



APPLICATION SPECIAL USE PERMIT

Existing Special Use Permit # 2005-0C

SPECIAL USE PERMIT # 2009-0046

PROPERTY LOCATION: 29 East Walnut Street, Alexandria, VA 22301

TAX MAP REFERENCE: 54.04 09 16 **ZONE:** B-2-5

APPLICANT:

Name: Mark B. Poskaitis

Address: P.O. Box 7469, Alexandria VA 22307

PROPOSED USE: Special Use Permit to construct a single family dwelling on a substandard

lot pursuant to Section 13-400 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance")

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.

Mark B. Poskaitis
Print Name of Applicant or Agent

[Signature] 7/20/09
Signature Date

P.O. Box 7469, Alexandria VA 22307
Mailing/Street Address

703-930-2519 703-299-9959
Telephone # Fax #

Alexandria VA 22307
City and State Zip Code

mark@gempro.com
Email address

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

SUP # 2009-0046

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 29 East Walnut Street, Alexandria VA 22301 I hereby
(Property Address)
grant the applicant authorization to apply for the renewal of SUP use as
(use)
described in this application.

Name: Mark B. Poskaitis

Phone 703-930-2519

Please Print

Address: P.O. Box 7469, Alexandria, VA 22307

Email: mark@gcmpro.com

Signature: 

Date: 7/20/09

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.

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Mark R. Poskaitis purchased the property for his personal residence. Mark Poskaitis' address is P. O. Box 7469, Alexandria, Virginia 22307.

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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)

SEE ATTACHED.

2009-2046
Special Use Permit # 2005-0019

NARRATIVE DESCRIPTION:

The Applicant, Mark R. Poskaitis, is the *Owner* of 29 East Walnut Street, an unimproved lot on the south side of the unit block of East Walnut Street in Section Four (4) of the Rosemont Subdivision ("Property").

The Property is defined as a substandard lot under the provisions of §12-400 of the Ordinance by virtue of its noncompliance with the lot width and lot area requirements of the R-2-5/Single Family and Two Family zone regulations. Pursuant to §3-500 of the Ordinance, the required lot width at the front building line is forty (40) feet. The lot width of the Property at the front of the building line is fifty (50) feet. The required lot area for lots in the R-2-5 zone regulations is five thousand (5,000) square feet. The Property contains four thousand four hundred (4,400) square feet of land. The lot was created by subdivision in 1913. The Property is identical in size and shape as all lots on the Blockface as defined in the Ordinance and in Section Four (4) of the Rosemont Subdivision. When created, the lot complied with the then applicable zone regulations.

We are applying for a renewal of our approved SUP, with only three changes as follows:

1. Removal of the 14" tree in the front right corner of the property next to 29 E. Walnut driveway. The sap and falling debris from the tree have destroyed the paint coats on vehicles.
2. The 24" tree located on the front right corner of 31 E. Walnut has been removed for an approved curb cut for off-street parking for 31 E. Walnut Street property. This tree was located on the property of 31 E. Walnut Street.
3. Mark Poskaitis is now the property owner, not the purchaser.

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 as a single family residence.

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?

The type and volume of trash and garbage will be that generally associated with a single family residence.

B. How much trash and garbage will be generated by the use?

The type and volume of trash and garbage will be that generally associated with a single family residence.

C. How often will trash be collected?

Weekly City pick-up of trash and recyclables.

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

Not Applicable.

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 residents, employees and patrons?

Not Applicable.

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to Section 8-200 (A) of the zoning ordinance?

Two (2) parking spaces.

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

 2 Standard spaces - Tandem spaces

 Compact spaces

 Handicapped accessible spaces.

 Other.

C. Where is required parking located? on-site off-site (check one)

The parking spaces will be accessed off East Walnut Street by using the existing curbcut on the Property.

If the required parking will be located off-site, where will it be located:

Not Applicable.

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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.

- D. 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**.
15. Please provide information regarding loading and unloading facilities for the use:
- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **NONE**
- B. How many loading spaces are available for the use? **None.**
- C. Where are off-street loading facilities located? **Not Applicable.**
- D. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable.
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?

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 square feet.

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

_____ sq. ft. (existing) + 1938 net sq. ft. = 1938 net sq. ft. (total)

See attached Floor Area and Open Space Computation Sheet.

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: _____