

*City of Alexandria, Virginia**18*

12-16-00

MEMORANDUM

DATE: DECEMBER 15, 2000

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: EILEEN FOGARTY, DIRECTOR OF PLANNING & ZONING *E. Fogarty*

SUBJECT: DOCKET ITEM #18, FANNON COLOR PRINTING (DSUP#2000-0042)

ISSUE: Public hearing and consideration of approval of development special use permit #2000-0042 for the expansion of the Fannon Color Printing facility at 1712 Mount Vernon Avenue.

RECOMMENDATION: That the City Council approve the special use permit subject to all applicable codes and ordinances and all planning commission and staff recommendations, including conditions #7 and #13, to which the applicant objects, and revise condition #19 as follows:

- #19 Given the relative hazard of this operation, proximity of residential properties and the lack of fire department access to the proposed addition, an automatic fire suppression system shall be installed in the addition, and the applicant shall control any openings from the addition, to the satisfaction of the Director of Code Enforcement.

BACKGROUND: Staff supports the proposed expansion of the noncomplying Fannon printing use, including construction of the off-site parking lot, provided certain key improvements are made in conjunction with the development. The applicant objects to two of the recommendations proposed by staff and approved by the Planning Commission:

- 1) the elimination of two surface parking spaces in front of the Fannon building at 1712 Mount Vernon Avenue (condition #13a); and
- 2) the redesign of the parking lot on Duncan Avenue to save a 24" Hickory Tree, if possible, to the satisfaction of staff (condition #7 and #13d).

Elimination of Two Surface Spaces at 1712 Mount Vernon Avenue

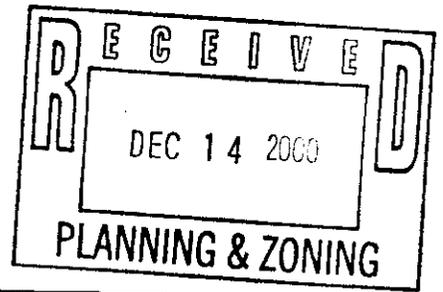
The applicant's proposed addition utilizes all of the remaining floor area permitted under the site's zoning. To achieve this density, most of the parking on the site is relocated off site. The applicant proposes to maintain only two spaces on site, the two located in front of the building. The Mount Vernon Avenue design guidelines provide for parking to be located at the rear of buildings or, if necessary, to the side. Parking in front of buildings is strongly discouraged, although permitted where no alternatives exist. In this case, the applicant is choosing to relocate parking off site, but is choosing to leave those spaces which are inconsistent with the guidelines. Elimination of the paved area in front of the building is consistent with the guidelines for the Avenue, and staff strongly recommends this condition be maintained. Since development of the site is being maximized with this application, it is unlikely that the city will have additional opportunities in the near or mid-term future to require such improvements in conjunction with additional development.

Redesign of Duncan Avenue Lot to Save Tree

The applicant has provided two alternative sketches of the Duncan Avenue lot since the Planning Commission hearing (attached). Exhibit 1 shows the lot redesigned to save the tree; this lot provides 21 parking spaces, including six tandem spaces. This sketch does not show additional landscaping which would be provided around the perimeter of the site. Exhibit 2 shows the lot design with the elimination of the tree; this design provides 22 parking spaces and does show the additional perimeter landscaping. While staff did not have sufficient time or drawings to fully review the proposals, we believe that both are plausible and, in fact, that each could be improved through the elimination of an additional space or two from the lot, as permitted by the approval. The sketches provided by the applicant have convinced staff, including the City Arborist, that it is possible to save the large tree. We believe the tree provides critical relief from the excessive pavement in the immediate area, and do not support approval of this proposal without the condition to save the tree.

