



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0015

PROPERTY LOCATION: 417-419 Clifford Ave

417 = 14000500 025.01-02-17

TAX MAP REFERENCE: 419 = 14001000 025.01-0218 ZONE: CSL

APPLICANT:

Name: Michael Bratti

Address: 401 East Glebe Road, Alexandria VA 22305

PROPOSED USE: Tile & Terrazzo Contracting Company

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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Michael Bratti
Print Name of Applicant or Agent

[Signature] 3-21-2011
Signature Date

401 East Glebe Road
Mailing/Street Address

703-549-6802 703-549-4439
Telephone # Fax #

Alexandria VA 22305
City and State Zip Code

michaelbratti@aol.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____
ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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.

Michael Bratti, 401 East Glebe Road Alexandria VA 22305, 100% ownership

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. Michael Bratti	401 East Glebe Rd Alexandria VA 22305	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. Wagonworks Capital Investments LLC	417-419 Clifford Ave	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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. Michael Bratti	NONE	City Council & Planning Commission
2. Wagonworks Capital Investments LLC	"	" " "
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.

3-21-2011 Michael Bratti
Date Printed Name

[Signature]
Signature

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

R. BRATTI ASSOCIATES, INC.

401 EAST GLEBE ROAD, ALEXANDRIA, VIRGINIA 22305 703 549-6800



sup 2011-0015

Fax: 703-838-3880
Tel: 703-746-3837
E-Mail: peter.leiberg@alexandriava.gov

03.18.2011

City of Alexandria
P.O. Box 178
Alexandria, VA. 22314

ATTN: Mr. Peter Leiberg
Zoning Department

Re: 417-419 Clifford Avenue

Dear Peter:

We wanted to take this opportunity to provide a synopsis of the intended use for the above referenced Property. Our use of this Property is intended as follows:

- The Upstairs of the Building is primarily Office Space and will be occupied by Management and Clerical Personnel for the Management and Operations of a Construction Company specializing in Ceramic Tile Work. The primary operation of the Business will be directed towards the Commercial Marketplace in the Washington, D.C. and Virginia Metro Areas. This Business is not unlike what we currently do although slightly less involved from a point of view of Materials Management and Equipment as virtually all of our Operations will be occurring in the Field with little need for Materials and/or manpower to come through the Office at this location.
- The Warehouse part of the Building on the Ground Level will be utilized for storage of Ceramic Tile Materials that cannot be drop shipped to particular jobs as they progress. The Garages will be utilitarian for us as we will be able to Garage a few Delivery Trucks that we eventually will employ within the Operation.
- The Exterior Gated Parking Lot, will be occupied with Personnel Vehicles and at least one large Delivery Truck that cannot fit through the doors. On occasion, Materials may be stored outside as they await Distribution into the Building or to the Jobsite. We do not anticipate much use of the Public Street for Parking due to the fact that Parking is present on the grounds of the Building.

THIS COMPANY IS AN EQUAL OPPORTUNITY EMPLOYER

Fax: 703/549-4439

SUP 2011-0015

Page 2

In conclusion, Operations at this facility will be of minimal impact to the Neighborhood and certainly far less than what would otherwise have been expected as an Auto Repair facility. If you have any questions, please do not hesitate to contact me personally. My numbers are as listed on the above letterhead.

Thank you for your attention.

With regards,


Michael R. Bratti
President

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).
SEVERAL VISITORS per week

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
8-10 staff; 7AM-6PM

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

Day: MON - Friday Hours: 7AM - 6PM

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
LITTLE TO NO NOISE

B. How will the noise be controlled?
SEE ABOVE

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

NONE

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)
office paper, wooden pallets - most to be recycled

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

C. How often will trash be collected?
weekly

D. How will you prevent littering on the property, streets and nearby properties?
Daily review & cleanup of property

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

[] Yes. [] No.

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

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

Yes. No.

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

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

Operations will be limited to property grounds
Security Gate is in place & will be utilized
to maintain privacy on property

ALCOHOL SALES

13.

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

Yes 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:

- 5 Standard spaces
- 5 Compact spaces
- 1 Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

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? 2

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. Where are off-street loading facilities located? on property on Paved driveway

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

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

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 should 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?

