

EXHIBIT NO. 1

4  
12-17-05

Docket Item #5  
SPECIAL USE PERMIT #2005-0112

Planning Commission Meeting  
December 6, 2005

**ISSUE:** Consideration of a request for a special use permit to expand an existing nursing school (commercial school).

**APPLICANT:** Global Health Nurse Training Services  
by Mariatu K. Kargbo

**LOCATION:** 25 South Quaker Lane

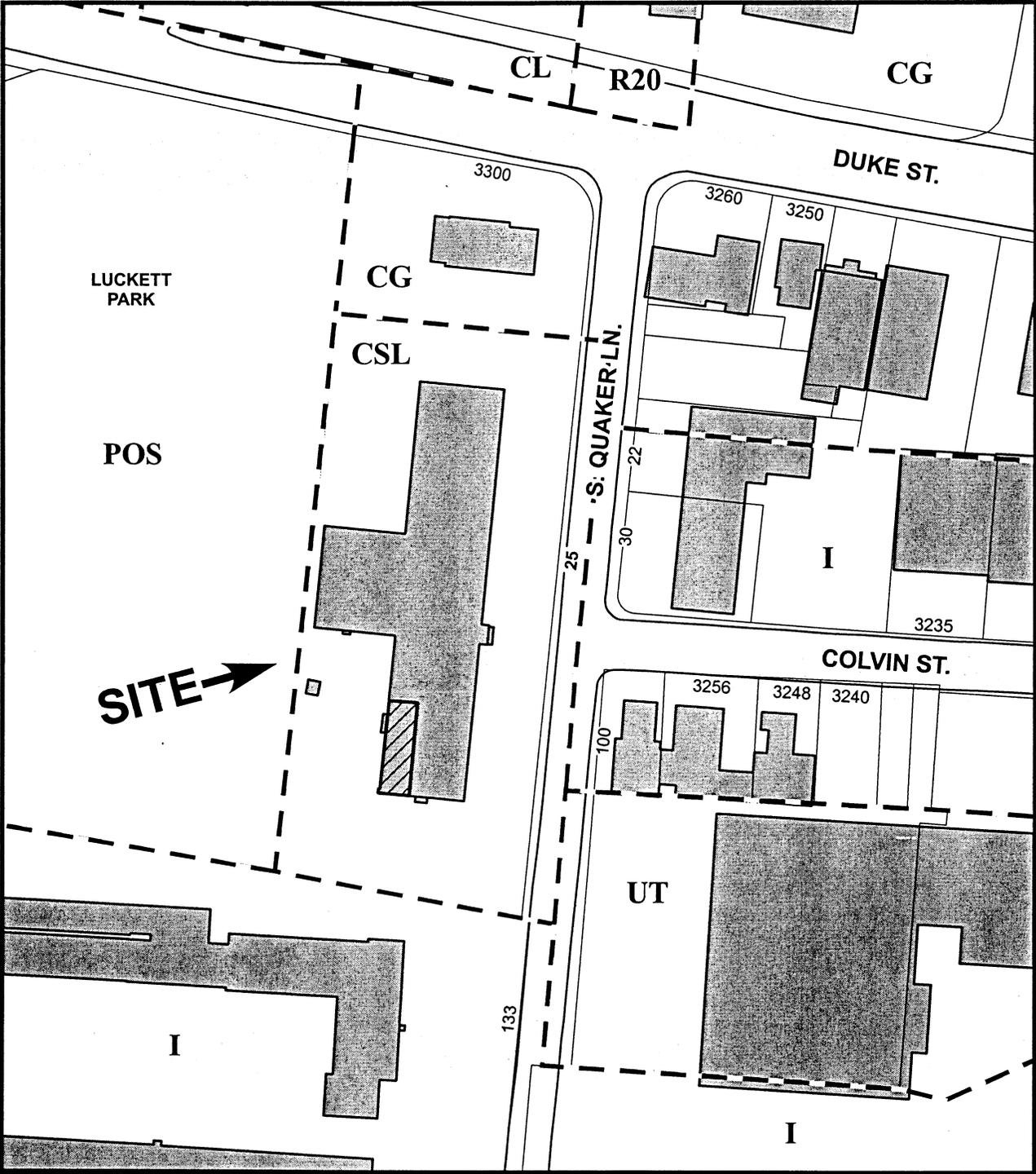
**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, DECEMBER 6, 2005:** 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 recommended permit conditions found in Section III of this report.



