

# APPLICATION for SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0041

PROPERTY LOCATION: **417-419 Clifford Avenue, Alexandria, Virginia**

TAX MAP REFERENCE: **025.01 02 17** ZONED: **CSL**

APPLICANT Name: **Plaza Izalco, Inc., a Virginia corporation**  
**5608 Tower Hill Drive, Alexandria, VA 22315**

PROPERTY OWNER Name: **Juan Ventura and Maria I. Ventura**  
**5608 Tower Hill Drive, Alexandria, VA 22315**

PROPOSED USE: **Special Use Permit to operate a wholesale business.**

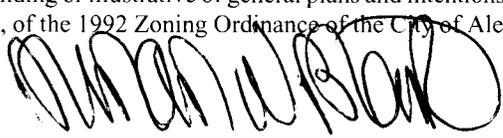
[X] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[X] **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.

[X] **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.

[X] **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 Commission 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.

**Land, Clark, Carroll, Mendelson & Blair, P.C.**  
**Duncan W. Blair, Esquire**



*Print Name of Applicant or Agent*

*Signature*

**524 King Street**

**(703) 836-1000**

**(703) 549-3335**

*Mailing/Street Address*

*Telephone #*

*Fax #*

**dblair@landclark.com**

**Alexandria, Virginia 22314**

**June 21, 2011**

*City and State*

*Zip Code*

*Date*

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

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

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

SUP 2011-0041

**Property Owner's Authorization**

On behalf of property owner of **417-419 Clifford Avenue**, I hereby grant the applicant authorization to apply for the **Special Use Permit to operate a wholesale business** as described in this application.

By:  \_\_\_\_\_  
Juan Ventura

Date: **June 21, 2011**

Address: 5608 Tower Hill Drive  
Alexandria, VA 22315

Phone: **703 655-7550**

E-mail: \_\_\_\_\_



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*)

The Owner

Contract Purchaser of the building

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.

**Plaza Izalco, Inc. is a Virginia corporation. The individuals owning an interest on Plaza Izalco, Inc. in excess of ten (10%) are Juan Ventura and Maria I. Ventura address for mailing purposes is 5608 Tower Hill Drive, Alexandria, Virginia 22315.**

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.

### **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)

**Plaza Izalco, Inc., a Virginia corporation, is an expanding small wholesale business owned and operated by the Ventura family that imports, exports and distributes health and beauty supplies to retail outlets in the District of Columbia, Maryland and Virginia areas. Plaza Izalco, Inc., wholesale business is currently located at 3007 Colvin Street. The Ventura family have owned and operated businesses in Alexandria since 1996.**

**If the Special Use Permit is granted, Plaza Izalco, Inc. will relocate its operations to 417-419 Clifford Avenue. The Clifford Avenue facility will be used and occupied as the principal office of Plaza Izalco, Inc., short term storage of product and distribution of product to retail outlets and other vendors. Plaza Izalco, Inc., will employ on a full or part time eleven (11) employees, of those eleven (11) employees, three (3) are sales personnel who are on the road ninety (90%) percent of the time making sales making sales. Orders are sent electronically to the office where the orders are prepared for delivery by two (2) delivery men who are on the road about ninety (90%) to ninety-five (95%) of the time. Deliveries are currently made by the delivery staff in personal vehicles. The remaining six (6) employees are in the warehouse receiving and processing orders, ordering inventory, fixing merchandise and making orders to be sent out. Most orders assembled by hand and boxed to be shipped out by UPS, Federal Express, our own delivery team or freight.**

**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).

**Plaza Izalco, Inc. is a wholesale business with all sales made offsite by its sales staff. It is not anticipated that people, other the occasional sales representatives of products sold by Plaza Izalco, Inc, will visit the wholesale facility.**

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

**Approximately eleven (11) individuals will be employed by Plaza Izalco, Inc. on a full or part time basis. The anticipated maximum number of employees on site at any one time is eleven (11).**

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

Day:

Hours:

**Monday – Friday**

**9:00 a.m. – 9:00 p.m.**

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

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

**It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.**

B. How will the noise from patrons be controlled?

**It is not anticipated that patron noise will be a source of complaints; as such, no extraordinary noise mitigation and control measures are warranted.**

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

**It is not anticipated that offensive odors will emanate from the use of the property.**

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 space, food wrappers)

**The type of volume of trash and garbage generated by the wholesale business will be mainly refuse from products received (i.e. cardboard delivery boxes) and from general and recyclables. Trash and garbage will be deposited and stored in the commercial dumpster.**

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

**The wholesale business will generate approximately one (1) dumpster per week.**

C. How often will trash be collected?

**Trash and garbage will be collected by a commercial collector once a week.**

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

**Litter is not an anticipated problem.**

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:

**Small quantities of materials defined as hazardous, generally recognized to be appropriate for use by wholesale businesses in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.**

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:

**Small quantities of organic compounds, generally recognized to be appropriate for use by wholesale businesses in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.**

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

**The location and the proposed hours of operations of the wholesale business should provide a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures will be required.**

### ALCOHOL SALES

13. 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?

- 6 Standard spaces.
- 4 Compact spaces.
- 2 Handicapped accessible spaces.
- 1 Other.

