

EXHIBIT NO. 1

3
10-14-06

Docket Item #2
SPECIAL USE PERMIT #2006-0072

Planning Commission Meeting
October 3, 2006

ISSUE: Consideration of a request for a special use permit to operate a child care home.

APPLICANT: Dawn Abate

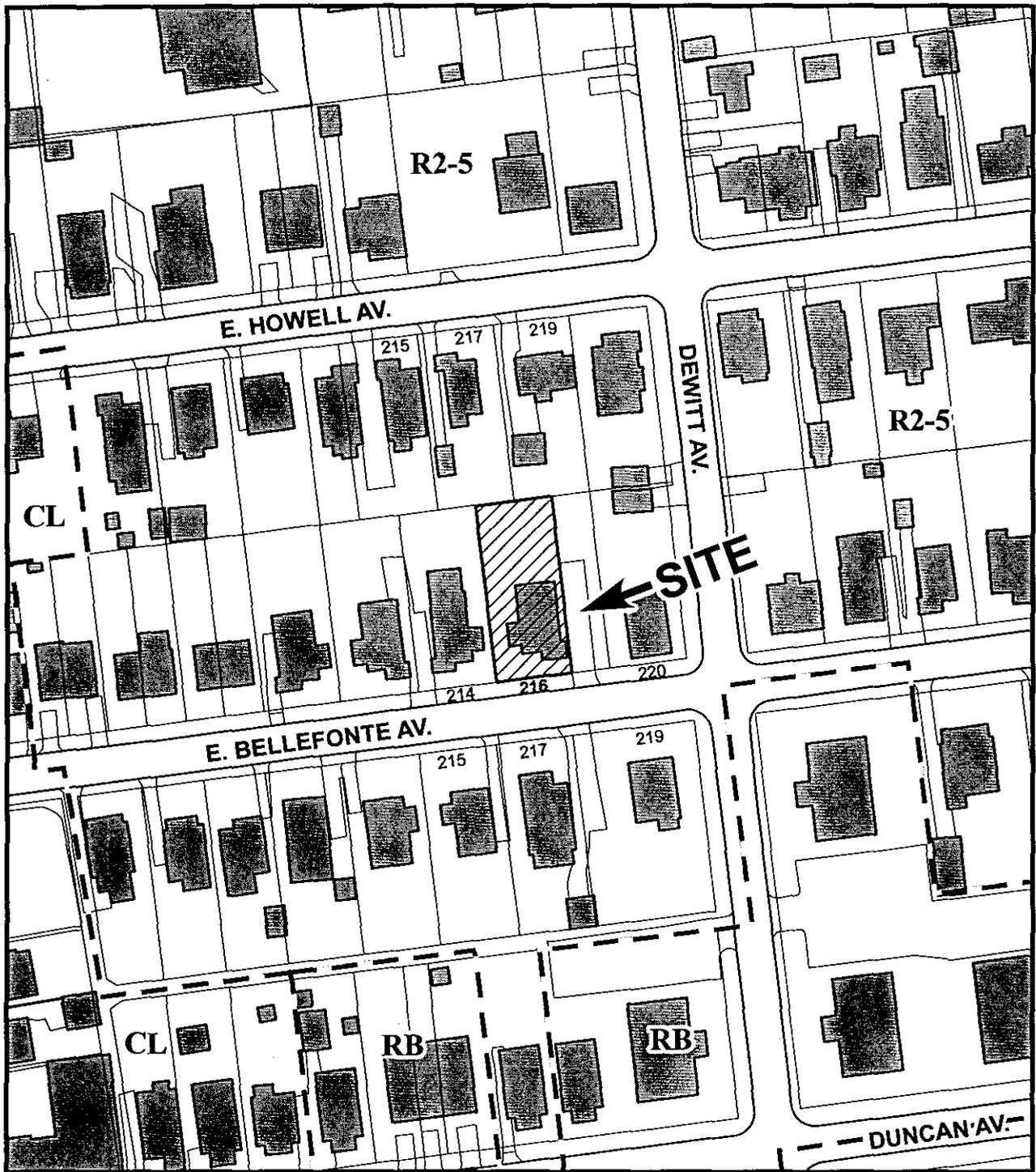
LOCATION: 216 East Bellefonte Avenue

ZONE: R-2-5/Residential

PLANNING COMMISSION ACTION, OCTOBER 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.