**SUP #2005-0112**

**12/06/05**



## **I. DISCUSSION**

### REQUEST

The applicant, Mariatu K. Kargbo, requests special use permit approval for the expansion of an existing commercial school located at 25 S. Quaker Lane.

### SITE DESCRIPTION

The subject property is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. It is located just south of the intersection of South Quaker Lane and Duke Street. It is occupied by the Stonewall Jackson Building, which was constructed in 1950 as the Stonewall Jackson School, and has since been converted into a multi-tenant commercial and retail space. The building contains a total of 61,090 gross square feet of space. The applicant currently leases 4,976 net square feet and intends to expand to a total of 7,317 net square feet pending the approval of this Special Use Permit. The existing space is located along the eastern half of the main hallway in the north wing, on the first floor. The applicant proposes to expand into an available space on the western half of the hallway in the south wing, on the first floor.

Tenants in the building include the Rocklands Barbeque and Grilling Company restaurant, Splash Dive Center (a combined retail and educational facility), and a variety of other commercial tenants (including other private schools and a childcare center). Alexandria City Public Schools also operates an Adult Learning Center in the building.

Adjacent to this site to the north is a Wendy's restaurant, and to the south and west of the property is the City of Alexandria Maintenance Facility. East of the site, across South Quaker Lane, are several one- and two-story office and commercial buildings with a combined total of approximately 35,000 square feet of space. The Alexandria Transit Company (DASH) administrative offices and maintenance yard is located at 116 South Quaker Lane, just to the southeast of the subject site.

### BACKGROUND

The subject building was previously used as a public school and has been converted to house several uses. A significant portion of the building is still used for public school purposes. Site Plan #83-045 identified the parking requirements and other improvements at the site.

On May 15, 2004, City Council approved SUP #2004-0014 to operate a nursing school with up to 20 students. The applicant commenced the school program in August 2004, offering 12-months full-time and 24-months part-time programs with varying course schedules to include morning, evening and weekend classes. The practical nursing program is licensed under the Virginia Board of Nursing, and students may graduate as Licensed Practical Nurses and Certified Nurse Aides.

On September 21, 2004, City Council approved SUP #2004-0074 to increase the maximum number of students from 20 to 40.

On May 14, 2005, City Council approved SUP#2005-0015 to increase the number of students from 40 to 52, and to expand the space. Staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2005-0015. Staff found no violations of the special use permit.

PROPOSAL

The applicant seeks permission to increase the number of students to attend the nursing school from 52 to 72, and to expand the floor space from 5,635 to 7,317 square feet by adding classrooms, supply space and/or administrative space. No other changes are proposed to the operation of the nursing school.

Class hours will continue to be staggered according to the following schedule:

<u>Class Type</u>	<u>Day</u>	<u>Hours</u>
Full-time students day:	Monday through Friday	8:00 am to 2:00 pm
Full-time students evening:	Monday through Friday	4:00 pm to 10:00 pm
Part-time students:	Saturday/Sunday	9:00 am to 5:00 pm

PARKING

According to Section 8-200(A)(11) of the City of Alexandria Zoning Ordinance, a commercial school is required to provide one parking space for every two students. The applicant proposes a maximum of 72 students, resulting in a total of 36 required parking spaces. The applicant will provide 36 spaces designated for the business by sign or paint and therefore will meet the specified parking requirement. The total number of spaces provided at the property are 173, of which 129 are currently utilized by the various school and office tenants in the building (see attached parking information).

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303(V) of the Zoning Ordinance allows a private school, commercial or academic, in the CSL zone only with a special use permit.

The proposed use is consistent with the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Master Plan which designates the property for commercial use.