ATTACHMENTS:

1. Exhibit 1: Duncan Avenue parking lot layout with tree saved.
2. Exhibit 2: Duncan Avenue parking lot layout with tree removed.
3. Memo from Art Dahlberg regarding DSUP#2000-0042 Fannon Color Printing



AVENUE

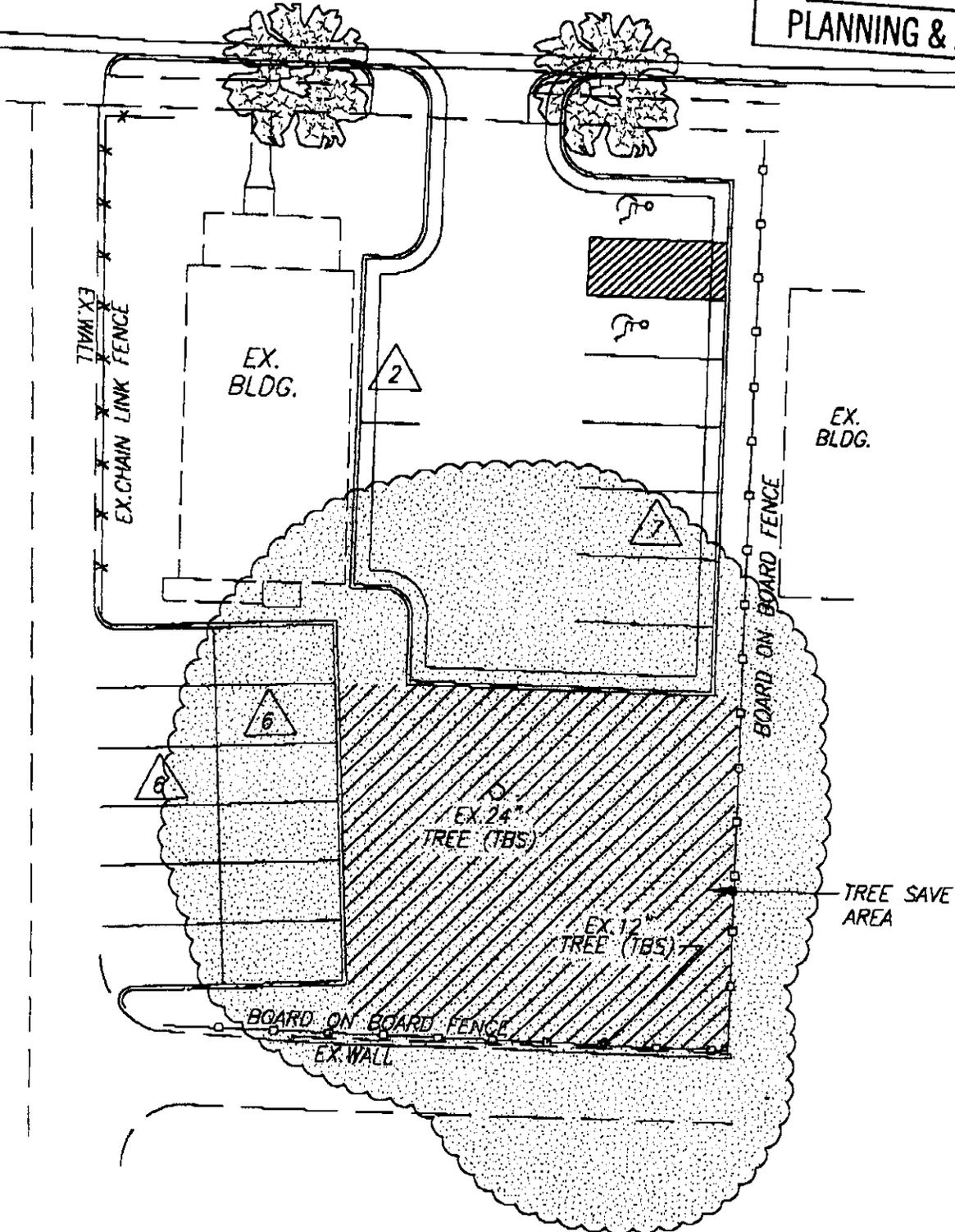
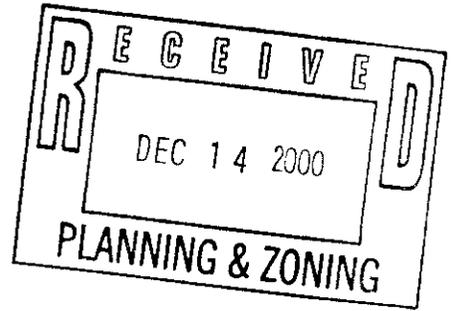


