



SUP # 2012-0029

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1416 DUKE STREET, I hereby  
(Property Address)  
grant the applicant authorization to apply for the SCHOOL PRE-SCHOOL use as  
(use)  
described in this application.

Name: CONNOR-KARIS PARTNERSHIP Phone 703-684-2300  
90 BANT REDMON

Please Print  
Address: 510 RINE STREET, ALEXANDRIA, VA 22304 Email: GREEDMON@RFB-LAW.COM

Signature: Paul Redmon Date: 3/27/2012  
NONARBE Attorney

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Jerry K. Pnermah kato 50%  
Susan F. Pnermah kato 50%

\_\_\_\_\_  
\_\_\_\_\_



**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jerry K. Premeaux, Jr.	346 Commerce St	50%
2. Susan A. Premeaux, Jr.	Alex VA 22314	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1116 Duke St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Cannon Family Partnership	20 East Richmond Attorney	50
2. JRN INVESTMENT LLC	570 King St #301	50
3.	Alex VA 22314	

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/27/12  
Date

PNEUMATIKATO, JERRY  
Printed Name

[Signature]  
Signature

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an 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).

300

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

60

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

Day: M-F

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Hours: 7:00 AM - 6:00 PM

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

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

No significant change from current

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B. How will the noise be controlled?

No significant change from current

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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? (i.e. office paper, food wrappers)

The primary refuse will be from diapering and meal generated refuse (plates, spoons, napkins)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

10 bags daily

C. How often will trash be collected?

Tuesday and Friday

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

Daily outdoor inspections and pick up of any litter

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. [X] No.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

children will be under strict supervision of teachers/aides at all times and the building and playground feature any and all required safety plany devices. Residents and employees and children will not be at risk

**ALCOHOL SALES**

13.

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

[ ] Yes [X] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

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

- 32 Standard spaces
- \_\_\_\_\_ Compact spaces
- 1 Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? [ ] Yes [ ] No

B. 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?

\_\_\_\_\_

**PLEASE NOTE:** 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.

C. 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.

[ ] Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? [ ] Yes [ ] No

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

N/A

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

N/A

D. 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?

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? 5,000.00 square feet.

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

15,000 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 15,000 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: \_\_\_\_\_

**End of Application**

**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?  
75  
How many staff members will be on the job at any one time? 75

2. Where will staff and visiting parents park? on the designated parking lot

3. Please describe how and where parents will drop off and pick up children.  
parents will park in front of 1216 duke st and bring the child/children in

4. At what time will children usually be dropped-off and picked-up?  
Drop-off 7:00-9:30 Pick-up 15:30-18:00

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

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.  
6 foot tall

**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? 300

2. What age children do you anticipate caring for? 6 weeks - 12 years

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.

N. 80° 30' 00" W. ~ 182.20'

PLAYGROUND

16 spaces Req.  
22 spaces Prot.

16 spaces Req.  
22 spaces Prot.