**II. STAFF ANALYSIS**

Staff does not object to the proposed expansion of Global Health Nurse Training Services located at 25 South Quaker Lane. Staff finds that the expansion of this school is an appropriate use for the site.

The Stonewall Jackson Building offers a sufficient number of parking spaces for the proposed expansion. On inspection of the premises, staff found daytime parking in the north lot generally full, but found a number of available spaces in the south parking lot. Staff also found at least four spaces in the south lot being occupied by Rocklands restaurant vehicles or equipment, that were not the restaurant's designated spaces. Staff met with the applicant and building owner to discuss its concerns with congestion in the north lot and to discuss future allocation of parking spaces. The owner proposes to provide the additional required spaces in the southern parking lot, and to work with Rocklands so that its spaces are better utilized. Given the congestion of the northern parking lot, staff recommends that the additional ten required spaces be designated in the south parking lot, and that employees be required to park in the south lot to ensure those spaces are utilized.

Staff has retained various standard conditions and recommends a review of the school one year after approval so if there are any problems with the operation or with parking, additional conditions may be imposed. With these 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) (SUP#2004-0014)
2. **CONDITION AMENDED BY STAFF:** The number of students attending classes at any one time shall not exceed ~~52~~ 72. (P&Z)
3. The hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m., Monday through Friday, and to 9:00 a.m. and 5:00 p.m., Saturday and Sunday. (P&Z) (SUP#2004-0014)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP#2004-0014)
5. **CONDITION AMENDED BY STAFF:** ~~Twenty-six~~ Thirty-six parking spaces shall be designated for the school's use by signs or paint. At least ten of these spaces shall be located in the southern parking lot. (P&Z)
6. Trash and garbage shall be stored inside or in a dumpster. 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 as often as necessary, to prevent an unsightly and unsanitary accumulation. (P&Z) (SUP#2004-0014)

7. The lighting in the parking lot shall be a minimum of 2 foot candles. (Police) (SUP#2004-0014)
8. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to park in the south parking lot. ~~work to use off-street parking.~~ (P&Z) (SUP#2004-0014)
9. 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) (SUP#2004-0014)
10. Condition deleted. (P&Z) (SUP#2005-0015)
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. (P&Z) (SUP#2004-0014)
12. The Director of Planning and Zoning shall review the special use permit after the school 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 received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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#2004-0014)
13. **CONDITION ADDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

14. **CONDITION ADDED BY STAFF:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the new expansion of the school. (Police)

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

- 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.

##### Code Enforcement:

- C-1 The current use is classified as A, Assembly; the proposed use is B, Business. 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-7 A Certificate of occupancy may be required and shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.

Health Department:

F-1 No Comment

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 new expansion of the school

F-1 The Police Department has no objections to Global Nurses expanding its school.

APPLICATION for SPECIAL USE PERMIT # ~~2004-0074~~  
2005-0112

[must use black ink or type]

PROPERTY LOCATION: 25 South Quaker Lane, Alexandria VA 22314

TAX MAP REFERENCE: 61-03-01-04 ZONE: CSL

APPLICANT Name: MARIATU K. KARGBO

Address: 302 Cameron Station Blvd, Alex, VA 22304

PROPERTY OWNER Name: Chris Collier

Address: 11405 Spurwheel Lane, Potomac MD 208

PROPOSED USE: Nursing School training / services  
Age 17 years and above.

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.

MARIATU K. KARGBO [Signature]  
Print Name of Applicant or Agent Signature

302 Cameron Station Blvd 73587-6592 7/212-7414  
Mailing/Street Address Telephone # Fax #

Alexandria VA 22304 9/15/05  
City and State Zip Code Date

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

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # ~~2004-0074~~  
2005-0112

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.

MARIATU K. KARGBO  
25 South Quaker Lane  
Alexandria VA 22304

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?

N/A

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)

Global Health Nurse Training Services is a Nursing School Consisted of 12 employees with varying time schedule for the instructors. There will be one receptionist two Administrative personnel at all times. Class are held morning, evening and weekends. The maximum expected number of students at one time 90. The full time students with class time; 8.AM to 2.PM and 4.PM to 10.PM. The part-time students will attend class on Saturday and Sunday. Other Nursing services such as CNA/CPR classes will be held as provided. Reserved spaces of ' have been provided and general spaces for students on site as well as street parking. Because this is a school, noise will not be permitted.

