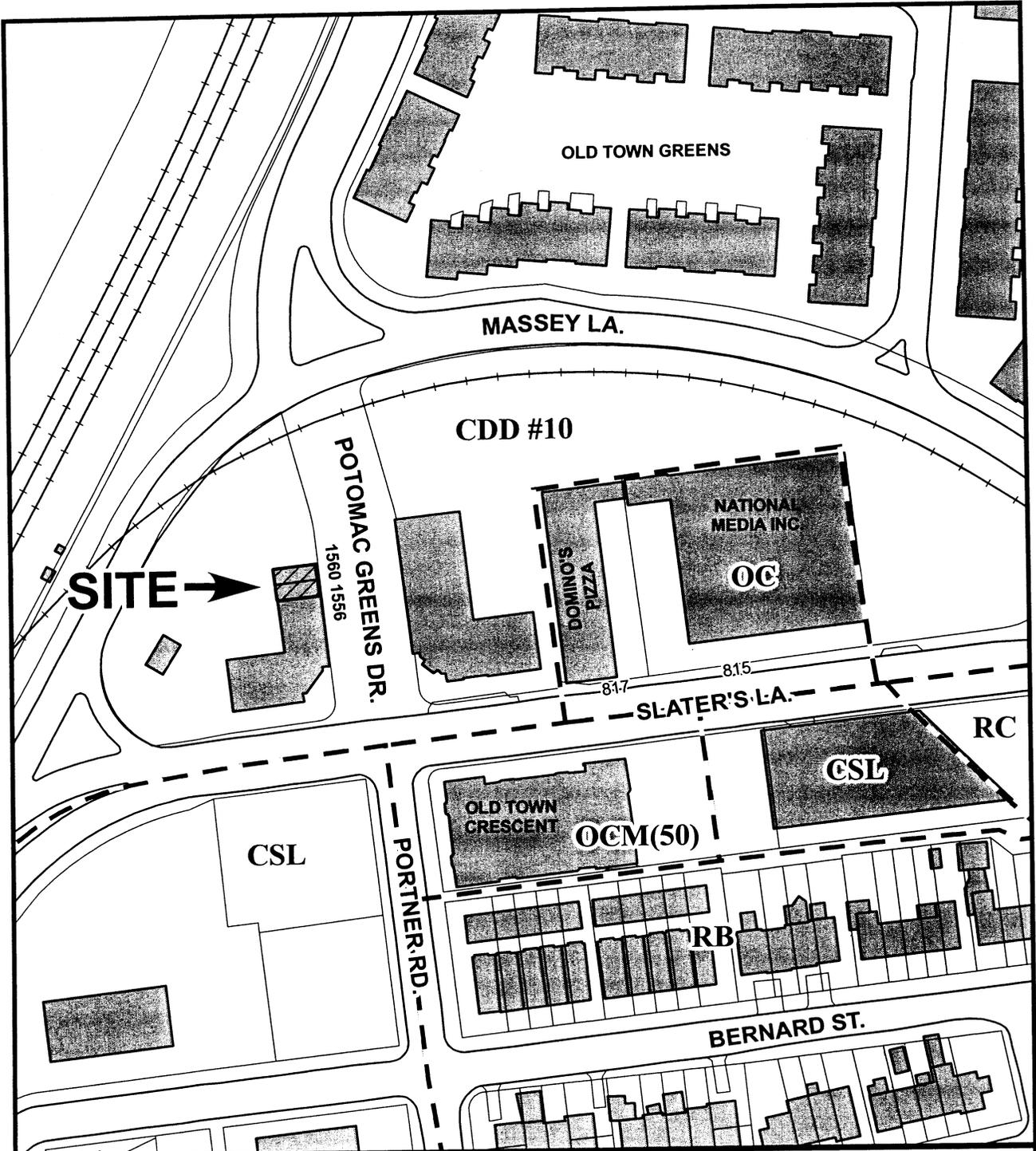
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Philip Matyas spoke concerning the requested special exception. Mr. Matyas lives in the Old Town Crescent development across the street from the subject property. He expressed a concern about the possibility of customers of the Potomac Plaza retail area parking on Slater's Lane and within the nearby residential neighborhoods.

