

# APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2009-0065

**PROPERTY LOCATION:** 809 Pendleton Street, Alexandria, VA 22314

**TAX MAP REFERENCE:** 054.04-13-22 **ZONE:** CL

**APPLICANT:**

Name: Kathryn M. Rollins dba Dog Days of Old Town, LLC

Address: 1669 Hunting Creek Drive, Alexandria, VA 22314

**PROPOSED USE:** Dog Retail speciality sales, dog day care facility with overnight boarding.

**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.

Kathryn M. Rollins

Print Name of Applicant or Agent

1669 Hunting Creek Drive

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Kathryn M. Rollins 10/20/09  
Signature Date

703-548-1214 same

Telephone # Fax #

rollinstm@comcast.net

Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

SUP # 2009-0065

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 809 Peridleton Street, Alexandria, VA 22314, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Retail/Specialty Dog Products, day care & Overnight boarding use as  
(use)  
described in this application.

Name: Hosain I Mabudian Phone: (703) 255-1318  
Please Print  
Address: 9126 Old Courthouse Road Email: Homabud@GMail.com  
Signature: [Handwritten Signature] Date: 9/21/09

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.

Kathryn M. Rollins, 1669 Hunting Creek Drive, Alexandria, VA 22314(60%)/ Elmore Nanton, 7112 Mint Place, #202, Alexandria, VA 22306(40%)

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



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Dog Days of Old Town, LLC, will provide high-quality, reliable and loving pet care for daily playtime and boarding ranging from two-hour minimums to overnight extended stays (days or weeks). This care will be predominantly cage less, although we will have cages available for use as necessary. We will have someone onsite at all times when we have dogs present. We will be doing pickup and delivery as our primary method of receiving dogs and returning them. We will have three vehicles for use by the business, none of which will be kept at the facility.

In an effort to be a "good neighbor", we will offer discounts to pet owners living or working on the adjacent blocks if they want to walk their dog to our facility, thereby furthering green initiatives of less car usage.

We will also be establishing partnerships with a local groomer and shuttling the dogs back and forth from our facility to our groomer's facility (also a fairly new start-up business within the city) and a local veterinarian for on call service. We will be able to facilitate more dogs in less space by utilizing three (3) walkers who will take the dogs to local parks and out for walks on a rotational basis. In severely inclement weather, they will still be taken for walks, but will spend less time outside and more time inside, with all assistants participating in structured play and behavioral training, as requested.

We will provide high quality dog foods, toys and other pet products as regular inventory, with special requests accommodated, as available. We will provide dog exercise and play equipment inside, along with special rooms set aside for pets that need rest or relaxation time and also a special orientation room for new dogs or dogs that may not readily adjust to a new environment. All owners are required to furnish up-to-date vaccination records and owners must complete an orientation behavioral questionnaire and an individual per dog introduction must also be completed before each dog will be admitted into the general play population. My partner, Elmore Nanton, has a depth and breadth of experience with dogs akin to the "Dog Whisperer" and he will be our General Manager and Operator. He currently has a well-established clientele for dog walking, pet sitting and anything else that someone needs done for their pet. We intend to continue this level of service while taking it further, thereby

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allowing Elmore more space, to handle more dogs, with the same loving care that he currently affords his 45+ clients without his own facility.

Our primary goal is to provide a clean, safe and convenient environment for Old Town residents to count on for customer-oriented care for their "furry friends". Our hours are structured differently than our competitors in order to provide the ultimate convenience for our clients (the non-furry ones) whose schedules vary greatly. In order to best facilitate their schedules, we will not only offer, but encourage, the use of our pick-up and delivery service and will work with our clients who have been out of town on extended trips and want to have their pets home when they get there. It is our intent to use this service as our predominant method of getting our dogs to and from the facility so as to not cause any neighborhood disruption. We are lucky to have found this particular space, because it is easily within walking distance of much of Old Town for people who wish to shop our retail section and our regular clients are free to request what they need and we will deliver the items along with their dogs.

We will also offer a website with all of our details and special activities, such as "Adoption Days" in concert with local animal shelters and a webcam system so that owners may view their pets throughout the day.

Our bottom line is that we intend to be the best at what we do and do it for a reasonable price and provide our customers with the utmost in happy dogs, while enhancing the neighborhood by providing a valuable service and being a good neighbor.

**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).

7AM - 9 PM - Sunday - Saturday (9PM-11PM By Appointment Only for pick up or Delivery). Dogs will be rotated outside to parks, etc. MAX 30 dogs present during any given period.

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

Two to four at any given shift depending upon need

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

<p>Day: <u>Sunday - Saturday</u></p> <p><u>Sunday - Saturday</u></p> <p>_____</p> <p>_____</p>	<p>Hours: <u>7AM - 9 PM</u></p> <p><u>9 PM - 11PM (Only for special delivery hours to clients homes or scheduled late pickups</u></p> <p>_____</p> <p>_____</p>
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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.

Dogs playing - barking will kept to a minimum. All dogs will be inside most of the time they are resident at the facility.

Only 1/3 will be present at a time, the rest will be taken in shifts to parks and on walks.

B. How will the noise be controlled?

Inside noise insulation

Rotation of dogs outside for walking, exercise and individual training

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

Odors will be controlled by three times daily sanitizing, deodorizing and proper ventilation.

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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)

General office paper, dog food bags, boxes discarded from retail orders. We will contract with a commercial service for disposal of all garbage.

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

30 - 50 pounds per week

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C. How often will trash be collected?

Private trash collection - one to two times per week

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

No issue - we will police the area morning and evening to ensure there is no litter.

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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 nearby residents, employees and patrons?

Standard safety practices for a business of this type will be employed.

