

EXHIBIT NO. 1

6
6-16-01

Docket Item #5
SPECIAL USE PERMIT #2001-0033

Planning Commission Meeting
June 5, 2001

ISSUE: Consideration of a request for an annual special use permit to operate a summer day camp.

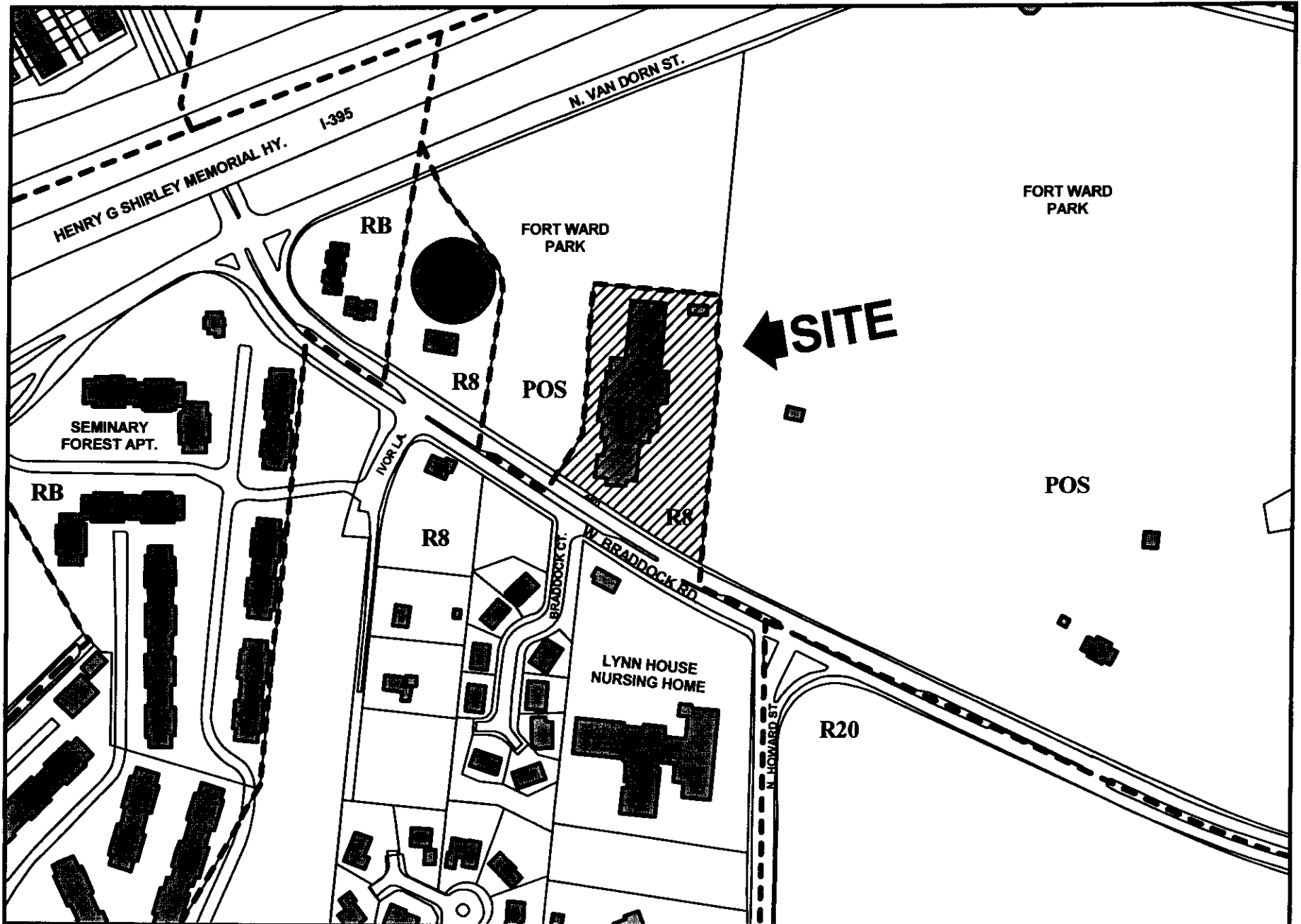
APPLICANT: St. Stephen's and St. Agnes School
by Scott A. Seifried

LOCATION: 4401 West Braddock Road

ZONE: R-8/Single-family

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.