Matt McNamara, the applicant, spoke concerning his request. He indicated that his business will be serving smoothies as well as sandwiches.

**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 #2005-0065**

**09/08/05**



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## I. DISCUSSION

### REQUEST

The applicant, Matt McNamara, requests special use permit approval for the operation of a restaurant located at 1556 and 1560 Potomac Greens Drive (parcel address: 1550 Potomac Greens Drive).

### SITE DESCRIPTION

The subject property is one lot of record with 255 feet of frontage on Potomac Greens Drive, 83 feet of frontage on Slater's Lane, 183 feet of depth and a total lot area of 34,839 square feet. The site is under construction for the one-story retail center, approved in May 2003 (DSUP#2002-0028). Access to the property is from Potomac Greens Drive.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is Old Town Greens townhouse development. To the south is Old Town Crescent Condominiums. To the east is the remainder of Potomac Plaza development and west is the site of a future landscaped park area.

### PROPOSAL

The applicant proposes to operate a quick-service sandwich and smoothie restaurant in two of the tenant spaces at Potomac Plaza. No alcohol or live entertainment is proposed. The specific aspects of the restaurant are as follows:

- Hours: 8:30 a.m. to 12:00 midnight Sunday through Thursday; 8:30 a.m. to 1:00 a.m. Friday and Saturday
- Seating: The restaurant would include 36 seats.
- Noise: Noise is not expected to be heard off-premises.
- Trash/Litter: Trash is expected to be removed 3 times per week; litter will be prevented by available trash cans indoors and outdoors.

### PARKING

The development includes 68 parking spaces located behind both buildings and seven on-street spaces immediately adjacent to the site along Potomac Greens Drive. The number of spaces provided was determined by assuming a retail parking ratio for all of the 15,000 square feet of space. According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 36 seats is required to provide nine off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

The proposed restaurant use is consistent with the Potomac Yard/Greens CDD and Small Area Plan chapter of the Master Plan which proposes that the general land uses for this land parcel be retail and open space use. The approved Concept Plan and Design Guidelines call for Potomac Yard to develop with high quality urban and architectural design elements to produce identifiable neighborhoods, a pedestrian oriented environment, a mix of uses and the use of open space as a defining element in each neighborhood.

NEIGHBORHOOD OUTREACH

On August 10, 2005, staff attended the Northeast Civic Association's Land Use Committee meeting. The Committee as a whole had no objection to the application.

**II. STAFF ANALYSIS**

Staff supports this new quick-service restaurant in Potomac Plaza. The restaurant will promote an active street presence and will occupy vacant retail spaces in the new development.

OUTDOOR DINING

Although not requested by the applicant, staff has added a condition to allow outdoor dining should the applicant choose to offer it. The location of the dining would be in the area immediately north of the restaurant, still within the property lines of the site and therefore not encroaching on the public-right-of-way. The size and design of the area would be restricted by condition to allow adequate sidewalk width.

PARKING

As Potomac Plaza was designed to provide neighborhood-serving retail, restaurants, and personal service uses within walking distance of the adjacent residential neighborhood, the parking lot was designed to provide no more than the minimum number of spaces required by the Zoning Ordinance. This minimum/maximum number of spaces (68) was determined using a retail ratio based on the entire 15,000 square feet of potential development. An additional seven parking spaces are available on Potomac Greens Drive in front of the retail center.