T-3

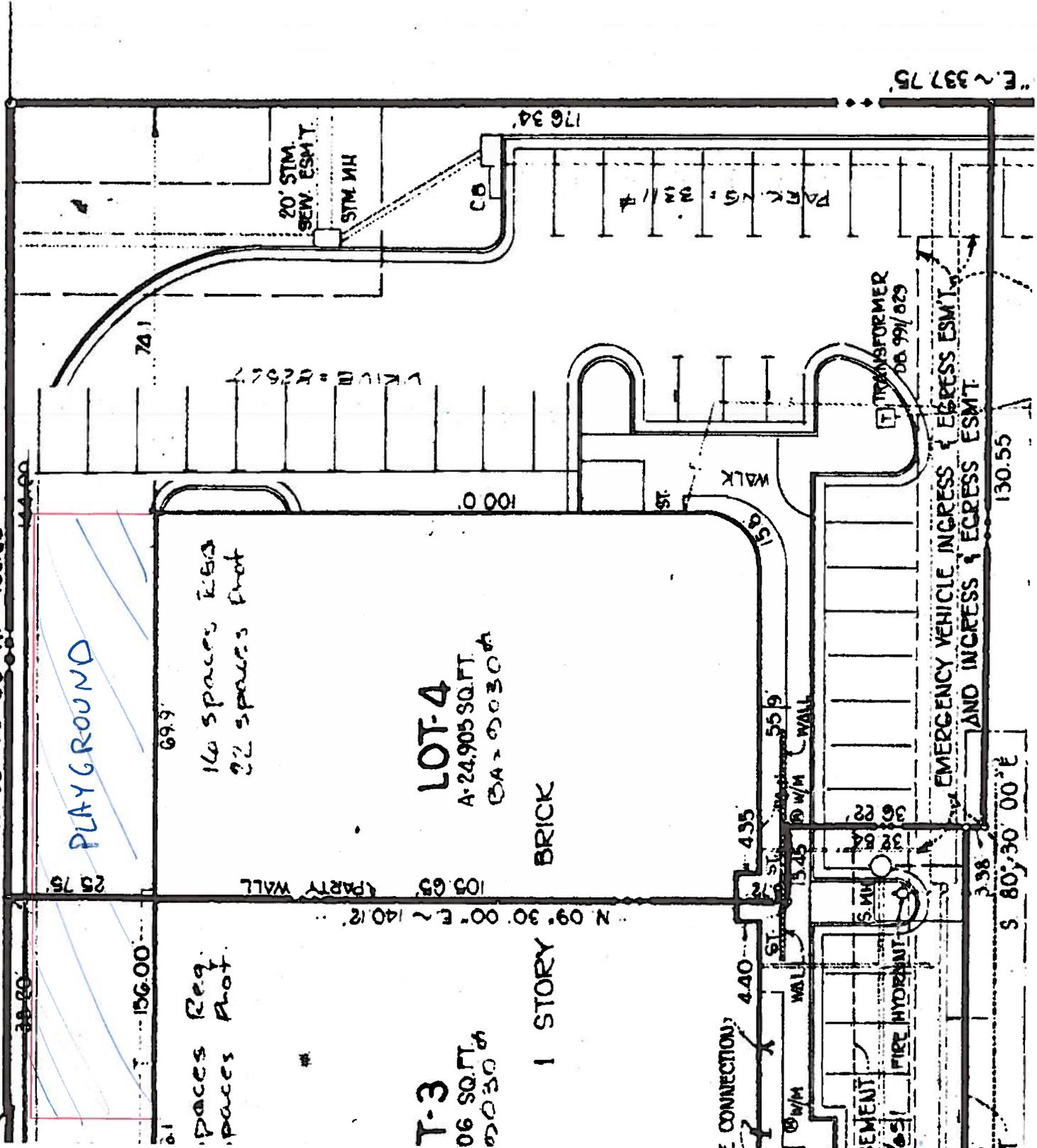
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02030

1 STORY

BRICK