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 #2006-0072

10/03/06



I. DISCUSSION

REQUEST

The applicant, Dawn Abate, requests special use permit approval for the operation of a child care home located at 216 E. Bellefonte Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on E. Bellefonte Avenue, 115 feet of depth and a total lot area of 5,750 square feet. The site is developed with a single family home, currently used as a duplex. Access to the property is from E. Bellefonte Avenue. The applicant proposes to have the child care on the second floor of the home, and live on the first floor.



PROPOSAL

The applicant proposes to operate a child care home for up to nine children. She will care for children ages 3 to 5 years old. There will be two adults with the children at all times. Specific aspects of the proposed home child care as proposed by the applicant are as follows:

Hours: 8:00 a.m. to 5:00 p.m. Monday through Friday.

of Children: Nine

Ages: The applicant will care for children between the ages of 3 and 5 years old.

Outside Play

Area: The applicant proposes to install play equipment in the rear yard. There is sufficient space for the nine children. The rear yard is enclosed with chain-link and wooden fencing.

Trash/Litter: The applicant anticipates one bag of trash daily. Trash pick-up will be once each week. Any litter will be monitored and picked up by the applicant.

PARKING

The Zoning Ordinance does not specify required parking for child care homes. The applicant has a two-lane driveway that she estimates can accommodate up to six stacked vehicles. There is available street parking if needed.

BACKGROUND

For the past year, the applicant has operated a child care home at 2406 Mt. Vernon Avenue (SUP#2005-0033). The applicant moved and wishes to continue offering child care at her home. Staff is not aware of issues at the previous location.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-2-5 zone. Section 7-500 of the Zoning Ordinance allows a child care home in the R-12 zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home. The proposed use complies with the requirements for child care homes set forth in the Zoning Ordinance. The Office of Early Childhood Development had some initial concerns about the condition of the home, but the applicant has addressed those issues (see attached letter from applicant). An occupancy permit and State license are both required for the facility before opening.

Staff recommends approval of the SUP, with the following 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)
2. The hours of operation of the child care home shall be limited to between 7:30 a.m. and 6:00 p.m. Monday through Friday. (P&Z)

3. The applicant shall obtain a license from the Virginia Department of Social Services. (P&Z)
4. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care home opening for business.
5. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for employees.
6. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.
7. 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 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)

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:

F-1 No comments or objections to proposed Child Day Care facility.

Code Enforcement:

C-1 This review is based on the assumption that this facility will be licenced as a family day home by the Virginia Department of Social Services. If this does not occur then the number of children served at one time shall be limited to five.

C-2 Smoke detectors shall be provided in all sleeping areas.

C-3 Fire extinguishers shall be provided at this facility.

C-4 A certificate of occupancy shall be obtained prior to occupying this facility.

Health Department:

F-1 No comment.

Human Services:

F-1 As of September 20, 2006, OECD has read Ms. Abate's responses and feels she has correctly addressed all of the concerns regarding her new site.

F-2 Ms Dawn Abate plans to occupy the property at 216 East Bellefonte Ave on September 1, 2006. She lives at present at 2406 Mt. Vernon Ave where she has a Virginia State License for a Family Day Home with and expiration date of April 17, 2007. A copy of her listing at the Virginia Department of Social Services is attached to this report.

Ms Abate wishes to open up a home child care center at 216 East Bellefonte Ave and be able to care for up to nine children, including her own child. She plans to care for children from the ages of three years to five years form 8:00 am- 5:00 pm, Monday through Friday. Her plan is that she will have eight children on site in the morning

and they will leave and be followed by five different children in the afternoon session. She has a person who will act as her assistant.

Ms Abate will occupy the bottom half of the home at 216 East Bellefonte Ave and will run her child care business on the upper level. The upper level has one bathroom and a kitchen. Three of the other four rooms will be used for play, learning, and meal time activities. The fourth room will be a teacher's office. There is a side porch on the upper level that is accessed by a door directly across from the kitchen area. This home has a fairly large backyard that children can play in. There appears to be ample on-site paved space for cars which may need to park to access this home

Potential Hazards

The entire upper level has a ceiling that may contain asbestos.

The bathroom that will be used by the children has a sink over a hot water radiator which is a potential burn hazard when the radiator is being used. All of the rooms have a radiator that may also be hazardous to children.

