

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2007-0002

PROJECT NAME: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

PROPERTY LOCATION: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

TAX MAP REFERENCE: 054.04-11-01 ZONE: RB

APPLICANT Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

PROPERTY OWNER Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

SUMMARY OF PROPOSAL: SYMPATHETIC ADDITION TO EXISTING

'CONTRIBUTING' CHURCH

MODIFICATIONS REQUESTED: REQUIRES ZONING SPECIAL USE PERMIT TO ALLOW

PARKING FOR NEW ADDITION

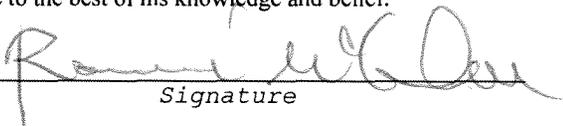
SUP's REQUESTED: 1 SPECIAL USE PERMIT

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

R. McGHEE & ASSOCIATES
Print Name of Applicant or Agent


Signature

740 SIXTH STREET NW
Mailing/Street Address

202-626-0690 202-626-0004
Telephone # *Fax #*

WASHINGTON DC, 20001
City and State *Zip Code*

06/25/2009
Date

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

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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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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 the *(check one)*:

Owner Contract Purchaser

Lessee Other: AGENT FOR OWNER

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.

N/A

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.

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NARRATIVE DESCRIPTION

2. 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. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Project consists of a 2,809 SF addition to the wood framed, **Church of God and Saints Of Christ, 16th Tabernacle**, in the Parker-Gray Historic District of Alexandria Virginia, located At 634 (636) N. Patrick Street. The existing church building is a "contributing" building in the historic district. The new addition will require the demolition of approximately 106 SF of a non-contributing (cmu) portion of the existing church building. The project will require a zoning Special Use Permit to allow parking for the new addition to be located on a nearby adjacent site. It is the intent of this project to comply with all other zoning statutes and requirements.

The new addition will consist of a two story (first floor and attic) wood framed gabled roof structure very similar to the original church structure in exterior materials, scale, roof slope, roof height and general proportions. The addition will reflect the low scale vernacular style detailing of the original church and will have walls consisting of shiplap wood siding to match the size and scale of the original church building. The fellowship hall-office addition will serve as a meeting and fellowship hall for events occurring immediately after weekly worship services. This difference in function is reflected in the building form. The addition will exhibit flat roof gables at a second floor church office area, residential style one-over-one double hung windows and a low masonry base that reflects construction style of many of the nearby Parker-Gray, residences and small commercial structures. (See Context photos on Sheet A-1.2).

The new addition will not block view sheds from either Wythe or Patrick Streets. The primary public entrance to the site will remain on North Patrick Street. A remote parking lot with 30 parking spaces will be made available at the US Postal Service site that is within 100 feet of the church site.

The Church of God & Saints of Christ, 16th Tabernacle is requesting approval of a special use permit to allow approval of parking in a remote lot pursuant to Article VIII, Section 8(200) C, (4),(4): "For all other uses, including, but not limited to churches, private and fraternal clubs, private and public schools and social service buildings, such required off-street parking shall be located on the same lot as the main building or on a lot immediately contiguous to the main building lot; except, that off-street parking may be permitted within 300 feet with a special use permit. Proposed location of offsite parking lot is approximately 90'-0" directly from rear of Church lot (walking distance is 410'-0" to Church property line).

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3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

NEW PROPOSED FELLOWSHIP HALL APPROXIMATELY: 125

(SOME USE ON WEEKDAYS, BUT PRIMARILY ON WEEKENDS)

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

THE PROPOSED FELLOWSHIP HALL CAN ACCOMODATE 13 STAFF MEMBERS AND PERSONNEL. SOME USE OF THE SPACE ON WEEKDAYS, BUT PRIMARILY ON WEEKENDS

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>SATURDAY AND SUNDAY</u>	<u></u>	<u>WEEKDAY (CHURCH OFFICE)</u>	<u></u>
<u>(ACCORDING TO MASS SCHEDULE)</u>	<u></u>	<u>8 AM - 6 PM</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>

6. Describe any potential noise emanating from the proposed use:

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

LOW NOISE LEVEL

- B. How will the noise from patrons be controlled?

Contained in enclosed spaces within the existing church and proposed fellowship hall

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

N/A

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8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Small percentage of food and food packaging. Mostly office waste, ie paper,
cardboard, etc

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

N/A

C. How often will trash be collected?

N/A

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

Proper amount and location of trash receptacles in and around existing and proposed
buildings, which will minimize outdoor littering; proposed use is interior only.