Dogs will be leashed at all times when outdoors (except in a fenced area for that purpose)

Strict intake procedures to ensure no dangerous dogs will be admitted.

**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 2 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ 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;">[ ] Yes [ ] No</p>
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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?

Current parking will be located on-site, but future plans might provide for close off-site parking and no company vehicles will be kept on site.

**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? 1

<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;">[ ] Yes [ ] No</p>
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B. Where are off-street loading facilities located? In rear of building

C. During what hours of the day do you expect loading/unloading operations to occur?  
7-9AM, 1-3PM, 5-7PM (9-11PM for special exceptions by appt.)

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
3-6 per day with each lasting only 15-30 minutes

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?  
No

**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?  
1600 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 1600 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**



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

Small business with only 2-3 employees resident at any given time. Most time is spent away from the facility. We have two large spaces and request a two space reduction as we plan to utilize pick up and delivery as our primary mode of service to our clients (with the exception of those that we can encourage to walk to us by offering a discount)

**2. Provide a statement of justification for the proposed parking reduction.**

We have two large parking spaces in the rear of the building and plan to look for some additional leased offsite parking (if necessary), as we would like to fence in the back in the future to provide a space for one on one behavioral training (with a covered awning, if approved).

**3. Why is it not feasible to provide the required parking?**

There is no more onsite parking available. There is, however, extensive street parking in the surrounding area.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

\_\_\_\_\_ Yes.       No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



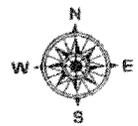
PENDLETON ST  
SITE

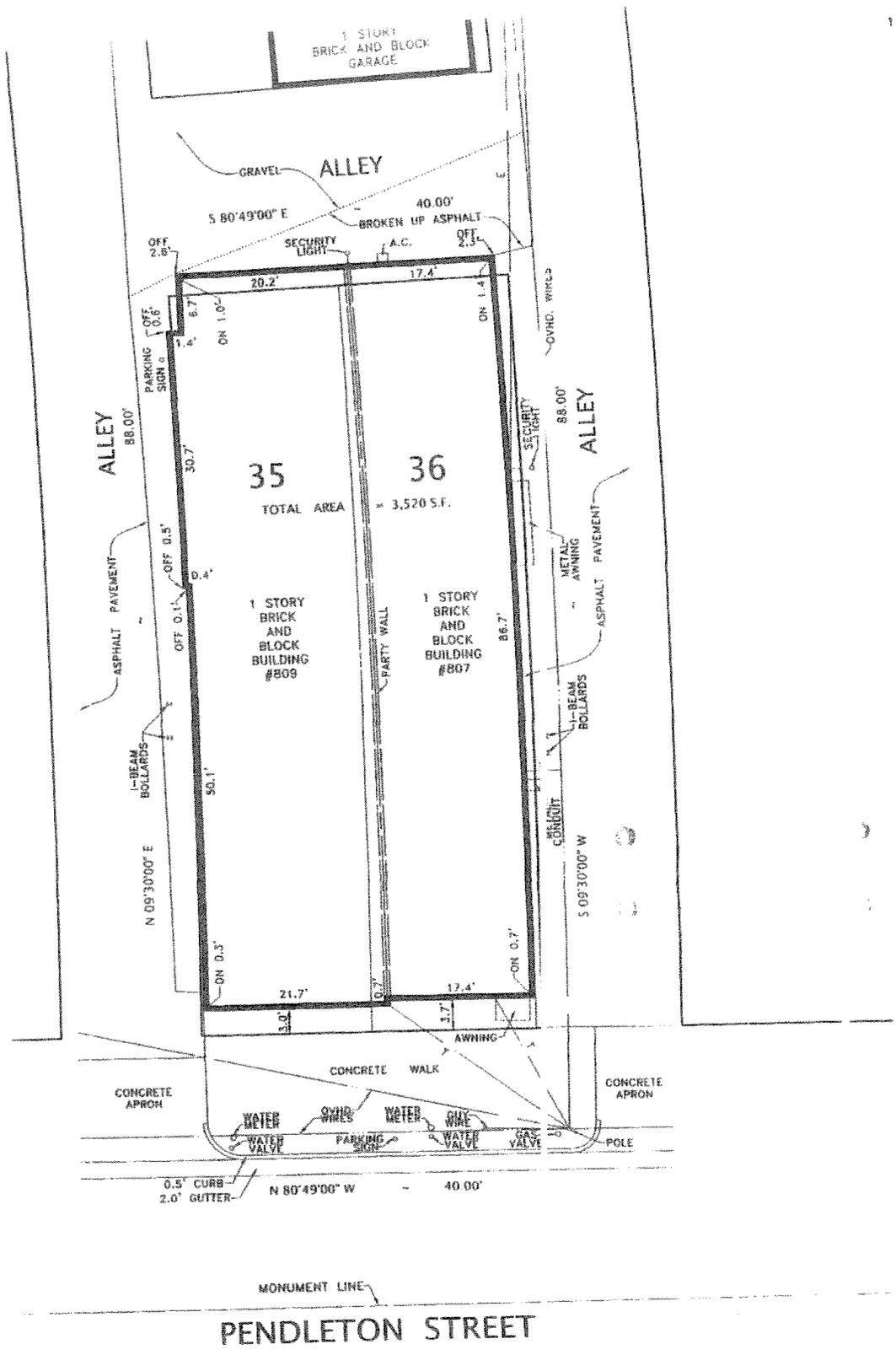
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N COLUMBUS ST

BAR CASE #2004-0280

7/27/05





**Dog Days of Old Town**  
**809 Pendleton**  
**Applicant: Kathryn Rollins**  
**1600 Sq ft**

