

EXHIBIT NO. 1

11
6-16-01

Docket Item #11
SPECIAL USE PERMIT #2001-0049

Planning Commission Meeting
June 5, 2001

ISSUE: Consideration of a request for a special use permit to operate a restaurant (ice cream parlor) with a reduction of off-street parking.

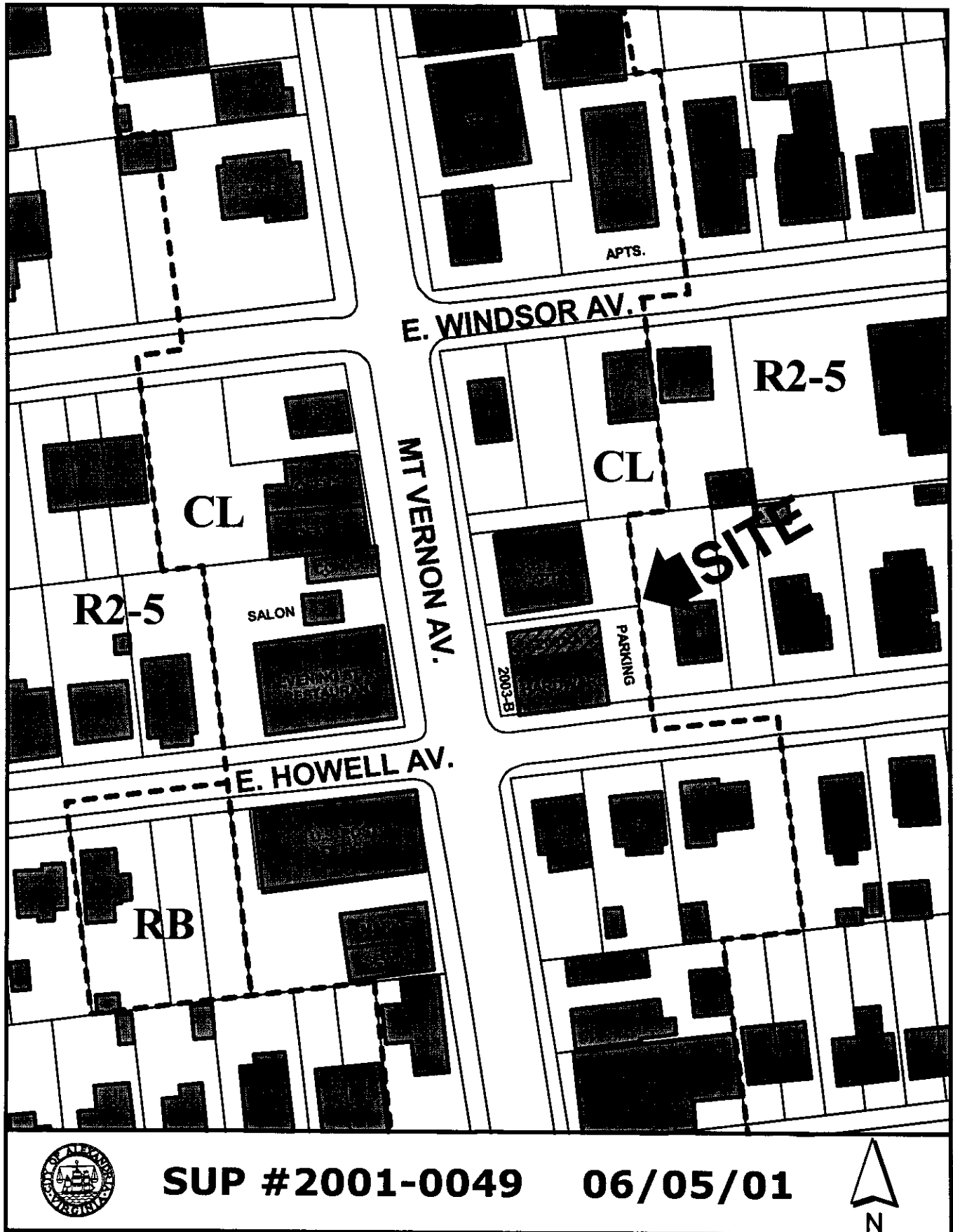
APPLICANT: Laura Wheeler and Ann Williams