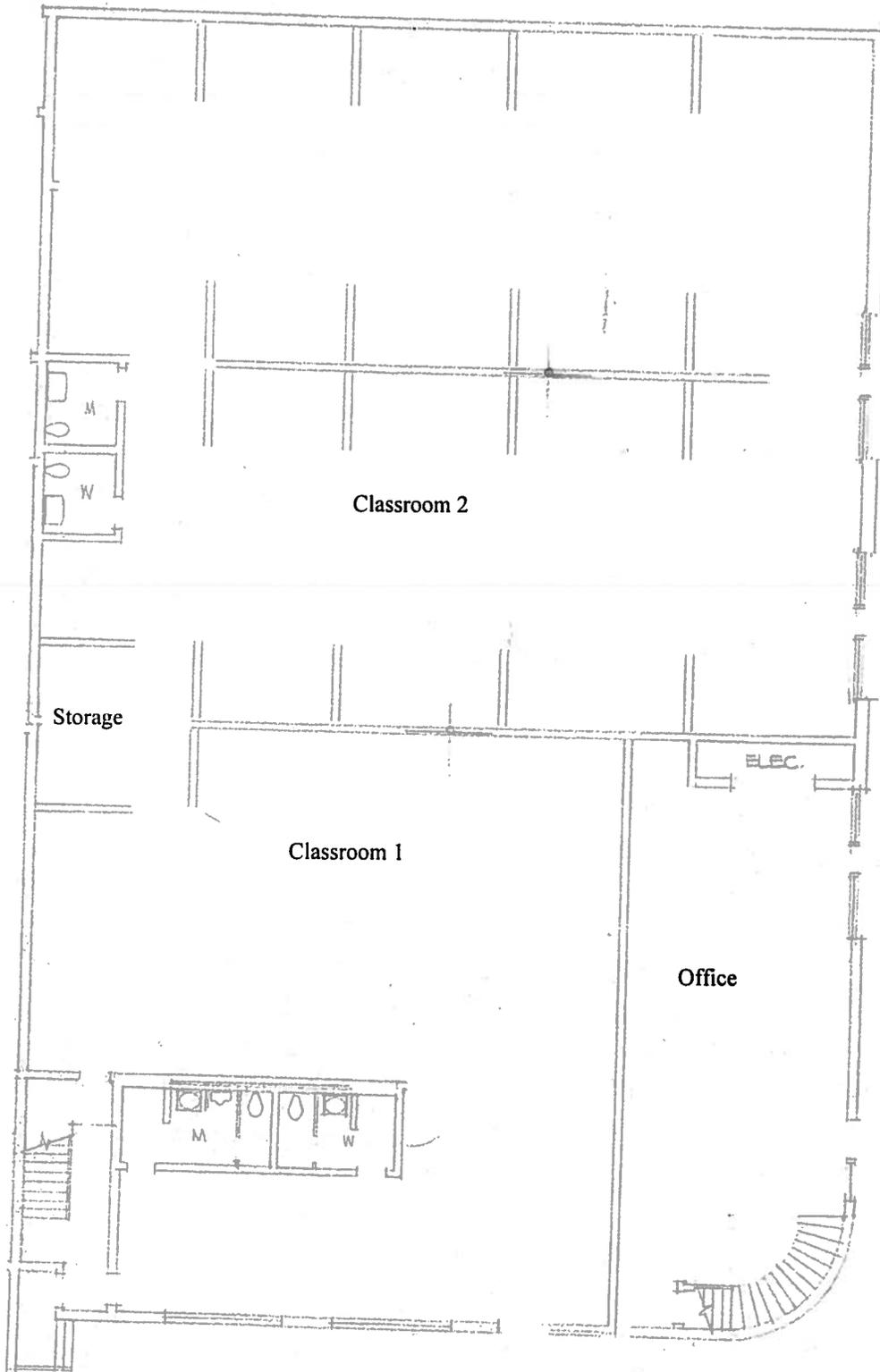
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A-24,905 SQ. FT.  
0A-0030