EXHIBIT 1: DUNCAN LOT WITH TREE SAVED



4N AVENUE

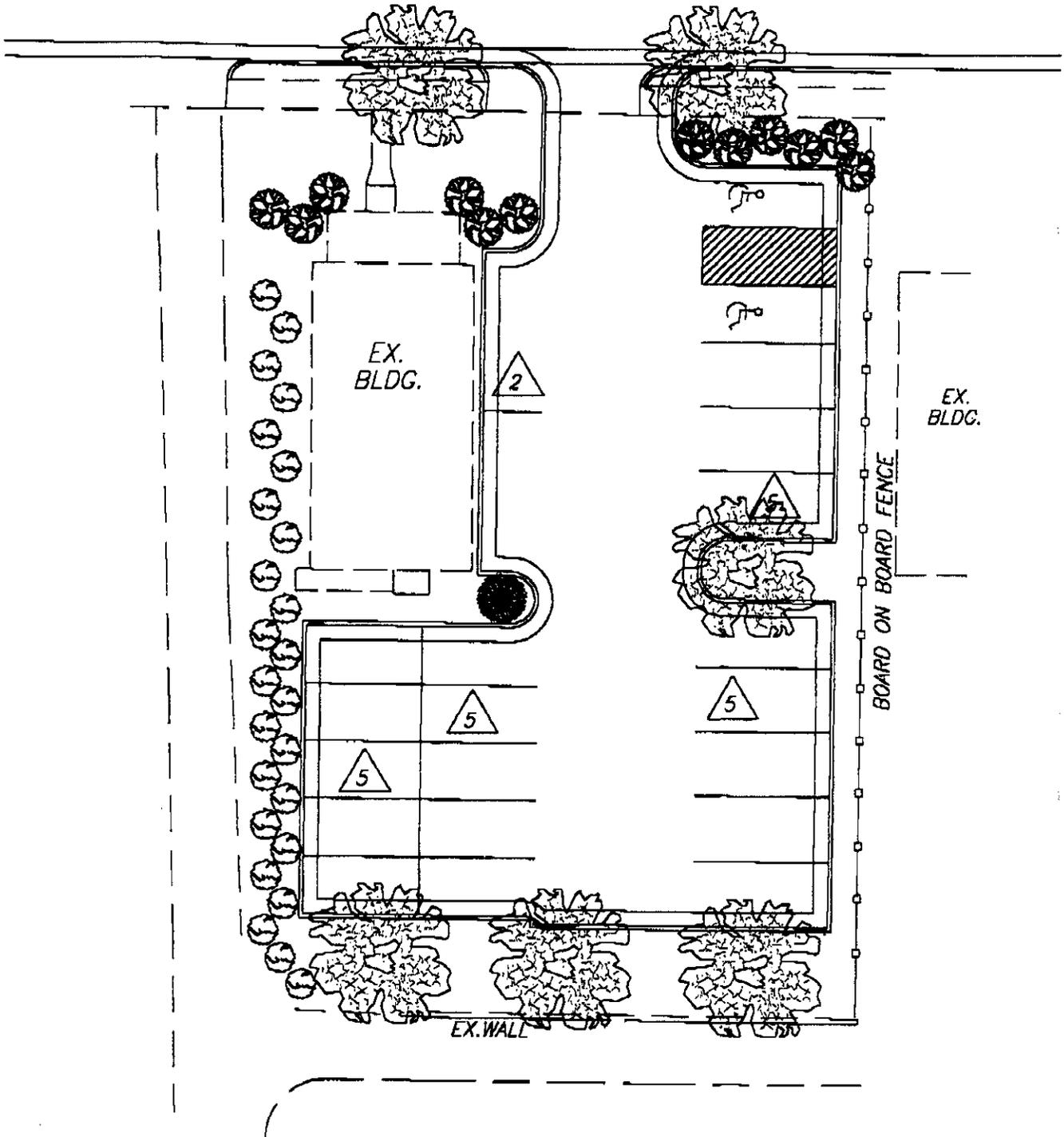


EXHIBIT 2: DUNCAN LOT WITH TREE REMOVED

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 15, 2000

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER

FROM: ART DAHLBERG, DIRECTOR, CODE ENFORCEMENT

SUBJECT: DOCKET ITEM #18 ON THE DECEMBER 16, 2000 DOCKET,
DSUP# 2000-0042 FANNON COLOR PRINTING

After further discussion with the applicant over what appropriate fire suppression system may be suitable for a printing business, I have agreed to amend staff condition #19 as follows:

The proposed revision is:

- #19 Given the relative hazard of this operation, proximity of residential properties and the lack of fire department access to the proposed addition, an automatic fire suppression system shall be installed in the addition, and the applicant shall control any openings from the addition, to the satisfaction of the Director of Code Enforcement.

EXHIBIT NO. 2

18
12-16-00

Docket Item # 20
DEVELOPMENT SPECIAL USE PERMIT #2000-0042
FANNON COLOR PRINTING

Planning Commission Meeting
December 5, 2000

ISSUE: Consideration of a request for a development special use permit, with site plan, to expand and intensify a noncomplying printing business with increased floor area, request for an off-street parking facility, and request for reduction of parking requirements.

APPLICANT: Mary Ellis Fannon, trading as Fannon Color Printing
by Duncan W. Blair, attorney

LOCATION: 1712 Mt. Vernon Avenue

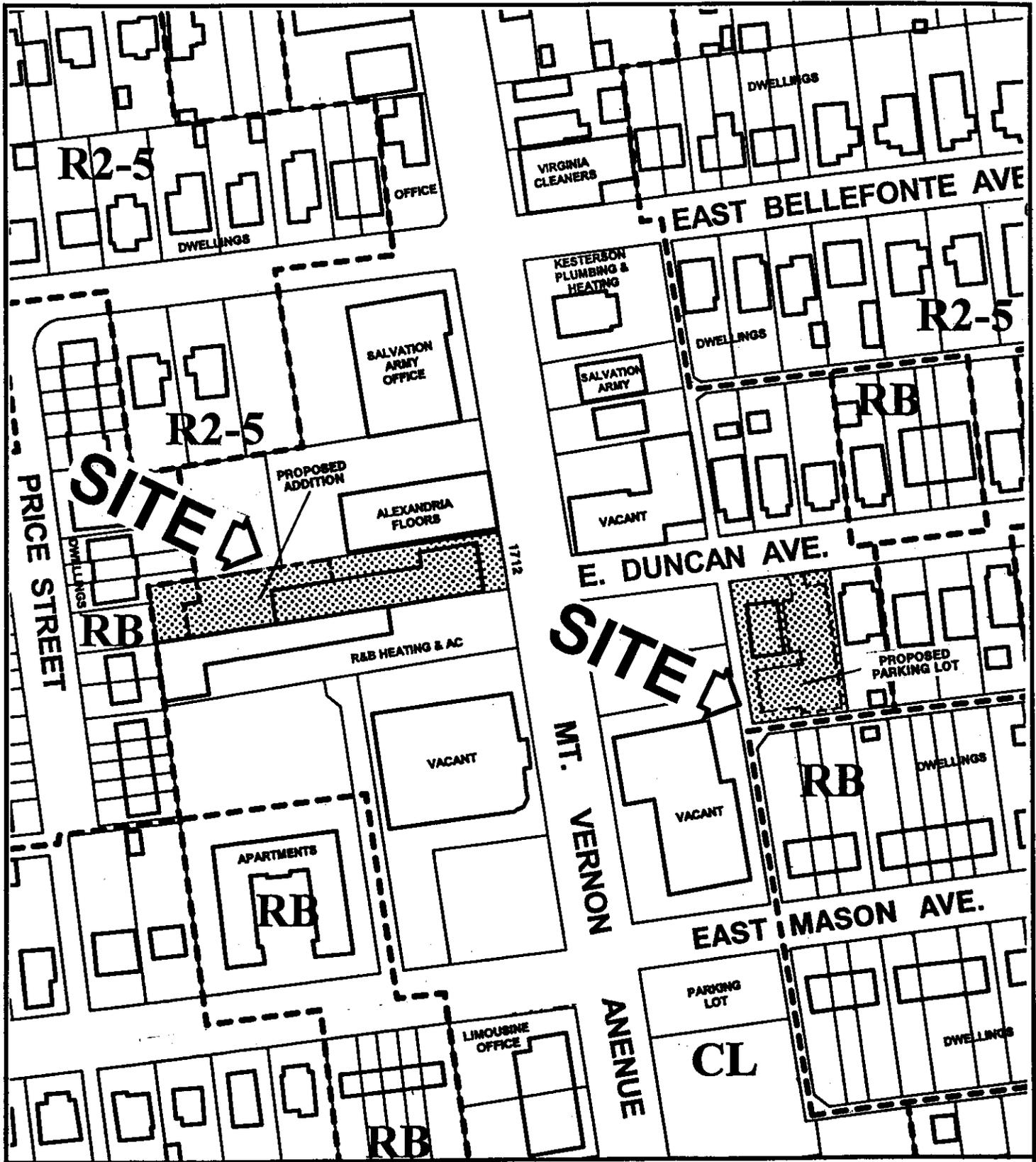
ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, DECEMBER 5, 2000: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with the addition of Condition #34. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Duncan Blair represented the application.