Below is a table showing the expected tenant mix, parking requirements, and peak time usage for the entire Potomac Plaza.

| <b>Business</b>         | <b>Use</b>       | <b>Size</b>             | <b># of Required Spaces</b>            | <b>Estimated Hours</b>  | <b>Peak Time</b>       |
|-------------------------|------------------|-------------------------|--|---|------------------------|
| Rustico                 | Restaurant       | 4,894 SF<br>(150 seats) | 38                                     | 8:30 a.m. - 12 a.m. Sunday - Thursday, 8:30 a.m. - 1 a.m. Friday/Saturday | Evening                |
| Jon Rec Salon           | Personal Service | 1,928 SF                | 5                                      | 10 a.m. - 6 p.m.  | Day                    |
| Periwinkle Clothing     | Retail           | 1,502 SF                | 7                                      | 10 a.m. - 6 p.m.  | Day                    |
| Dry Cleaners            | Personal Service | 986 SF                  | 3                                      | 7 a.m. - 7 p.m.   | Morning, early evening |
| Dentist Office *        | Office           | 819 SF                  | 2                                      | 8 a.m. - 5 p.m.   | Day                    |
| Specialty Grocery*      | Retail           | 985 SF                  | 5                                      | 10 a.m. - 6 p.m.  | Day                    |
| Tropical Smoothie Café* | Restaurant       | 1,637 SF<br>(36 seats)  | 9                                      | 8:30 a.m. - 12 a.m. weekdays<br>8:30 a.m. - 1 p.m. Friday/Saturday        | Lunch                  |
| Coffeeshop*             | Restaurant       | 2,079 SF<br>(35 seats)  | 9                                      |   | Morning, Evening       |
| <b>Total Required</b>   |                  |                         | <b>78</b>                              |   |                        |
| <b>Total provided</b>   |                  |                         | <b>75 (68 off-street, 7 on-street)</b> |   |                        |

\*prospective businesses

With the addition of the coffeeshop (see report for SUP#2005-0083), the number of parking spaces required for the retail center exceeds the number provided by three spaces when both on-street and off-street parking is included. As the coffeeshop application was the last received, and therefore could not meet the required parking, the applicant for the coffeeshop, Neighborhood Restaurant Group, filed a request for a parking reduction.

As the table above shows, the uses expected to occupy the center offer a variety of uses with different parking demands, both in the number of required spaces and the times those spaces will be used. If the total number of spaces of all the peak daytime uses are summed, the total number of spaces used is 40, well under the 75 available at the site. The total number of spaces used by all evening uses is 56. Because of the mix of uses and peak usage times at the center, staff believes that the parking provided adequately serves the site.

Additionally, the management company has indicated that employee parking can be designated toward the rear of the lot, furthest from the entrances in order to ensure the closest spaces are available for patrons. The nearby National Media Center has also expressed an interest in working with Potomac Plaza on a possible future shared parking agreement if the need is warranted.

With the following conditions, 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 special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 36 patrons. (P&Z)
3. Outdoor dining may be provided on the north side of the restaurant as long as the approved number of restaurant seats does not increase, subject to a plan that is reviewed and approved by the Director of Planning and Zoning. The applicant shall ensure the outdoor seating does not restrict pedestrian access and provides at a minimum a six foot unobstructed sidewalk and an unrestricted handicapped ramp. The final design of the outdoor seating, to include umbrellas, iron railing and landscaped planters shall be subject to approval by the Director of Planning and Zoning. The outdoor seating area shall be washed at the close of each day of operation. No seating shall encroach on a public right-of-way. (P&Z)

4. The hours of operation of the restaurant shall be limited to between 8:30 a.m. and midnight Sunday through Thursday and 8:30 a.m. and 1:00 a.m. Friday and Saturday. The hours of the outdoor seating shall be limited to between 8:30 a.m. and 10:00 p.m. Sunday through Thursday and 8:30 a.m. and 11:00 p.m. Friday and Saturday. (P&Z)
5. No live entertainment shall be provided at the restaurant. (P&Z)
6. No alcohol service shall be permitted. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
9. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
10. 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)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
12. Loading and unloading activities shall occur from designated loading spaces behind the building and after 8:00 a.m. and before 6:00 p.m. (P&Z)
13. Window signs or posters shall not block the visibility of the interior of the store from the street. Shelving, boxes, coat racks, storage bins, closets, and similar items shall be located where they do not block the windows. All window coverings shall remain open as much as possible and some interior accent lighting shall be provided when the business is closed. The front of the business may not be illuminated by flood lights placed on the sidewalk, trees or poles. Signage shall comply with the conditions and intent of DSUP#2002-0028. (P&Z)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line. (T&ES)

15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
16. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
17. If not already provided by the developer or previous SUP applicant, applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
18. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
19. The applicant is to contact the Community Relations 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. (Police)
20. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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, 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Lorrie Pearson, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line.
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 If not already provided by the developer or previous SUP applicant, applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
- 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.

##### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-3 Permits must be obtained prior to operation.

- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- F-1 The applicant is not seeking an "ABC" permit. The Police Department concurs.

APPLICATION for SPECIAL USE PERMIT #2005-0065

[must use black ink or type] 1556 + 1560 Potomac Greens Drive  
PROPERTY LOCATION: Potomac Plaza Shopping Center, Slater's Lane

TAX MAP REFERENCE: 44.02 / CDD #10 ZONE: \_\_\_\_\_

APPLICANT Name: <sup>DL-01</sup> McH McNamara

Address: 4625 Albemarle St., NW, Washington, DC. 20016

PROPERTY OWNER Name: Potomac Greens Retail, LLC

Address: \_\_\_\_\_

PROPOSED USE: Tropical Smoothie Cafe; a sandwich +  
smoothie provider

**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.

Matt McNamara  
Print Name of Applicant or Agent

[Signature]  
Signature

4625 Albemarle St., NW  
Mailing/Street Address

617-970-8758 \_\_\_\_\_  
Telephone # Fax #

Washington, DC 20016  
City and State Zip Code

4/11/05  
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.

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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)

Tropical Smoothie Cafe is a Quick-Service Restaurant that serves smoothies, sandwiches and wraps. Also on the menu are: tortilla pizzas, salads, cookies, breakfast wraps and soups. There is no actual cooking of raw ingredients as all meats are pre-cooked, and there are no fried foods.

A typical store has 75-150 patrons a day on average. Menu items like sandwiches, wraps and smoothies range from \$4-7 with the typical ticket price around \$7.50. The staff is typically part-time crew with full-time managers. A crew of 4-5 is a typical shift. Hours are usually ~~8am-9pm~~ <sup>12 a.m. Sun-Thur; 8:30am-1a.m. Fri+Sat.</sup> & slightly shorter on Sundays. Parking will be provided by the shopping center (75+ spaces). No noise will be generated outside of the shop.

**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).

75-150 patrons per day is average. About half of those  
visit b/w 11:00 - 1:30. The rest are spread through the day.

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

4-5 employees are a full-staff (lunch time). 2-4  
employees during the other parts of the day.

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

| Day:           | Hours:   |
|----------------|--|
| <u>M-Thur.</u> | <u>8:30am - 9:00am - <del>9:00pm</del> 12 a.m.</u> |
| <u>Fri/Sat</u> | <u>8:30am - 9:00am - 10:00pm 1 a.m.</u>            |
| <u>Sun</u>     | <u>8:30am - 7:00pm 12 a.m.</u>                     |
| _____          | _____  |
| _____          | _____  |

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

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

Seating is estimated at approximately 30. Noise  
generated w/in by equip. + patrons should not be  
heard off-premises.

B. How will the noise from patrons be controlled?

We don't foresee any extraordinary noise from  
patrons that would not be contained within the  
store.

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

There is no cooking or frying so there are no  
typical restaurant odors. Sandwiches are toasted.

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?

Cardboard, Garbage is paper products from  
servicing customers + food prep materials.

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

50 cardboard cartons per week approximately  
and 3-4 bags of trash daily.

C. How often will trash be collected?

Approximately 3 times per week

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

Trash cans will be provided indoors and outdoors.

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

Yes.  No.

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

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

Yes.  No.

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

Ink cartridges for printers - recycle monthly. Household  
cleaners such as Windex, dish cleaning detergent.  
Dishes and glass are cleaned daily.

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

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#### ALCOHOL SALES

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

Yes.  No.

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

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

9.35

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

48 Standard spaces

17 Compact spaces

3 Handicapped accessible spaces.

7 Other. (on-street)

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? 1

B. How many loading spaces are available for the use? 2

C. Where are off-street loading facilities located? 1 each behind building #1 & building #2. Tenant is in building #2.

\_\_\_\_\_

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

9:00-11:00 A.M.