LOCATION: 2003-A Mount Vernon Avenue

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, JUNE 5, 2001: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 10 patrons inside the shop. (P&Z)
3. No outside dining facilities shall be located on the premises. (P&Z)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. The hours of operation for retail sales shall be limited from 10:00 a.m. to 10:00 p.m. daily. (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
7. No alcoholic beverages shall be sold. (P&Z)
8. No food, beverages, or other material shall be stored outside. (P&Z)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
10. The dumpster shall be screened and maintained to the satisfaction of the Director of Planning and Zoning. (P&Z)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
12. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z)

13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
14. No amplified sound shall be audible at the property line. (P&Z)
15. The applicants shall post signs inside the restaurant informing patrons of the availability of parking spaces after 5:00 p.m. on weekdays and on weekends in the parking lot behind the building. (P&Z)
16. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
17. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees prior to opening the business. (Police)
18. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicants, Ann Williams and Laura Wheeler, request special use permit approval for the operation of a restaurant located at 2003-A Mount Vernon Avenue, with a reduction of off-street parking.
2. The subject property is part of one lot of record with approximately 37 feet of frontage on Mount Vernon Avenue, approximately 93 feet of frontage on East Howell Avenue, and a total lot area of approximately 5,386 square feet. The north property line abuts a 12.5 foot wide private alley. A two-story commercial building is located on the lot. A rear parking lot may be accessed either from Mt. Vernon Avenue via the alley or from East Howell Avenue.

To the north of the site are retail and personal service uses, including the Purple Goose consignment shop. To the east is residences. To the west across Mount Vernon Avenue is the Evening Star restaurant.

3. The restaurant will sell Giffords ice cream and confections prepared and eaten in the restaurant or packaged for carryout.
4. The proposed hours of operation are from 10:00 a.m. to 8:00 p.m. Tuesday through Thursday, 10:00 a.m. to 10:00 p.m. on Fridays and Saturdays, and Noon to 6:00 p.m. on Sundays.
5. The applicants propose to have 10 seats for patrons in the restaurant but anticipates that much of the patronage will be for carryout.
6. No alcoholic beverages will be sold and no live entertainment will be offered.
7. The applicants expect that two employees will operate the restaurant during the week and that three employees will operate the restaurant on weekends.
8. Paper products and food waste will constitute the majority of garbage to be generated by the restaurant. The applicant expects that six to eight bags of garbage will be generated daily and will be collected twice a week. Garbage will be stored in an existing dumpster located behind the building.
9. The applicants expect one delivery a week to occur in the morning hours. The deliveries will be received either in the alley adjacent to the building or the parking lot behind the building.

10. Pursuant to Section 8-200(A)(8) of the zoning ordinance, a restaurant with ten seats is required to provide a minimum of three parking spaces. According to the application materials, at least four parking spaces will be available for use by restaurant patrons and two additional spaces will be available for employees after 5:00 p.m. on weekdays and on weekends in the parking lot behind the building. With this arrangement in place, the applicants will comply with the technical requirement after 5:00 p.m. and on weekends, but not during their weekday hours of operation. Therefore, the applicants request a reduction of off-street parking.
11. The applicants give the following rationale for the proposed parking reduction:
 - a. No off-street parking spaces exist for their use during the day;
 - b. Many weekday patrons will be pedestrians; and
 - c. The peak hours of operation will occur on weekday evenings and on weekends when they have arranged to provide customer and employee parking spaces in the on-site parking lot.
12. Zoning: The subject property is located in the CL zone. Section 4-103 of the zoning ordinance allows a restaurant in the CL zone only with a special use permit.
13. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial low use.