The side porch on the upper level that is accessed by a door directly across from the kitchen area appears unsafe for children. The door to the porch needs to be repaired. The porch railing may be too low. There may be the need for screening of this area to prevent a fall. Peeling paint is visible and within reach of the children from this porch.

Peeling paint is visible on the trim of his house and on the outer walls. There is a risk of children ingesting paint chips in the yard.

The backyard that children can play in has several hazards. Building materials such as lumber are stacked on the yard near the metal fence. There is a metal trailer parked next to a shed and the hitch to this trailer is an obvious hazard to children. There are many tree roots that may be a tripping hazard for children as they play in this yard.

There are several boards on the front porch which are not flush and may be a tripping hazard for children.

This structure has a basement that Ms. Abate states she will never allow children to enter. There are many visible hazards in the basement area of this house.

- (S) The potential hazards mentioned above were discussed with Ms. Abate. She stated her intentions to correct each one. For example, she is willing to have this house painted and to have a fenced area installed in the back yard. It is suggested that she be given some time to eliminate any potential hazards to children in her care.

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 child care center. This is to be completed prior to the child care home opening for business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for employees.
- R-3 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.

Re: SUP for Family Day Home
Applicant's Name: Dawn Abate
Location: 216 East Bellefonte Avenue
Alexandria, VA 22301

I would like to address some potential concerns that the Office for Early Childhood Development had regarding the condition of the property (216 East Bellefonte Avenue, Alexandria) at which I am applying for a Family Day Home SUP. Since the home inspection, all of the potential concerns have been fixed. Below I have listed the concern and stated how it has been ramified.

Asbestos Ceiling

There was a concern that the ceiling may contain asbestos. The ceiling is plaster and does not contain asbestos. It is free from cracks and chips and is in excellent condition

Radiator Covers

There was a concern because the radiators were not covered. All of the radiators have been safely covered and the children have no access to touching them.

Side Porch

-Door

There was a concern about the condition of the door leading to the porch. The door has been repaired and painted.

-Railing

There was a concern about the height of the railing on the porch. A new railing that stands at 4.5ft high has been installed. In addition to the new railing, we are installing bamboo reed to the railing. The reed will stand at 5ft high. This bamboo wall is for both the safety and the privacy of the children. The bamboo reed will be installed on the weekend of the 9/23/06.

-Chipping Paint

There was concern that the chipping paint presented a hazard to the children. The entire exterior of the house has been painted, including the porch. Any chipping or peeling paint has been safely removed, repaired, and repainted.

Peeling Paint

There was a concern about the condition of the peeling, chipping paint on the exterior of the house. Again, the entire exterior of the house was painted on 9/12/06. There is no longer any chipping or peeling paint. There are NO pain chips in the yard.

Backyard Play Area**-Building Material**

There was a concern that the children would have access some building material that was being stored in the rear yard. All building material has been removed. There is no longer any building material in the play area.

-Metal Trailer

There is a concern about the children injuring themselves on a metal trailer that is in the back yard. The trailer will be moved to a new location by 9/25/06.

-Tree Roots

There was concern about tree roots presenting a possible tripping hazard. The tree roots are not going to be a tripping hazard because they are not in our immediate play area; they are located on the side of the play area, in front of the shed. To ensure the safety of the children, we will designate that area to be a "walk only" area, and the children will not be permitted to run in that area.

Boards on the front Porch

There was a concern that the boards on the front porch could present a possible tripping hazard. All of the boards on the front porch have been repaired and are now flush with the other boards. In addition to repairing the boards, they have also been painted.

Basement

The basement is OFF LIMITS to the children. They do not have access to the basement at any time.

It is my intention to provide a safe, healthy environment for any child who is in my care. I strongly believe that my program is above and beyond the quality program that the City of Alexandria wishes to see in Del Ray, both in terms of our environment as well as the educational philosophy we use in our program. Thank you in advance for your strong recommendation for the approval of this SUP. If I can be of any assistance, please don't hesitate to contact me.