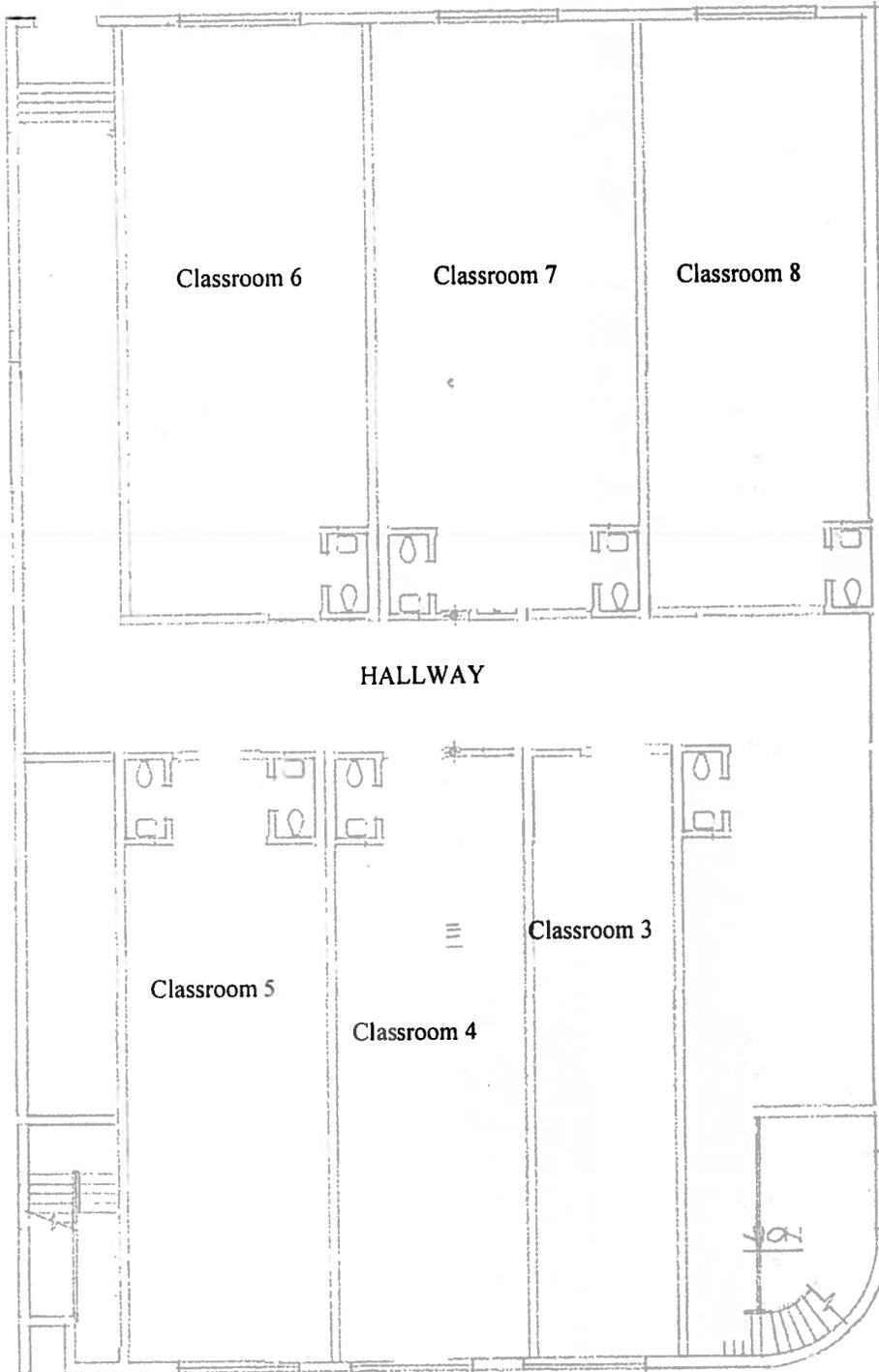


E. ~ 337.75'

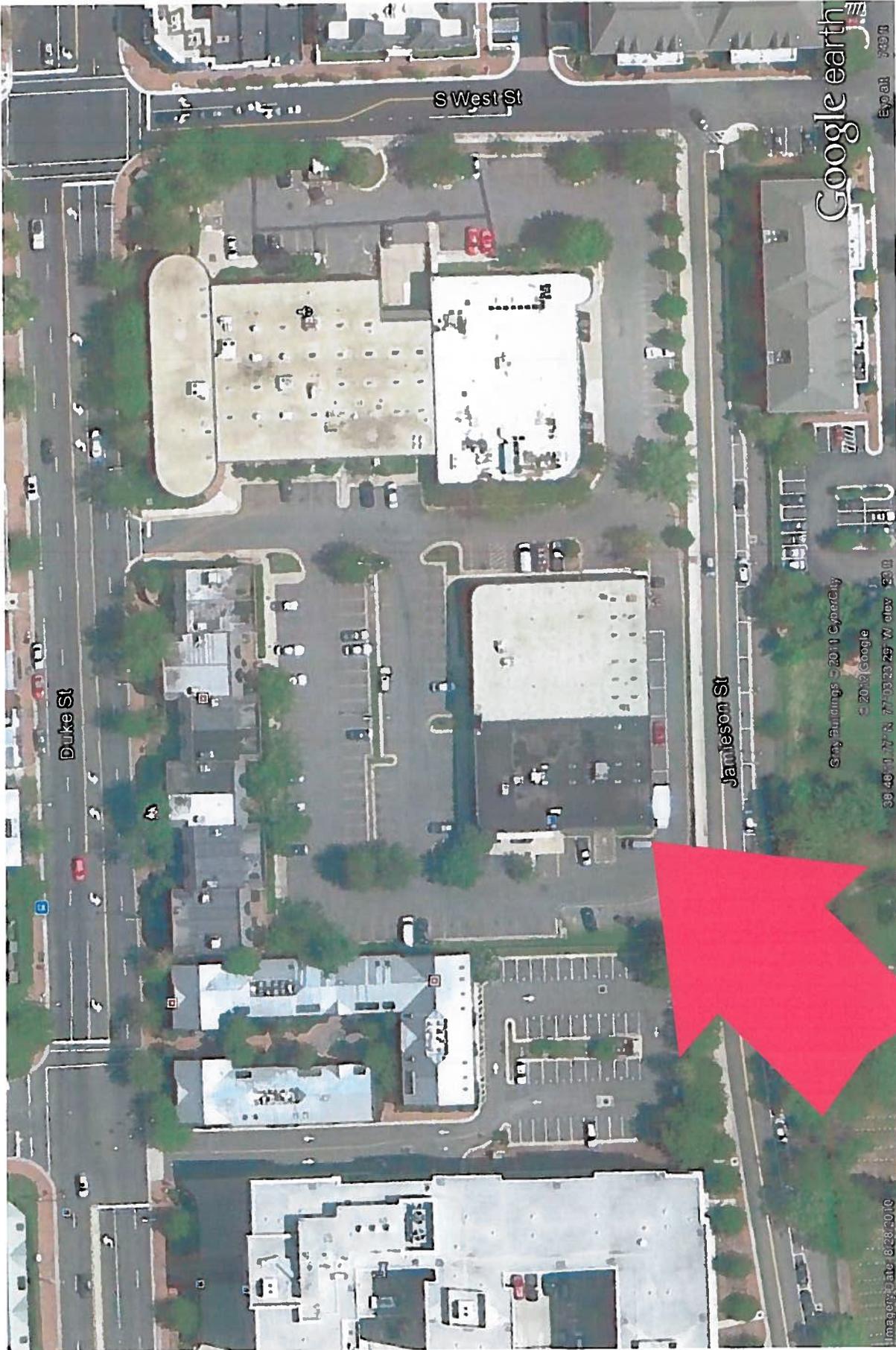
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



Blue Bird of Alexandria II