STAFF ANALYSIS:

Staff strongly recommends approval of this application as it did the Del Ray Dreamery, a frozen custard and bread bakery use, located in the 2300 block of Mount Vernon Avenue (SUP #2000-0099). These requests propose precisely the kind of retail uses that Del Ray citizens have been trying to attract to Mount Vernon Avenue. Ice cream and bakery sales are two of the most frequently desired uses named in neighborhood surveys.

T&ES has concerns about the availability of parking and about patrons parking on residential streets. Planning staff notes that the applicants will not be providing any off-street parking during their weekday hours of operation and that parking in this section of Mount Vernon Avenue can be tight during certain periods of the day. However, both Planning and T&ES staff believe that there is a high potential for pedestrian traffic and shared parking with the other businesses in the area. After 5:00 p.m. on weekdays and all day on the weekends, the applicants are able to provide four customer parking spaces and two employee spaces in the parking lot behind the building, more than the

required number. Planning staff believes that these parking spaces will reduce the competition for on-street parking spaces during those hours. In addition, unlike the patrons of the nearby Evening Star and Thai Peppers restaurants, the short duration of a customer's visit to the applicants' restaurant will allow for greater turnover of both the on and off-street parking spaces. Planning staff therefore supports the parking reduction request and recommends that the applicants be required to post a sign within the restaurant indicating that parking is available in the evenings and on weekends in the lot behind the building.

The applicant has indicated its hours of operation; however, staff recommends a blanket approval of 10:00 a.m. to 10:00 p.m. daily so that the applicant does not have to amend its SUP when it wishes to change the hours of operation. Staff notes that these hours are generally consistent with the hours of operation for the Evening Star and Thai Peppers restaurants located across Mount Vernon Avenue from the proposed ice cream shop.

Staff has inspected the site and observed that the dumpster used by tenants in the building, including the applicants, is unscreened and is visible from Howell Avenue. Consistent with its efforts to require screening for all dumpsters, staff has included a condition to this effect.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 T&ES has concerns about the availability of parking and that patrons may use parking on residential streets, however there is a high potential for pedestrian traffic and shared parking other businesses.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.

- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 313.0.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - a. Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - b. How food stuffs will be stored on site.
 - c. Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- C-6 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business. This is to be completed prior to opening for business.
- R-2 Robbery awareness program for all employees.
- R-3 The applicant is not seeking an A.B.C. permit. The Police Department concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2001-0049

[must use black ink or type]

PROPERTY LOCATION: 2003^A Mt Vernon Ave. Alex. VA 22301

TAX MAP REFERENCE: 34.04-5-18 ZONE: CL

APPLICANT Name: Laura (Wheeler) / Ann Williams
Address: 304 E. Windsor Ave / 3617 Oval Dr.
Alex. VA 22301 / Alex. VA 22305

PROPERTY OWNER Name: Dennis Reeder
Address: 2001 Mt Vernon Ave. Alex. VA 22301

PROPOSED USE: Ice Cream Parlor

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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 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 Planning Commission or City Council in the course of public hearings 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.

ANN WILLIAMS

LAURA WHEELER

Ann Williams Laura C Wheeler

Print Name of Applicant or Agent

Signature

3617 OVAL DR

304 E. WINDSOR AVE

Mailing/Street Address

703-684-7489 (Wheeler)

Telephone #

Fax #

ALEXANDRIA, VA 22305 ALEXANDRIA, VA 22301

703 684-836

1685 Williams

City and State

Zip Code

Date

3/30/01

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 2001-0049

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.

Ann Williams and Laura Wheeler

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? N/A

- ☐ 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)

We expect to operate an ice cream parlor
specializing in Giffords ice cream and confections
prepared and eaten in the store or packaged for
carryout. Coffee and soft drinks will be available.

We are targeting mature patrons, walk-ins from
the neighborhood, young families on an outing, and others
who remember the high quality of Giffords. We have had
interest from a retirement home who want to bring seniors
during the day.