8900 sq. ft. (existing) + 0 sq. ft. (addition if any) = 8900 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

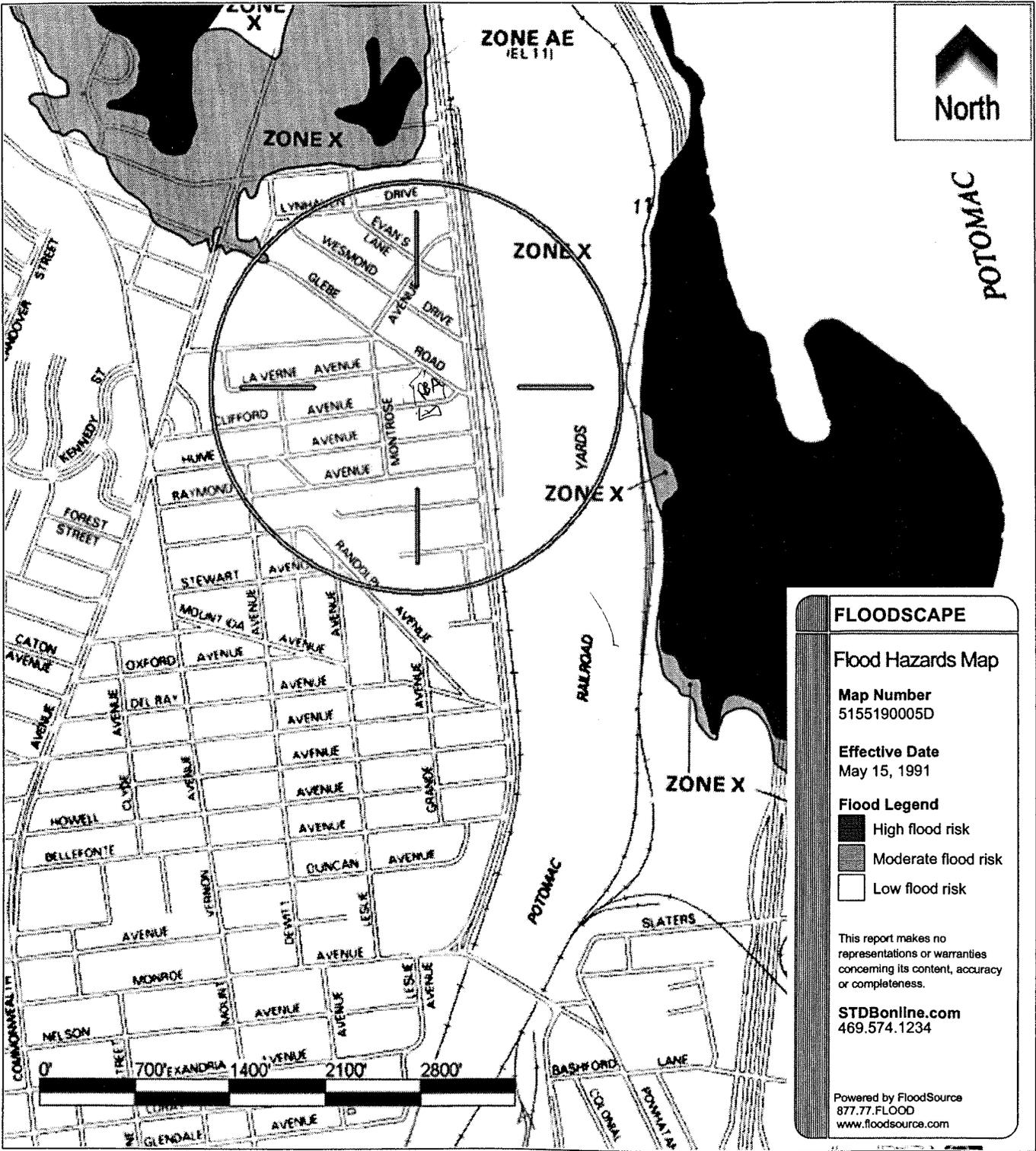
SUP 2011-0015



STDBonline.com
FLOODSOURCE
FLOODSCAPE™



PROPERTY ADDRESS:
417 E Clifford Ave, Alexandria, VA 22305



FLOODSCAPE

Flood Hazards Map