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).

Classes will be held in Morning/  
Evening/Weekend

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

Full time Employee 4. One to two  
instructors on site/teaching at one time

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

Day:	Hours:
Full-time: Monday - Friday	8:AM - 2:PM
Evening Full-time Mon - Fri	4:PM - 10 PM
Part-time: Saturday/Sunday	9:AM - 5:PM
_____	_____
_____	_____

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

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

Because this is a school noise anticipation  
will be very minimal.

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:

No Anticipated Odor

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?

General papers (used)

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

Daily office trash

C. How often will trash be collected?

Weekly as per building plan

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

Students will be indoor and expected to behave accordingly during breaks & lunch.

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:

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

① Accessible allows to Access proper Authority  
② Accessible exit door / Fire Hydrants

**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?

1 for every 2 seats.

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

- \_\_\_\_\_ 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? N/A

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

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

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?

Adequate Access  
\_\_\_\_\_  
\_\_\_\_\_

**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?

4976 sq. ft. (existing) + 2310 sq. ft. (addition if any) = 7317 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: \_\_\_\_\_

**Stonewall Jackson Building, Tenant Parking Assignments**

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	<b>Pkg. spots</b>
<b>Alexandria City Public Schools</b>	<b>32</b>
<b>Children's International Day Care</b>	<b>10</b>
<b>King Quick Printing</b>	<b>2</b>
<b>Global Nurses</b>	<b>20</b>
<b>Spectrum Beauty Academy</b>	<b>4</b>
<b>Rocklands Café</b>	<b>12</b>
<b>Trinity Ambassadors</b>	<b>5</b>
<b>Nightingales Medical Supply</b>	<b>2</b>
<b>Splash Dive Center</b>	<b>8</b>
<b>Transitional School</b>	<b>17</b>
<b>District Entertainment</b>	<b>2</b>
<b>Eakin Youngentob</b>	<b>2</b>
<b>Vacancy</b>	<b>7</b>
<b>Total in Use</b>	<b>129</b>
<b>Total Available</b>	<b>173</b>

\*Kollecas Company, LLC is not liable for any misprints, or change of information due to leasing status.

For: Global Health Nurse T/s  
25 So Quaker la

SUP2005-0112



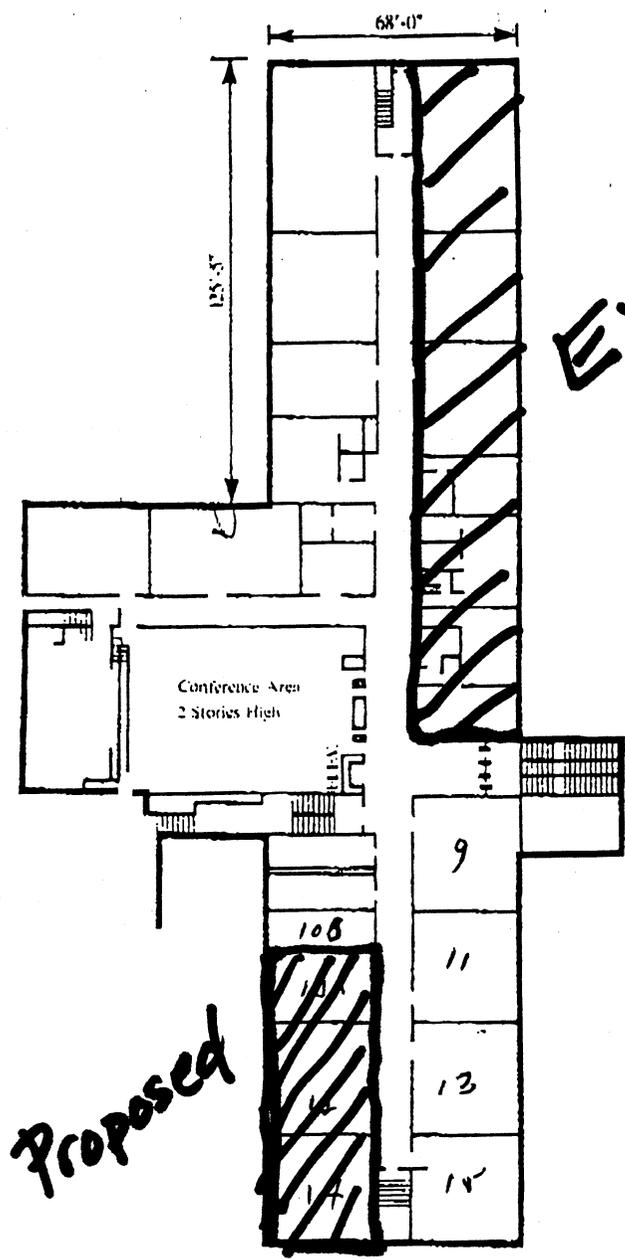
Stonewall Jackson Building, Tenant Square Footage