Employees will ^{be} the applicants and their families.
As our business grows we will hire a few others. At present
we plan to have two employees and three at peak times.

Our hours will be Tues - Thurs 10A-8P, Fri - Sat
10A-10P, Sun 12N-6P. Closed Monday

We have at least four parking places behind the building
for our use after 5P and on weekends. Staff can use the
two additional parking places which will give us six.

We do not anticipate any noise other than conversation
among patrons.

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).

10A - 8P Tues - Thurs, 10A - 10P Fri - Sat, 12N - 6P Sun,
Mon Closed. Average patrons 10/hr approx.

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

2 on weekdays and 3 on weekends

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

Day:

Hours:

Tuesday10A - 8PWednesday10A - 8PThursday10A - 8PFriday10A - 10PSaturday10A - 10PSunday12N - 6P

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

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

Ice Cream freezers make a minimum of noise
We expect to have a quiet store with only conversation

B. How will the noise from patrons be controlled?

We expect patrons to buy and eat ice cream and not linger in the store. The nature of the store precludes having noise as a problem.

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

There won't be odors and our store will be clean

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?

Paper products and small amounts of food

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

6-8 bags a day

C. How often will trash be collected?

Twice a week

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

We will provide trash cans in our store and carefully monitor the sidewalk.

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?

Building will be up to code; proper sanitation and
food storage, furniture in good condition

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?

4

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

4

Standard spaces

Compact spaces

Handicapped accessible spaces.

Other.

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

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

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? 1

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located? Alley adjacent to building

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

morning

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

once a week

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?

It 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?

800 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: Magnus-Reeder

☐ other, please describe: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 10 At a bar: _____ Total number proposed: 10

2. Will the restaurant offer any of the following?

NO alcoholic beverages NO beer and wine (on-premises)
NO beer and wine (off-premises)

3. Please describe the type of food that will be served:

Ice Creams, Confections - non alcoholic beverages

4. The restaurant will offer the following service (check items that apply):

☒ table service ☐ bar ☒ carry-out ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? ☐ Yes. ☐ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ☐ Yes. ☒ No.

If yes, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

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)

We are requesting parking for weekends and evenings after 5 PM

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

Maguire Reader uses the parking during the day until 5 PM

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

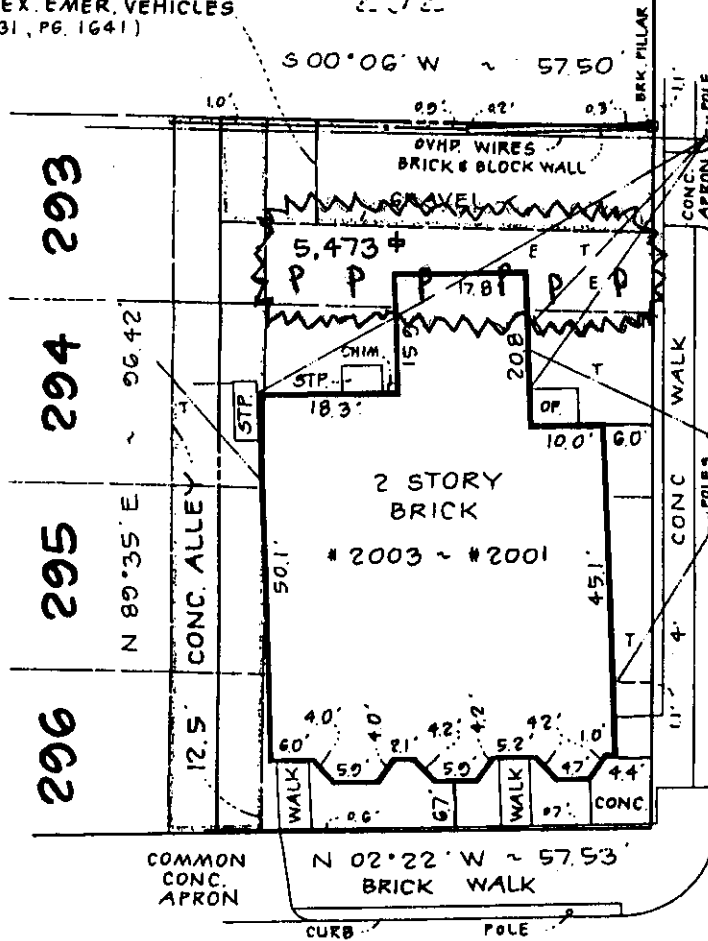
We expect daytime to be mostly walk-ins and most of our business to be evenings and weekends.