Dawn Abate
Creative Beginnings Preschool
www.creative-beginnings.net
t: 703.203.5121



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0072

PROPERTY LOCATION: 216 East Bellefonte ~ Alexandria, VA 22301

TAX MAP REFERENCE: 34.04 Block 10 Block 15 ZONE: R-2.5

APPLICANT

Name: DAWN ABATE

Address: 2406 Mount Vernon Avenue * please note new address
Alexandria, VA 22301 at Bellefonte 9/1/06

PROPERTY OWNER

Name: MARK HUTTO

Address: 623 S. 19th St Arlington, VA 22202

PROPOSED USE:

Home Day care

[] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

DAWN ABATE

Print Name of Applicant or Agent

216 E. Bellefonte Ave

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code

Dawn Abate

Signature

703 203 5121

Telephone #

Fax #

dawn@creative-beginnings.net

Email address

July 23, 2006

Date

Application Received: _____

Date & Fee Paid: \$ _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION

ACTION - CITY COUNCIL

SUP # 2006-0072

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

- 1. The applicant is the (check one):
 - 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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. The description should include 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.)

I am requesting a special Use Permit to open up a home daycare in my residence, 216 E. Bellefonte Ave.

I plan on being open Monday-Friday 8am-5pm. I will be caring for children ages 3-5. I will have up to nine (9) children a day and there will always be two adults with the children at all times.

Parking: Parents will park in the driveway, which can safely hold up to 6 cars, and along Bellefonte Ave. Parents will only be parking for a very brief time during drop-off + pick up, which is 8:30am, 12:00pm and 5:00pm depending on the hours their child comes to school.

The level of noise inside the home will not be disruptive to neighbors. The level of noise outside will be slightly elevated as they are running around the fenced-in rear yard. If at any point the level of noise goes beyond that which is appropriate we will come inside & I will limit the number of children permitted outside to reduce the level of noise.

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).

2 teachers on site, 9 children ages 3-5, parents during drop off + pick up.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

ME - owner - 8am - 5:30pm

Employee - 8am - 5:30pm

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

Day:
 MONDAY
 TUES
 WED
 THURS, FRI

Hours:
 8am - 5:00pm

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

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

No mechanical equipment will be used. children playing outside may be heard.

B. How will the noise from patrons be controlled?

If at any time the level of noise heard from the children playing outside goes beyond an appropriate level, we will go inside.

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, paper plates, cups, scrap paper

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

1 BAG A DAY

C. How often will trash be collected?

1x week - city collection

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

pick up any litter I see + dispose of it.

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

[] Yes. [X] 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?

First-Aid / CPR TRAINING
COMMUNITY EDUCATION ~~COUR~~ COURSES

ALCOHOL SALES

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

[] Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

1 parking space required - 6 spaces available

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

- 6 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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?

NA

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

C. Where are off-street loading facilities located? NA

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

NA

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

NA

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?
_____ 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: _____



APPLICATION - SUPPLEMENTAL

CHILD CARE

This Supplemental information is to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking, and an interior floor plan. If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.

CHILD CARE HOMES

Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.

- Is the proposed facility the principal residence of the operator? Yes No
- Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? Yes No
- How many children, including resident children, will be cared for? 9
- How many children reside in the home? 1
- How old are the children? (List the ages of all children to be cared for)
 Resident: (will not be cared for) 3 1/2
 Non-resident: 3-5 yrs old
- A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.
 Play area required:
 Number of children above age two: 9 x 75 square feet = 675 square feet
 Play area provided: 4,300 square feet
- If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in? Yes No
 If yes, please describe the park's play area:
N/A

NOTE: Child care homes are not permitted to display signs.

CHILD CARE HOMES and CHILD CARE CENTERS

Applicants for both child care homes and child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many employees will staff the child care facility, including the operator?

2

How many staff members will be on the job at any one time?

2

2. Where will staff and visiting parents park?

In our driveway, on Bellefonte Ave.

3. Please describe how and where parents will drop off and pick up children.

Drop children off at 8:30am, walk child up to school, sign them in, leave. Repeat at end of day.

4. At what time will children usually be dropped-off and picked-up?

Drop-off

8:30am
8:30am

Pick-up

11:45am (option 1)
5:00pm (option 2)

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?

all play equipment will be located in the rear yard: Climbing equipment, sand box, sensory table, etc.

6. Are play areas on the property fenced?

Yes No

If no, do you plan to fence any portion of the property?

Yes No

Please describe the existing or proposed fence.