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

3x per 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?

Access appears to be 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?

1,437 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,437 sq. ft. (total)

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

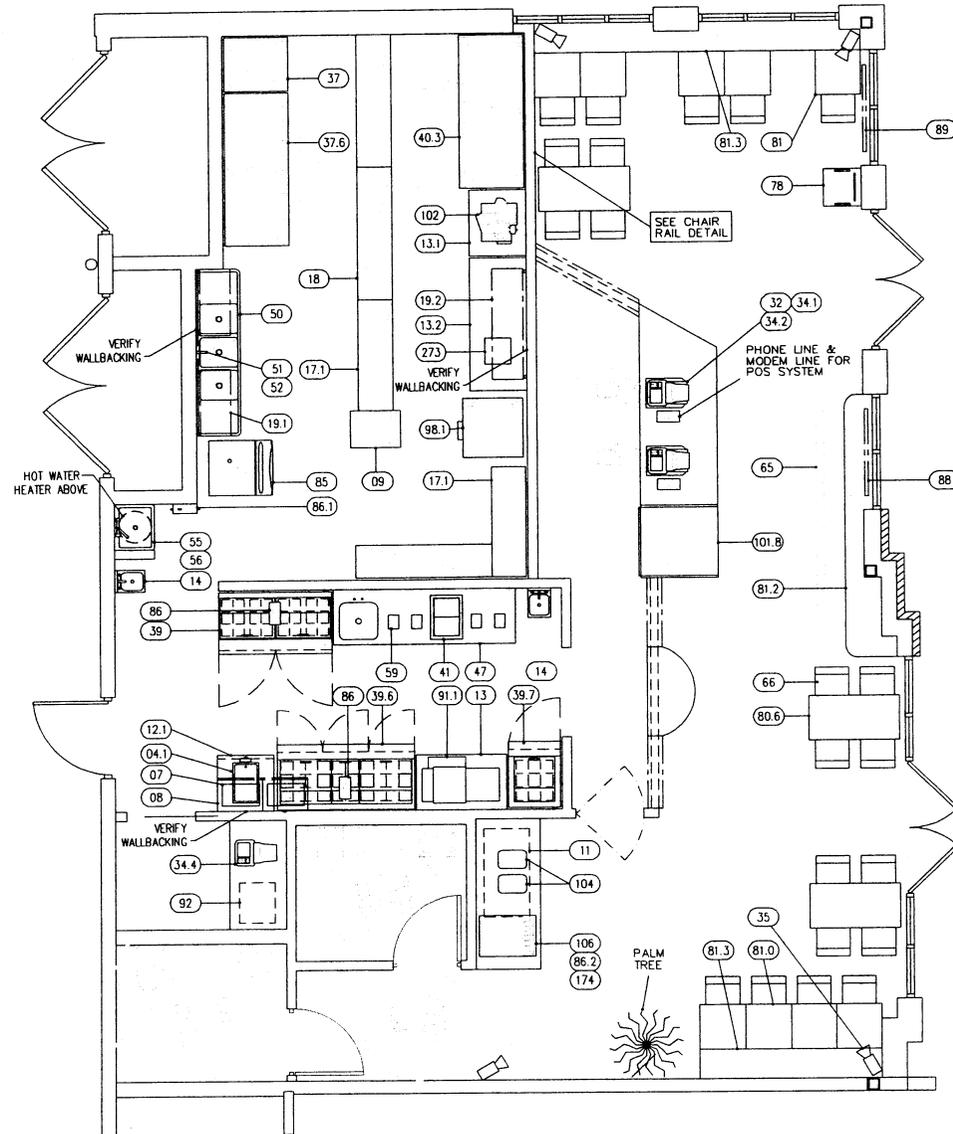
a stand alone building  a house located in a residential zone  a warehouse

a shopping center. Please provide name of the center: Potomac Plaza

an office building. Please provide name of the building: \_\_\_\_\_

other, please describe: \_\_\_\_\_





EQUIPMENT PLAN