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.

14' PERPETUAL ESMT. FOR EGRESS
INGRESS, CONSTR. INSTALL. &
MAINT. OF UTIL. AND FOR CITY
OF ALEX. EMER. VEHICLES
(DB 1131, PG. 1641)



P = Parking
Space

E. HOWELL AVENUE
40' R/W

MOUNT VERNON AVENUE
60' R/W

PLAT
SHOWING BUILDING LOCATION ON
SOUTHERLY 1/2 OF LOTS 293 THRU 296
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 2, 1990

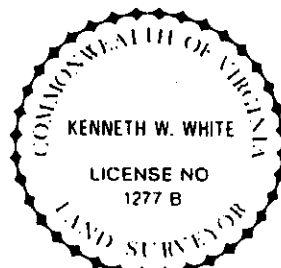
THIS PROPERTY IS NOT LOCATED IN A
HUD DESIGNATED FLOOD HAZARD
ZONE

PLAT SUBJECT TO RESTRICTIONS OF
RECORD

TITLE REPORT NOT FURNISHED

THEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAP
SURVEY AND UNLESS OTHERWISE SHOWN
THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE



21

CASE NAME:

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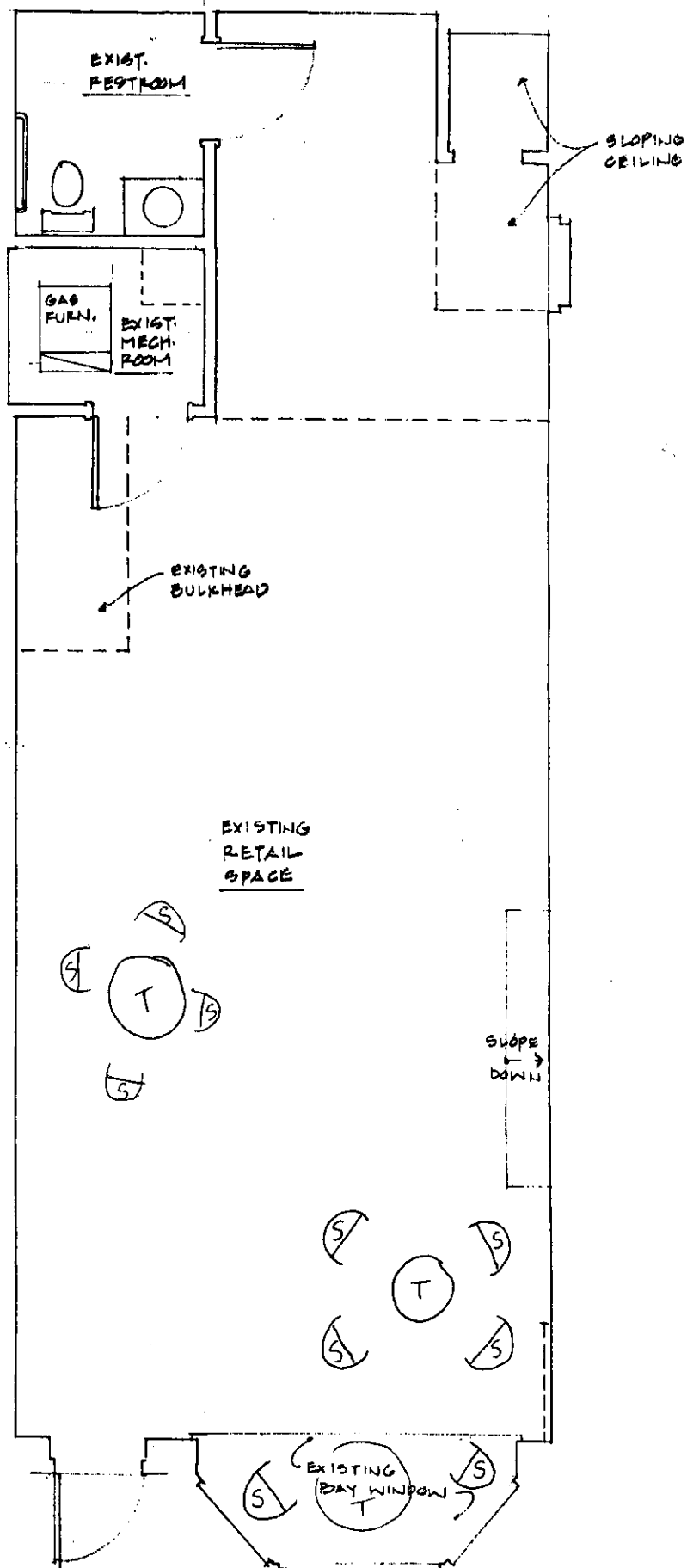
KASS SKALET, SEGAN
& SPEVACK