3 ft. fence surrounds rear/side yard

SUP # 2006-0072

CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

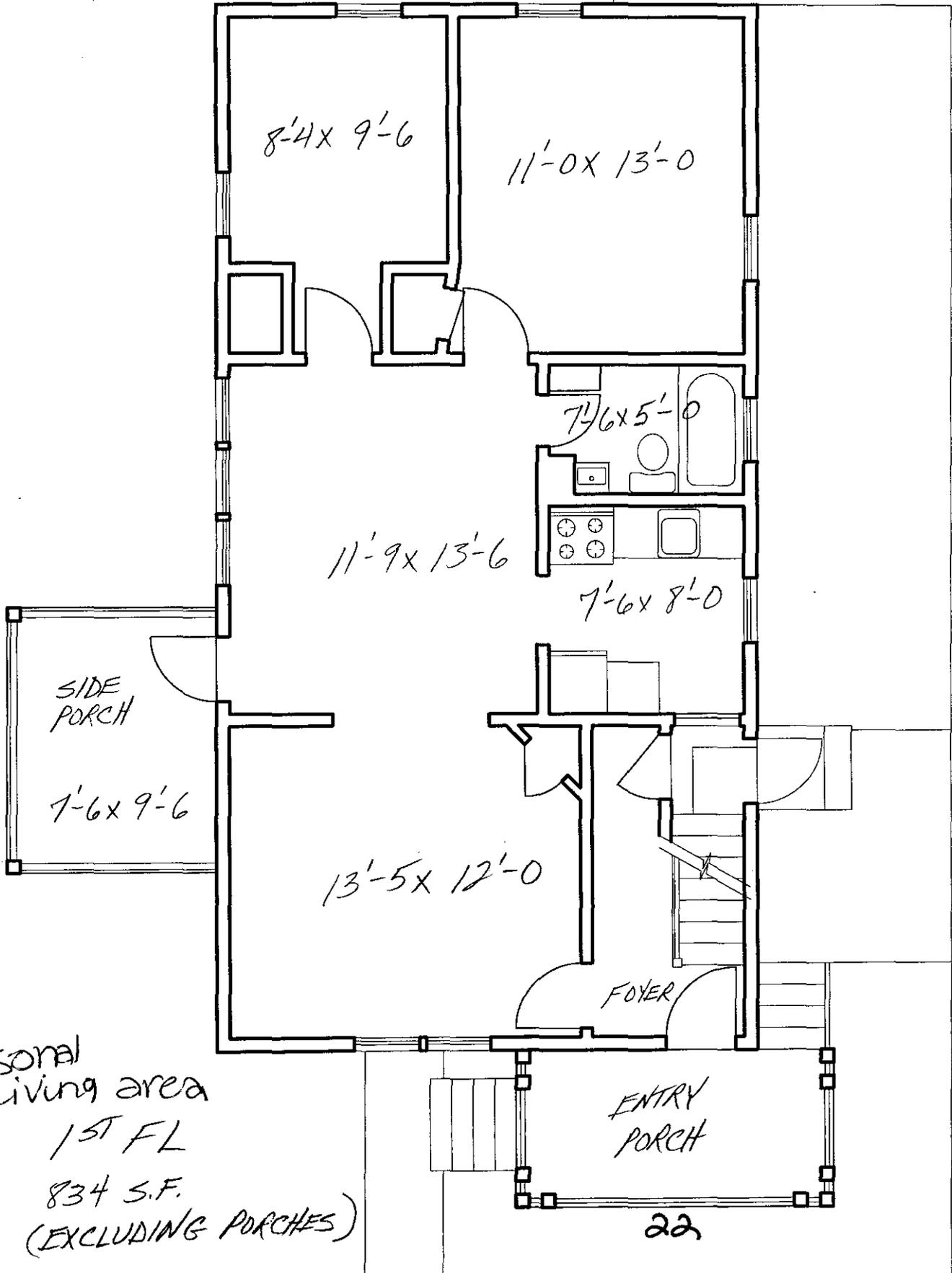
1. How many children will be cared for during one day? _____