Map Number
5155190005D

Effective Date
May 15, 1991

Flood Legend

- High flood risk
- Moderate flood risk
- Low flood risk

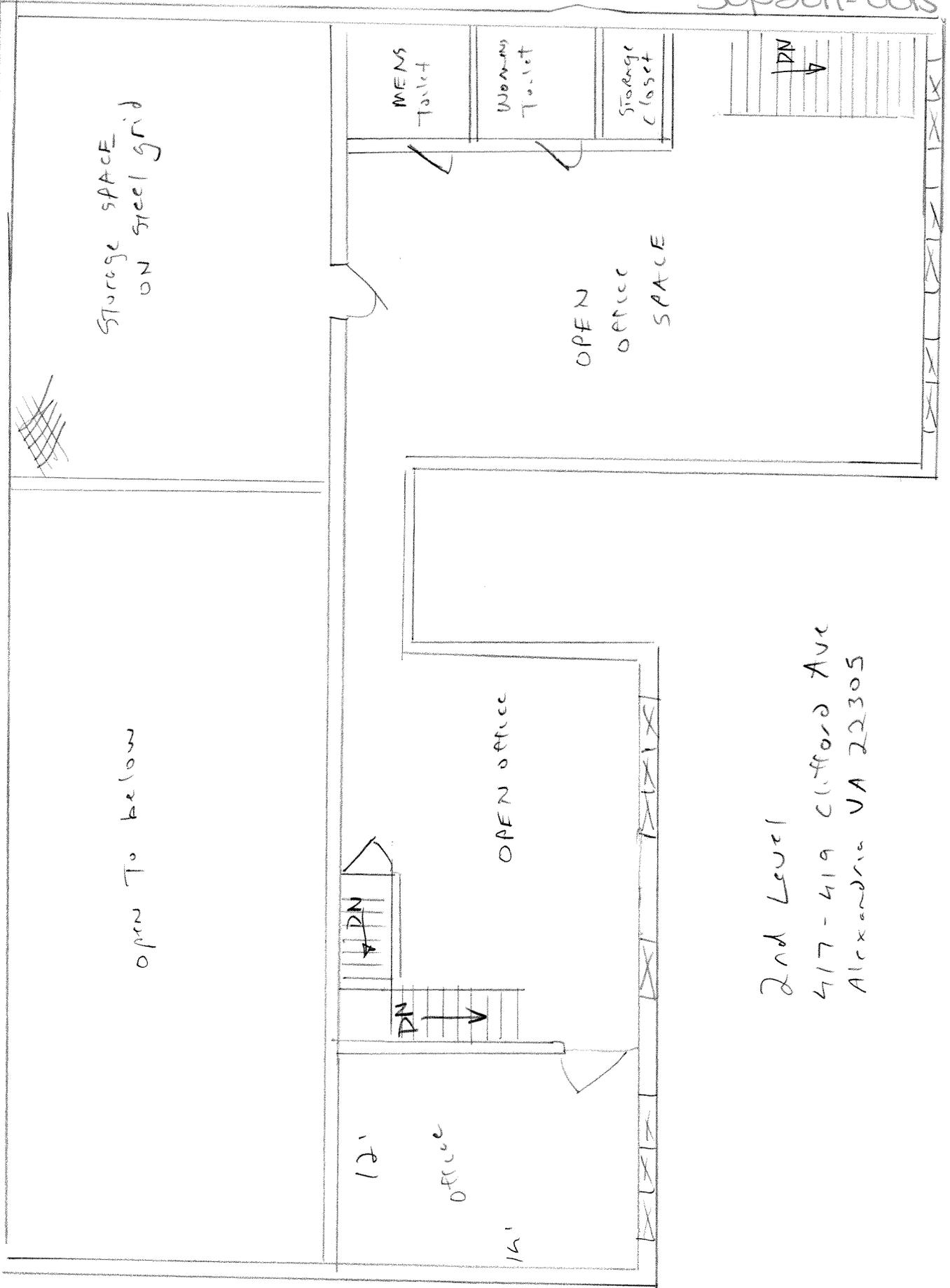
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SP2011-0015

96'



Storage SPACE
ON steel grid

open To below

12'

office

14'