DSUP #2000-0042

12/5/00



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. (SUP 2768)
2. **NEW CONDITION: The property at 1712 Mount Vernon Avenue and the property at 205-207 Duncan Avenue shall be governed by this special use permit. (P&Z)**
3. **CONDITION AMENDED BY STAFF: The hours of operation shall be limited to 8:30 A.M. to 5:00 P.M., except that no more than 5 employees may be on-site at other hours, provided they are working entirely inside the building, with no loading or unloading activities. (P&Z) (SUP 2768)**
4. The number of employees on the site shall be limited to 18 at any one time. (SUP 2768)
5. The use shall emit no audible sounds, glare, vibration or odors at the rear property line. (P&Z) (SUP 2768)
6. Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP 2768)
7. **CONDITION AMENDED BY STAFF: The parking areas at 205-207 Duncan Avenue shall be redesigned to preserve the 24" Hickory Tree, if possible, and shall be striped to accommodate at least 18 parking spaces to the satisfaction of the Director of P&Z and the City Arborist Director of T&ES. (P&Z) (SUP 2768)**
8. **CONDITION AMENDED BY STAFF: Exterior lighting shall be provided to the satisfaction of the Director of T&ES. No exterior lighting shall be installed or operated which shines onto residential property. (SUP 2768) Provide a site lighting plan for both properties to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show all existing and proposed lights, including street lights and shall include the following elements:**
 - a. **The type of fixture, mounting height and strength of fixture in lumens or watts.**
 - b. **Manufacturer's specifications for fixtures.**
 - c. **Lighting calculations to verify that lighting meets City Standards.**
 - d. **Elimination of any conflicts between light poles and conduit runs and existing and proposed plantings.**
 - e. **Design precautions to prevent excessive spillover lighting to adjacent residential properties. (P&Z) (T&ES)**