	(sq. feet)	Pkg. spots
<b>Total Rentable Square footage:</b>	<b>51,056 approx</b>	
<b>Alexandria City Public Schools</b>	<b>12,550 office</b>	<b>174</b>
<b>Children's International Day Care</b>	<b>3,253</b>	<b>8</b>
<b>King Quick Printing</b>	<b>920</b>	<b>2</b>
<b>Global Nurses</b>	<b>4,976</b>	<b>22</b>
<b>Global Nurses (pending)</b>	<b>2,341</b>	
<b>Spectrum Beauty Academy</b>	<b>1,840</b>	<b>5</b>
<b>Rocklands Café</b>	<b>3,850</b>	<b>10</b>
<b>Rocklands Admin</b>	<b>920</b>	<b>2</b>
<b>Trinity Ambassadors</b>	<b>1,840</b>	<b>5</b>
<b>Nightingales Medical Supply</b>	<b>920</b>	<b>2</b>
<b>Splash Aquatics</b>	<b>3,300</b>	<b>8</b>
<b>Transition School</b>	<b>3,116</b>	<b>23</b>
<b>Auditorium (Transitional School)</b>	<b>4,200</b>	
<b>Transitional School</b>	<b>1,800</b>	
<b>District Entertainment</b>	<b>920</b>	<b>2</b>
<b>Roland Construction</b>	<b>450</b>	<b>1</b>
<b>Common Areas</b>	<b>8,944</b>	
<b>Vacancy, Unit 33</b>	<b>920</b>	<b>2</b>

SUP2005-0112

# The Stonewall Jackson Building

REVISED



Existing

Proposed

- #9 KING QUICK 2 Spcs
- 11 2 PECKLOS ADMIN. 2 "
- 13&15 SPECTRUM 4 "
- 14 ALLOTTED 2 " VAC
- 12 ALLOTTED 2 " VAC
- 10A ALLOTTED 1 " VAC
- 10B (ALLOTTED) 1 "
- (PULLMAN CURSOR)

First Floor 20  
Not to Scale

APPLICATION for SPECIAL USE PERMIT # ~~2004-0074~~  
2005-0112

[must use black ink or type]

PROPERTY LOCATION: 25 South Quaker Lane, Alexandria VA 22314

TAX MAP REFERENCE: 61-03-01-04 ZONE: CSL

APPLICANT Name: MARIAN K. KARGBO

Address: 302 Cameron Station Blvd, Alex, VA 22304

PROPERTY OWNER Name: Chris Collier

Address: 11405 Spurwheel Lane, Potomac MD. 208

PROPOSED USE: Nursing School Training / services

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MARIAN K. KARGBO [Signature]  
Print Name of Applicant or Agent Signature

302 Cameron Station Blvd 703-587-6592 7/212-7414  
Mailing/Street Address Telephone # Fax #

Alexandria VA 22304 9/15/05  
City and State Zip Code 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: 12/17/05PH: CC approved the Planning Commission recommendation.