9. 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:

10. 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:

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

No safety issues are anticipated. Parking is proposed offsite; access to site is by

pedestrian parishoners.

ALCOHOL SALES

12. 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

13. 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?

33 (INCLUDES 3 HANDICAPP SPACES)

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

30 Standard spaces

_____ Compact spaces

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3 Handicapped accessible spaces.

_____ Other.

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

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

UNITED STATES POSTAL SERVICE PARKING LOT, ENTRANCE ON N. HENRY STREET

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.

14. 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? _____

- B. How many loading spaces are available for the use? _____

- C. Where are off-street loading facilities located? _____
Loading will occur in the alley abutting the west elevation

- D. During what hours of the day do you expect loading/unloading operations to occur?
If required, on weekday mornings

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Infrequent, light loading/unloading

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15. 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

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Virginia Professional Services, LLC

4860 Cox Road, Suite 200, Glen Allen, VA 23060

Tel. 804.935.8585

Fax 804.935.8566

March 31, 2008

R. McGhee & Associates LLC

Attn: Ms. Amoy McGhee

740 6th St, NW

Suite 302

Washington, DC 20001

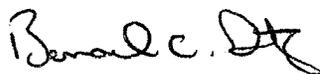
Re: Documents Received From The Virginia State Corporation Commission

Dear Ms. McGhee:

Enclosed please find documents that I received as your registered agent from the Virginia State Corporation Commission. These documents include your Certificate of Authority to Transact Business in Virginia and the receipt for your filing, for your records.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Bernard C. Dietz

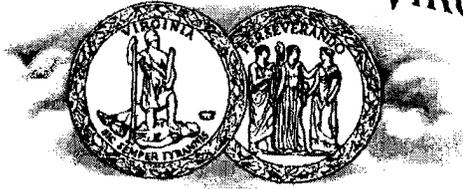
Enclosures

THEODORE V. MORRISON, JR.
CHAIRMAN

MARK C. CHRISTIE
COMMISSIONER

JUDITH WILLIAMS JAGDMANN
COMMISSIONER

COMMONWEALTH OF VIRGINIA



JOEL H. PECK
CLERK OF THE COMMISSION
P.O. BOX 1197
RICHMOND, VIRGINIA 23218-1197

STATE CORPORATION COMMISSION Office of the Clerk

March 20, 2008

VIRGINIA PROFESSIONAL SERVICES LLC
4860 COX RD STE 200
GLEN ALLEN, VA 23060

RE: R. McGhee & Associates, PLLC
ID: T037171 - 8
DCN: 08-02-29-4086

Dear Customer:

This is your receipt for \$100.00 to cover the fee(s) for filing an application for registration as a foreign limited liability company with this office.

The effective date of the registration is March 20, 2008.

Thank you for contacting our office. If you have any questions, please call (804) 371-9733 or toll-free in Virginia, (866) 722-2551.

Sincerely,

A handwritten signature in black ink that reads "Joel H. Peck".

Joel H. Peck
Clerk of the Commission

RECEIPTLC
LLNCF
CIS0345

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, March 20, 2008

This certificate of registration to transact business in Virginia is this day issued for

R. McGhee & Associates, PLLC

a limited liability company organized under the laws of WASHINGTON, D.C. and the said company is authorized to transact business in Virginia, subject to all Virginia laws applicable to the company and its business.

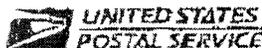


State Corporation Commission

Attest:

Joel H. Peck
Clerk of the Commission

POSTMASTER, ALEXANDRIA, VA 22313-9998



October 23, 2006

Church of God and Saints of Christ
Sixteenth Tabernacle
634 North Patrick Street
Alexandria, VA 22314-1831
Attn: Evangelist At Large James A. Parker, Local Pastor

RE: PARKING REQUEST

Dear Evangelist at Large Parker:

This letter is a written approval of your October 13, 2006 request for access to twenty-five (25) parking spaces in the Post Office lot located behind your church. I hereby authorize your church to utilize these spaces during religious services, and trust that this will be of assistance in your renovation process. Please note that this authorization is for the employee parking lot with the entrance on Henry Street and not the Official Vehicle parking lot located directly behind the Post Office.

Please feel free to contact me at (703) 519-1605 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "W. L. Ridenour".

William L. Ridenour
Postmaster