OPEN OFFICE

OPEN
OFFICE
SPACE

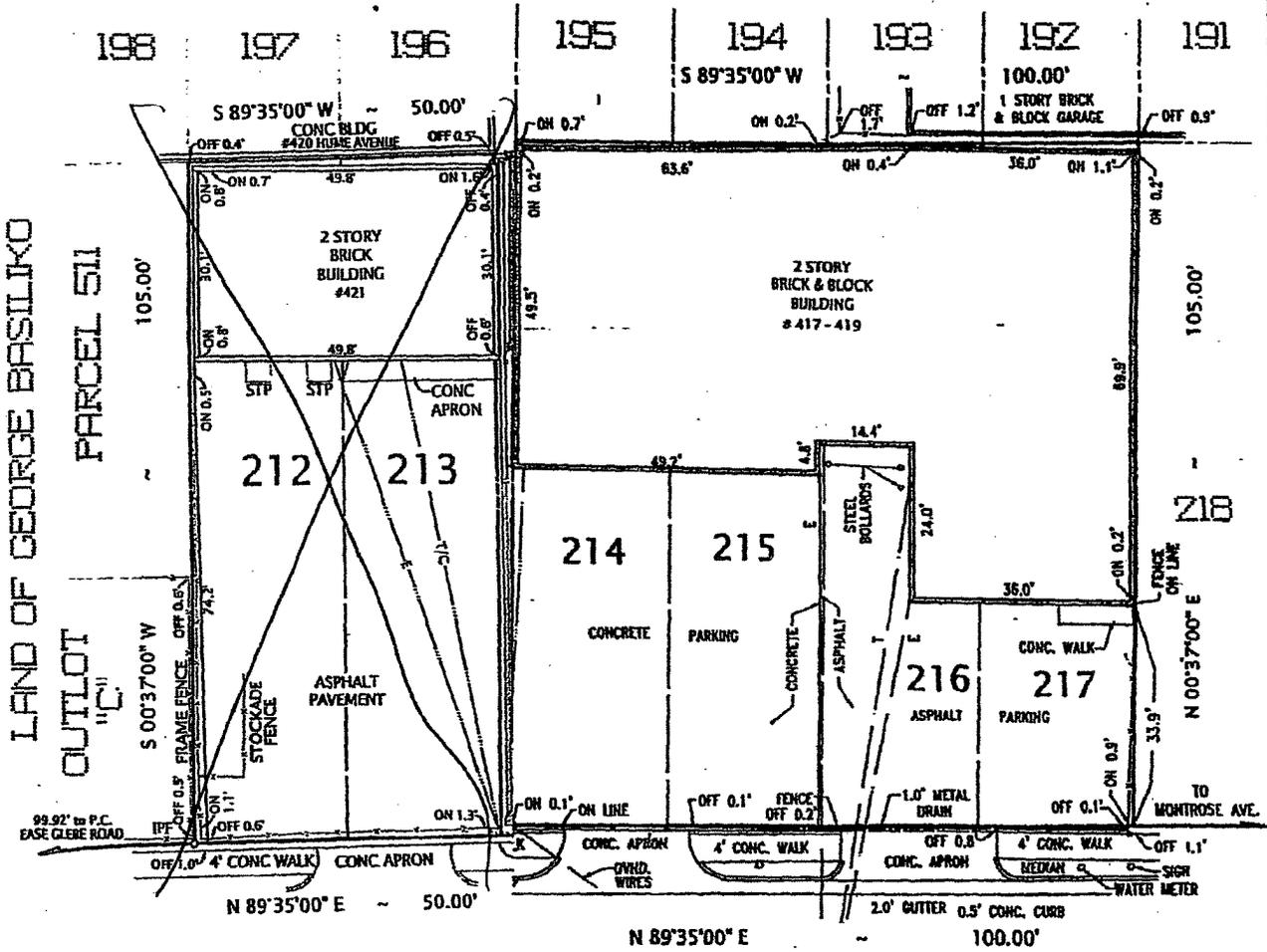
MENS
Toilet

Womens
Toilet

Storage
closet

2nd Level
 417 - 419 Clifford Ave
 Alexandria VA 22305

SITE PLATS



PLAT
 SHOWING BUILDING LOCATION ON
 LOTS 212 & 213
ST. ELMO
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' SEPTEMBER 30, 2003

PLAT
 SHOWING BUILDING LOCATION ON
 LOTS 214, 215, 216 & 217
ST. ELMO
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' DECEMBER 12, 2001