2. What age children do you anticipate caring for? _____

3. Does the operation have a license from the State of Virginia for a child care facility?

_____ Yes _____ No

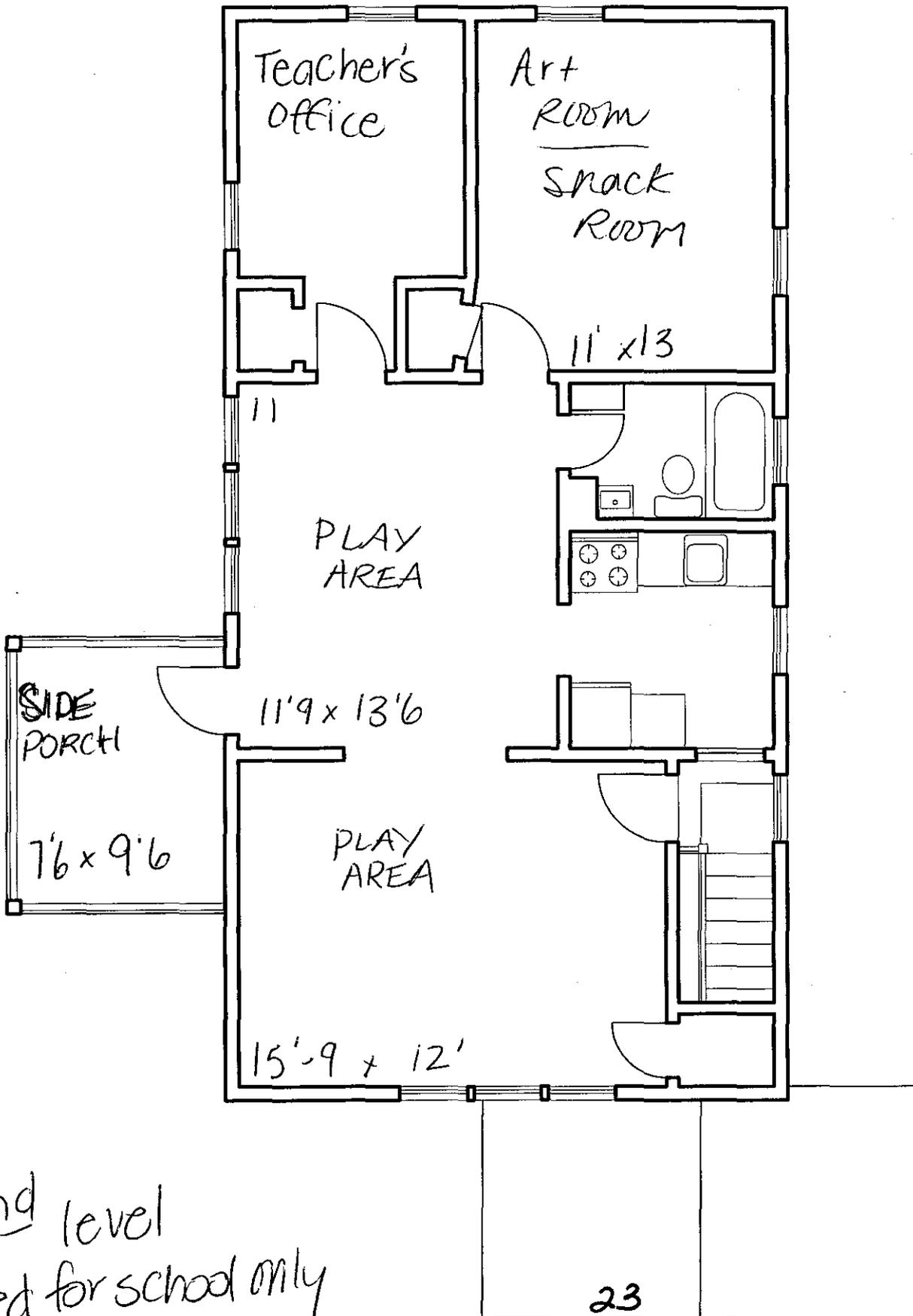
If yes, provide a copy of the license.



Personal
Living area
1st FL
834 S.F.
(EXCLUDING PORCHES)