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

B. Where is required parking located? *(check one)*

- on-site
- off-site *(check one)*

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? **Three**

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

B. Where are off-street loading facilities located?

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

**It is anticipated that loading and unloading activities will occur Monday – Friday 10:00 a.m. – 4:00 p.m.**

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

**It is anticipated that there will be 1-3 deliveries per day Monday - Friday.**

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 to the property 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?      N/A

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

10,186 sq. ft. (existing) + -0- sq. ft. (addition if any) = 10,186 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

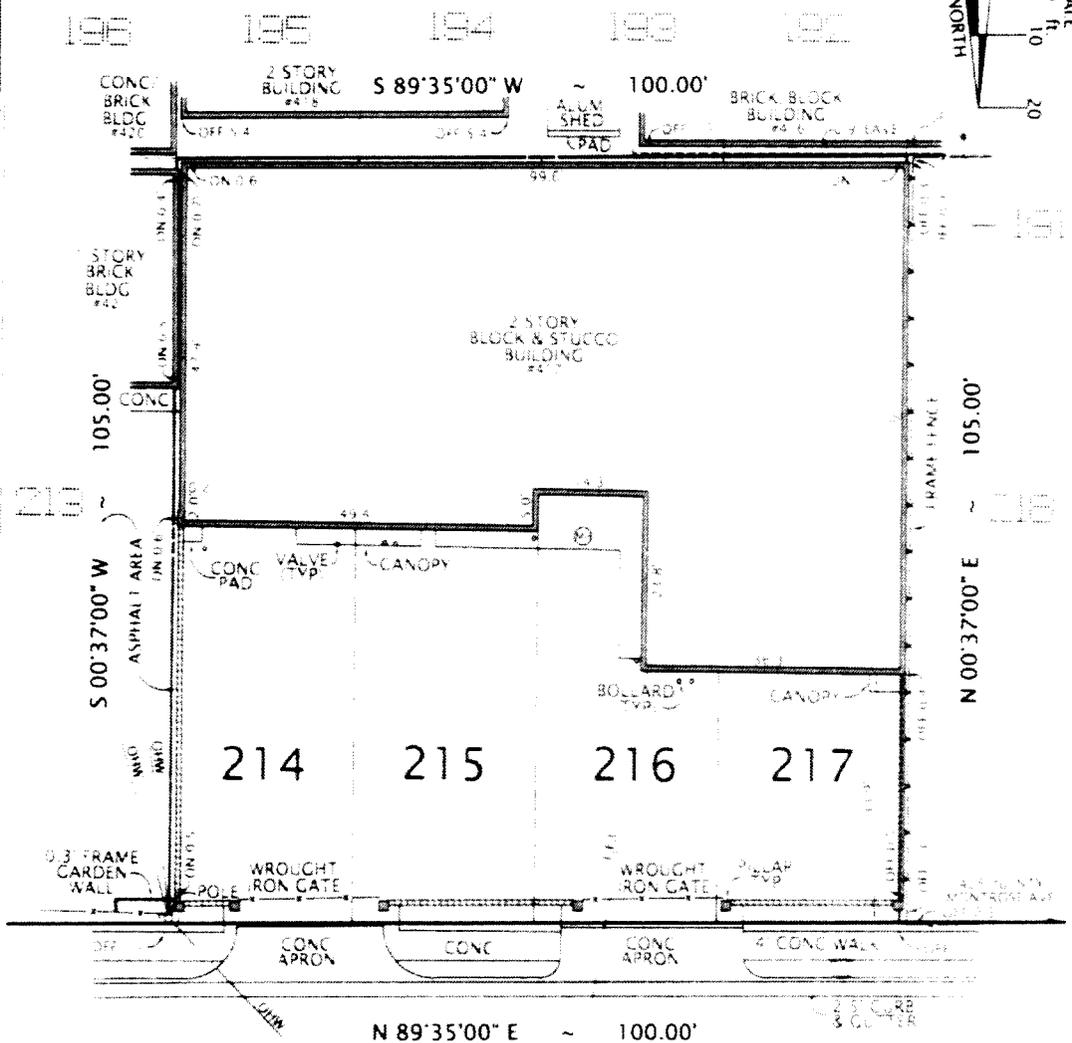
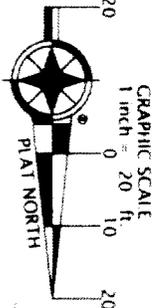
a shopping center. Please provide name of the center:

an office building. Please provide name of the building:

Other, please describe:

SUP 2011-0041

- NOTES
- FENCES ARE FRAME UNLESS NOTED
  - PILLARS ARE CONCRETE & BLOCK
  - WALLS ARE 0.7' CONCRETE BLOCK UNLESS NOTED
  - LAND AREA = 0.948 SF



**CLIFFORD AVENUE**

40' WIDE  
PLAT  
SHOWING BUILDING LOCATION ON  
LOTS 214 THRU 217

**ST. ELMO**

LIBER 04, PAGE 440  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1" = 20' NOVEMBER 22, 2010

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HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD

A TITLE REPORT WAS NOT FURNISHED

NO CORNER MARKERS SET

11/22/2010  
GEORGE M. O'CAHANE  
LICENSE NO. 2069  
George M. O'Caiane

Ordered by  
**The Settlement Group, Inc.**  
5100 Leesburg Pike, Suite 301  
Alexandria, Virginia 22302  
703-933-3090

**DOMINION** Surveyors, Inc.  
8808 H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412



1700-1106 D/S

MIKE BEATTI  
703 549 4439

419 14001000  
417 14000500

2ND FLOOR  
417/419 CLIFFORD AVE