ALEXANDRIA SURVEYS INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA VIRGINIA 22306
703 660-6615
FAX 703 768-7764

SUP 2001-0049

SUP 2001-0049

S = seat
T = table



EXISTING SPACE PLAN / 2003^A MT. VERNON
1/4" = 1'-0"

THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Stephanie Sechrist, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: May 23, 2001

Subject: SUP# 2001-0049, Request for an ice cream parlor and a reduction for off street parking at 2003B Mount Vernon Avenue.

The Land Use Committee, voted at their April 11th meeting, to recommend support with the following conditions:

- The signage will conform to the Mount Vernon Avenue Guidelines. We would like to review the proposed sign prior to comment.
- In addition, any conditions set by staff.

At their meeting on April 17, Executive Committees voted to *support the SUP as recommended by Land Use.*

The general membership voted in confidence of the Land Use Committee decision at the regular May meeting.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Stephanie Sechrist at 703-548-0536 and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

APPLICATION for SPECIAL USE PERMIT # 2001-0049

[must use black ink or type]

PROPERTY LOCATION: 2003^A Mt Vernon Ave. Alex. VA 22301

TAX MAP REFERENCE: 34.04-5-18 ZONE: CL

APPLICANT Name: Laura Wheeler / Ann Williams
 Address: 304 E. Windsor Ave Alex. VA 22301 / 3617 Oval Dr. Alex. VA 22305

PROPERTY OWNER Name: Dennis Reeder
 Address: 2001 Mt Vernon Ave. Alex VA 22301

PROPOSED USE: Ice Cream Parlor
Restaurant with reduction of
off-street parking

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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.

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<u>ANN WILLIAMS</u>	<u>LAURA WHEELER</u>	<u>Ann Williams Laura C Wheeler</u>
Print Name of Applicant or Agent		Signature
<u>3617 OVAL DR</u>	<u>304 E WINDSOR AVE</u>	
Mailing/Street Address		
<u>ALEXANDRIA, VA 22305</u>	<u>ALEXANDRIA, VA 22301</u>	<u>703-684-7489 (Wheeler)</u>
City and State	Zip Code	Telephone #
		<u>703 684-1685 Williams</u>
		<u>836 3/30/01</u>
		Fax #
		Date

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

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

ACTION - PLANNING COMMISSION: 6/5/01 Recommended Approval UC

ACTION - CITY COUNCIL: 6/16/01PH -- CC approved the Planning Commission recommendation.