22

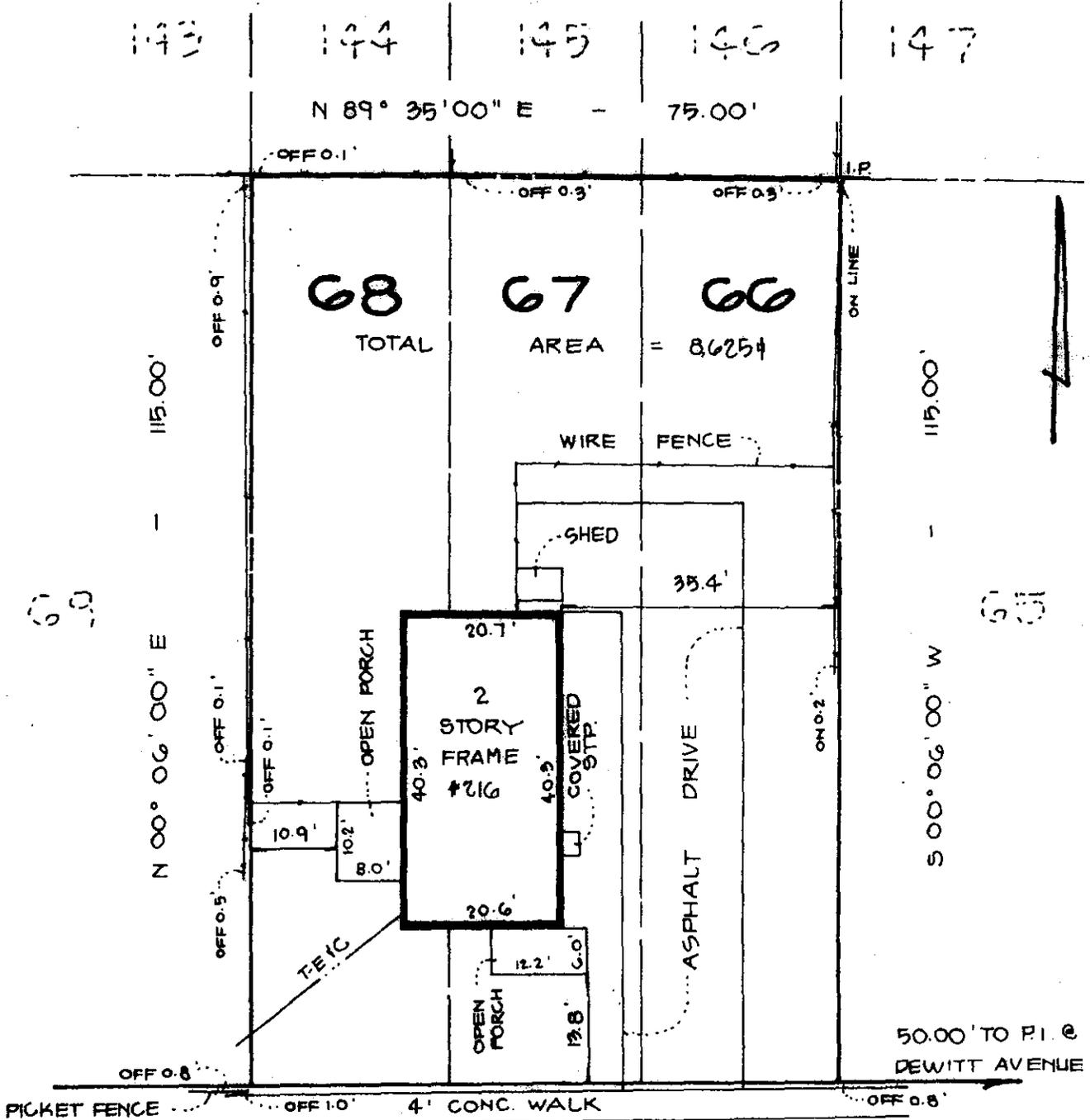
SUP2006-0072



2nd level
used for school only

SUP2006-0072

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED.



EAST BELLEFONTE AVENUE

40' R/W

PLAT

SHOWING HOUSE LOCATION ON

LOTS 66, 67 & 68

DEL RAY
CITY OF ALEXANDRIA, VIRGINIA

24

SCALE: 1" = 20'

MAY 20, 1997

S. INCL. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0072

PROPERTY LOCATION: 216 East Bellefonte ~ Alexandria, VA 22301
TAX MAP REFERENCE: 34 04 Block 10 Block 15 ZONE: R-2-5

APPLICANT

Name: DAWN ABATE
Address: 2406 Mount Vernon Avenue * please note new address
Alexandria, VA 22301 at Bellefonte 9/1/06

PROPERTY OWNER

Name: MARK HURTO
Address: 623 S. 19th St Arlington, VA 22202

PROPOSED USE:

Home Day care

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DAWN ABATE
Print Name of Applicant or Agent

Dawn Abate
Signature

216 E. Bellefonte Ave
Mailing/Street Address

703 203 5121
Telephone # Fax #

Alexandria, VA 22301
City and State Zip Code

dawn@creative-beginnings.net
Email address

July 23, 2006
Date

Application Received: _____

Date & Fee Paid: \$ _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION by unanimous consent, recommended approval 10/3/06
ACTION - CITY COUNCIL 10/14/06 - CC approved PC recommendation 7-0

711