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SUP #2001-0033

06/05/01



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 in which the applicant has a controlling interest. (P&Z)
2. The student enrollment for all summer programs may not exceed 350 at any one time. (SUP 94-0309) (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 applicant, Scott A. Seifried, requests special use permit approval for the operation of an annual daytime summer music camp in the ground floor in St. Stephen's and St. Agnes Middle School located at 4401 West Braddock Road.
2. The subject property is one lot of record with approximately 450 feet of frontage on West Braddock Road, 600 feet of depth and a total lot area of 106,270 square feet. The site is developed with an existing private middle school and adjacent playing fields. Access to the property is from West Braddock Road. Immediately adjacent to and west of the middle school is Fort Ward Park.
3. On November 12, 1994, City Council granted Special Use Permit #94-0309 for the construction of an addition (10,306 square feet) to the existing school and storage sheds. That permit amended the prior one for the school, increasing its enrollment to 350.
4. The applicant is seeking annual special use permit approval to operate a summer music camp for children between the ages of 9 and 15. The camp will employ approximately 17 staff people who will instruct up to 70 children per week.
5. The music camp is a day camp and will operate during the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday. Occasional concerts will be held in the school building and/or in the amphitheater of Fort Ward Park on Friday evenings. The music program will run for three weeks from June 25, 2001 to July 13, 2001.
6. The applicant indicates that students will utilize the existing middle school drop-off in front of the building. Loading, if required, will occur through the main entrance between the hours of 8:00 a.m. and 4:00 p.m.
7. Students and staff will bring bag lunches to the facility. Cafeteria service will not be provided.
8. The enrollment of the middle school during the regular school year is approximately 300 students. There are a few other summer programs this year that will utilize the middle school building at the same time as the music camp: a boys' basketball camp, and a science camp will be there the first week of the music program; no other programs are scheduled for the second week; a girls' basketball camp and a computer camp will take place during the third week. Combined with the music camp, the middle school will be at less than full capacity for any given week.

9. Zoning: The subject property is located in the R-8 Single family zone. Section 3-303 of the zoning ordinance allows a private school in the R-8 zone only with a special use permit.
10. Master Plan: The proposed use is consistent with the Seminary Hill / Strawberry Hill chapter of the Master Plan which designates the property for Institutional uses such as schools and churches.

STAFF ANALYSIS:

Staff has no objection to the proposed summer music camp located at 4401 West Braddock Road. Staff believes that the proposed use is consistent with the existing educational use of the property and is compatible with adjoining residential uses. Traffic and parking generated from student drop-off and pick-up should not pose any problems since the middle school will only be used at half capacity during any given week of the music camp.

Staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No objections or recommendations.

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

R-1 Concur; no recommendation.

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.

Dave Smolaver
Matt Gurnad } 407A Bantam Rd. Site 1
Litchfield, Ct. 06759

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)

The proposed use is a music camp to be held at St. Stephen + St. Agness middle school. The camp will employ about 15 staff and serve up to 70 students each week. The students will be between the ages of 9 and 15.

Students will be dropped off and picked up in front of the building. Parking will be required for the 15 staff members. As the property has 64 off street parking spots, this should not be a problem.

Rehearsals and concerts will take place in the school building, so while noise will be created, the noise level outside of the building should be minimal.

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).

About 70 pupils each week from
8:00 am to 6:00 pm daily

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

About 17 staff each week from 8:00 am
to 6:00 pm daily

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

Day:

Hours:

Monday
Tuesday
Wednesday
Thursday
Friday

8:00 am - 6:00 pm
8:00 am - 6:00 pm
8:00 am - 6:00 pm
8:00 am - 6:00 pm
8:00 am - 6:00 pm

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

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

The proposed use is a music camp
and will generate music at moderate levels

B. How will the noise from patrons be controlled?

Patrons will be restricted to designated rehearsal areas.

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

None

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?

Patrons will bring lunches with them - trash will be generated through lunches

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

minimal trash will result from student lunches

C. How often will trash be collected?

Trash will be collected daily

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

Patrons will be restricted to eating in designated areas.

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?

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?

63

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

63 Standard spaces

_____ Compact spaces

2 Handicapped accessible spaces.

65 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? _____

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

C. Where are off-street loading facilities located? Loading can take place through the main entrance which has off street parking in front of it.

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

~~the~~ Minimal deliveries (sound equipment) between 8am and 4 pm

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

~~the~~ Perhaps once per week - at the most

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 improvements necessary

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?

53,609 sq. ft. (existing) + _____ sq. ft. (addition if any) = 53,609 sq. ft. (total)

