

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 501 E. Monroe Ave., I hereby
(Property Address)
grant the applicant authorization to apply for the Bakery use as
(use)
described in this application.

Name: Chris Christou, Gold Crust Baking Co., Inc. Phone _____
Please Print
Address: 501 E. Monroe Ave., Alexandria, VA 22301 Email: chris@goldcrust.com
Signature:  Date: June 26, 2008

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.

- Paul Christou, 501 E. Monroe Ave., Alexandria, VA 22301 - 70%

- Chris Christou, 501 E. Monroe Ave., Alexandria, VA 22301 - 15%

- Nausika Lyubinsky 501 E. Monroe Ave., Alexandria, VA 22301 - 15%

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The applicant is seeking to amend it's existing SUP No. 2001-0040 in response to development of the
Dominion Virginia Power's substation to the east of the property, and is seeking to change where it's
loading and unloading are permitted. The applicant and Dominion have agreed that allowing limited truck
access to the existing loading bay through a curb cut and driveway off of E. Monroe is a viable solution.
Currently, Dominion leases the area to the east of the building to the bakery and their trucks access the
loading bay from the fenced in area behind their building. As shown in Dominion's plans, a 12.5 foot wide
drive to access the existing loading dock off of E. Monroe works. We believe Staff is in support of this
option, including a curb cut on Monroe Ave. The loading space will be limited to small box trucks, not the
tractor trailer trucks that deliver pallets of flour, ect, to the bakery. Those trucks would use a limited loading
space on Monroe during the early morning hours, to limit any impact on traffic on Monroe Ave. All other
aspects of the bakery operation/small retail space would remain the same. At some point in the near future,
the applicant would like to replace the existing loading door on the E. Monroe Ave. facade of the building
with a window to match the corresponding window of the building closest to the intersection with Leslie Ave.
The Applicant went to the Del Ray Land Use Committee, and we have their support for this alternative.

USE CHARACTERISTICS

SUP # 2008-0047

- 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).

Same as existing - 10-100 retail customers depending on the day, throughout the day.

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

Same as existing - 6 to 10 employees per shift.

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

Day:	Hours:
Production: Daily 7 a.m. to 7 p.m. Cleaning of the facility will occur from 6 p.m. to Midnight.	
Retail: Daily 9 a.m. to 7 p.m.	
Delivery: Monday through Saturday 5 a.m. to 8 a.m.	

- 7. Please describe any potential noise emanating from the proposed use.
 - A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical for a bakery operation and small retail component.

 - B. How will the noise be controlled?
Operations are performed within the building only.

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

Typical odors from a bakery operation. Machinery is utilized in the operation to control odors.

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)

Typical trash from a bakery use.

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

One Dumpster per week, on average.

C. How often will trash be collected?

Once a week, on average.

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

Employees will monitor the area and pick up trash as necessary.

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 nearby residents, employees and patrons?

The building is monitored by a security company.

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:

- 18 Standard spaces
- _____ Compact spaces
- _____ 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?
<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)
 on-site (In Leslie Properties Parking Lot at the end of the warehouse building)
 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? 1

Planning and Zoning Staff Only
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? On new loading space off of E. Monroe Ave
as well as a proposed loading zone on E. Monroe for larger trucks.

C. During what hours of the day do you expect loading/unloading operations to occur?
During early morning hours, until 10:00 a.m., in the loading space, and until 6 a.m. in the
loading zone on E. Monroe for the larger trucks.

D. How frequently are loading/unloading operations expected to occur, per day or per week,
as appropriate?
Daily for the loading space and up to three times a week for the loading zone.

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?
10,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 10,000 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

SUP 2008-0041

EXISTING
LESLIE AVE



EXISTING

EXISTING

EXISTING

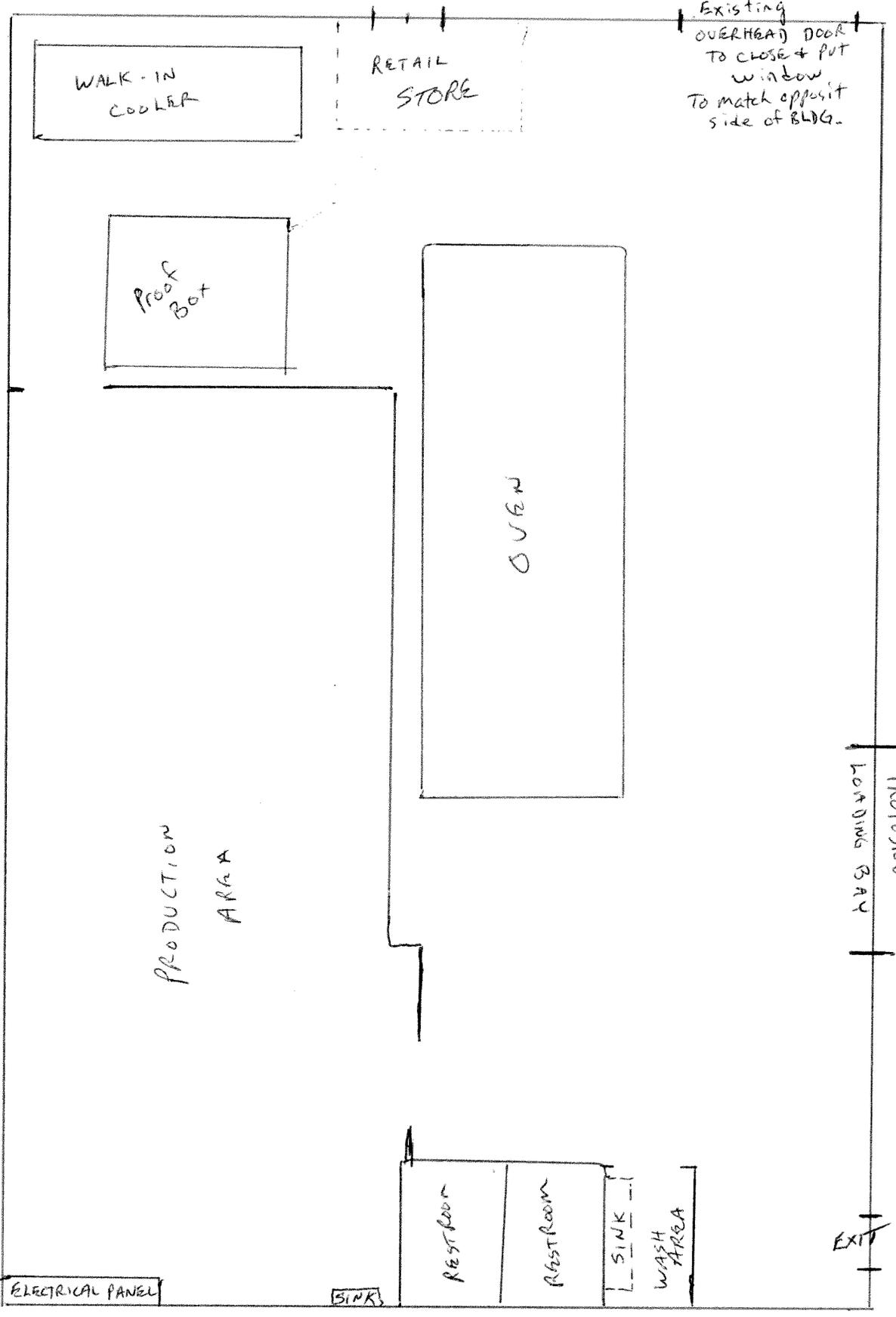
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