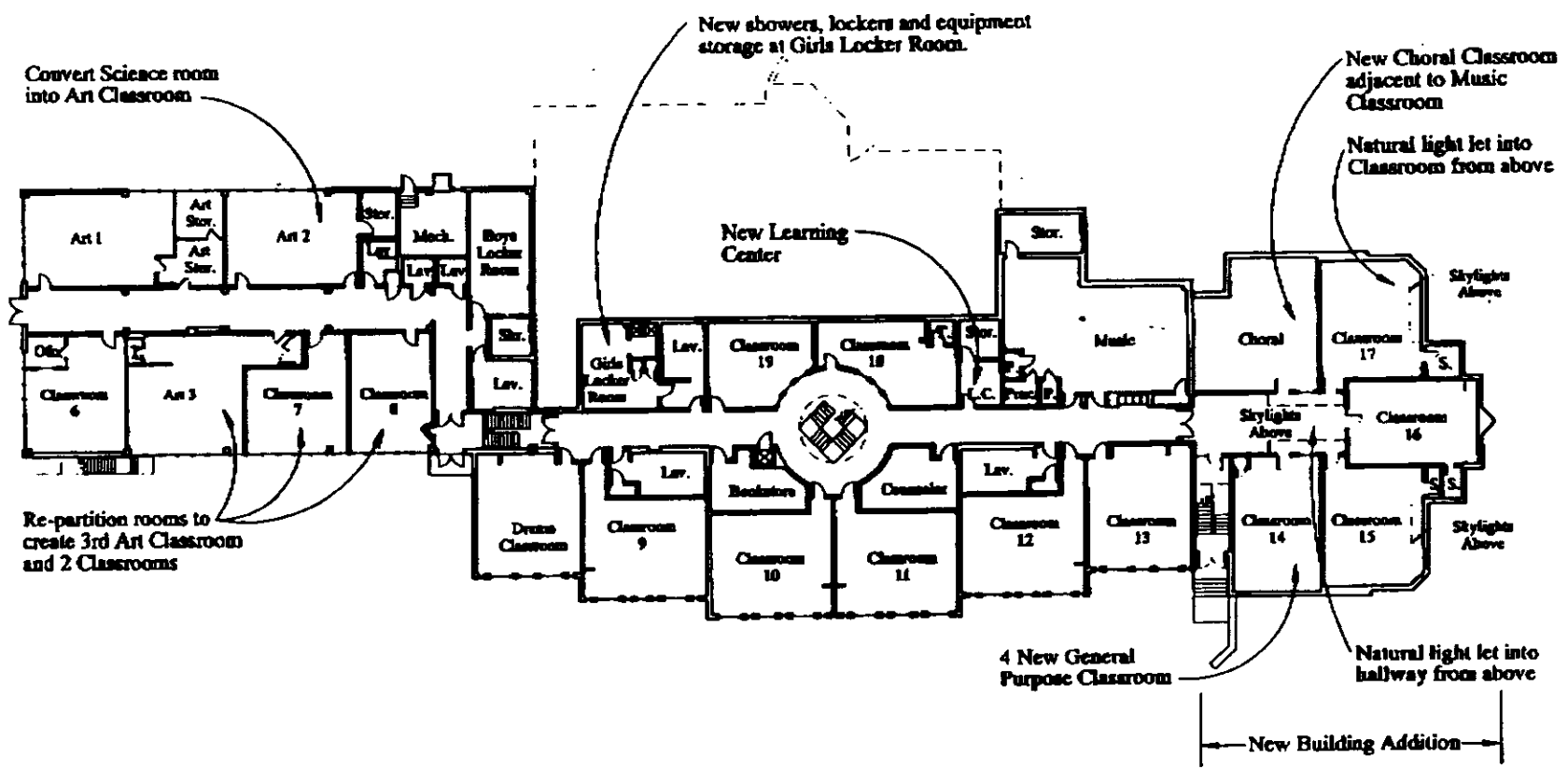
19. The proposed use is located in: (check one)

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: _____

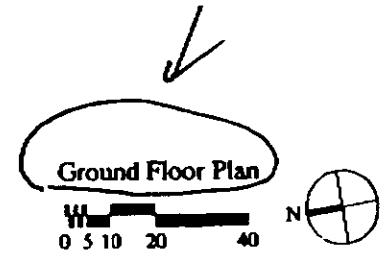
other, please describe: _____



St. Stephen's & St. Agnes School Middle School Campus

Master Plan

BGA Bowie Gridley Architects
1700 Connecticut Ave., N.W.
Washington, D.C. 20009



Sup 2001-0033

MS-15

Your program will be on the ground floor

APPLICATION for SPECIAL USE PERMIT # 2001-0033⁶

[must use black ink or type]

PROPERTY LOCATION: 4401 W. Braddock Rd. Alex. VA 22304

TAX MAP REFERENCE: 20.0401 lot 20 ZONE: _____

APPLICANT Name: Scott A. Seifried

Address: 3914 Pennshurst Ln #101 Woodbridge VA 22192

PROPERTY OWNER Name: St. Stephen + St. Agnes School

Address: 4401 W. Braddock Rd. Alex. VA 22304

PROPOSED USE: Summer Day Camp

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.

Scott A. Seifried
Print Name of Applicant or Agent

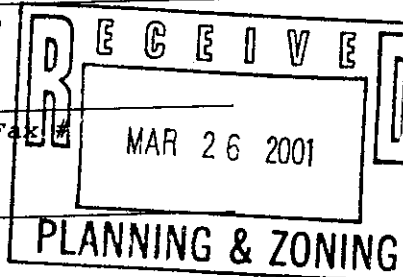
3914 Pennshurst Ln #101
Mailing/Street Address

Woodbridge VA 22192
City and State Zip Code

[Signature]
Signature

703-680-6052
Telephone #

3/22/01
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.