9. No rooftop mechanical equipment shall be installed on the roof of the second story addition. (P&Z) (SUP 2768)
10. All equipment, including palettes, containers and printing supplies, must be stored inside a building, or if approved by the Director of P&Z and the Fire Marshal, in a screened location on the lot. (P&Z) (SUP 2768)
11. ~~CONDITION DELETED BY STAFF: No vehicles shall be parked, stored or allowed to cross the vacant RB land to the rear of the subject lot. (SUP 2768)~~
12. Loading spaces shall be marked and no loading or unloading shall occur on the public right-of-way. (P&Z) (SUP 2768)
13. **CONDITION AMENDED BY STAFF: A detailed landscaping plan shall be prepared and approved by the Director of P&Z and the City Arborist in conjunction with the final site plan. The landscaping plan shall include the following elements: One tree pit and one street tree shall be planted at the front property line, the front planter boxes shall be maintained and evergreen shrubbery shall be planted at the rear property line, all to the satisfaction of the City Arborist. (SUP 2768)**
 - a. Removal of the two parking spaces in front of the building at 1712 Mount Vernon Avenue, and restoration to a green landscaped area.
 - b. Provision of landscaping in the rear portion of the 1712 Mt. Vernon Avenue building, to include flowering trees to screen the view of the addition from the adjoining rear lots of residences.
 - c. Provision of two street trees of a minimum 3 ½" caliper along the frontage of the Duncan Avenue property.
 - d. Redesign of the Duncan Avenue parking lot to provide no fewer than 18 parking spaces and to save, if possible, the existing 24" Hickory Tree to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - e. Provision of a continuous evergreen hedge around the surface parking area in the Duncan Avenue lot, except adjacent to the alley.
 - f. Additional trees within the parking lot, to the extent feasible.
 - h. Provide tree protection to the satisfaction of the City Arborist. (P&Z)
14. **NEW CONDITION: All landscaping shall be maintained in good condition and replaced as needed. (P&Z)**

15. **CONDITION AMENDED BY STAFF:** The proposed addition shall be redesigned to provide: ~~to lower the roof line of (a) the second story of the cinder block building to match the roof line of the front building and (b) the connection area between the two existing buildings to be at least three feet — two inches below said roof line. (SUP 2768)~~
 - a. refined architectural roof treatment.
 - b. replacement of glass block windows with windows similar to those on the north elevation.
 - c. doorway at rear of warehouse addition to provide access to rear yard for maintenance.
 - d. replacement of chain-link fencing with board-on-board fencing. (P&Z)
16. **NEW CONDITION:** The applicant shall provide an awning at the front of the building, to the satisfaction of the Director of P&Z. (P&Z)
17. The yards shall be cleaned and maintained free of debris. (P&Z) (SUP 2768)
18. **NEW CONDITION:** The building at 205-207 Duncan Avenue shall be renovated and its use shall be limited to office use or personal service use; two of the parking spaces within the Duncan lot shall be designated to meet the parking requirements of this separate use. (P&Z)
19. **NEW CONDITION:** Given the relative hazard of the printing operation, proximity of residential properties, and the lack of fire department access to the proposed addition an automatic fire suppression system shall be installed in the addition and any interconnected buildings to the satisfaction of the Director of Code Enforcement. (Code Enforcement)
20. **NEW CONDITION:** Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
21. **NEW CONDITION:** The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES)

22. **NEW CONDITION: The developer shall furnish the owner with an Operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city.** (T&ES)
23. **NEW CONDITION: Plan must demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall.** (T&ES)
24. **NEW CONDITION: Remove existing apron on Mount Vernon Ave and replace with CSER-1; indicate width.** (T&ES)
25. **NEW CONDITION: Show all existing and proposed easements, both public and private.** (T&ES)
26. **NEW CONDITION: Repair or replace existing wall south of proposed parking lot on Lots 62 & 63 on Duncan Ave.** (T&ES)
27. **NEW CONDITION: Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken.** (T&ES)
28. **NEW CONDITION: Label proposed curb and gutter and curb radii per City standards.** (T&ES)
29. **NEW CONDITION: Provide handicap ramps at entrances on Duncan Avenue and Mount Vernon Ave per City standard (CSRP-1).** (T&ES)
30. **NEW CONDITION: Repave entire width of existing 10 feet concrete alley along proposed storm sewer alignment.** (T&ES)
31. **NEW CONDITION: Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging.** (T&ES)
32. **NEW CONDITION: The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to the commencement of construction.** (Police)

33. **NEW CONDITION: In the event that evergreen trees are used on the edge of the parking lot they are to be limbed up a minimum of 6 feet to enhance natural surveillance.** (Police)
34. **CONDITION ADDED BY PLANNING COMMISSION: The developer shall make cash contributions to the Housing Trust Fund in the amount of \$0.50 per gross square foot of the building addition, payable before receipt of the certificate of occupancy.** (Housing)

Special use permits requested by the applicant and recommended by staff:

1. Special use permit for physical expansion and intensification of an existing noncomplying wholesale business.
2. Special use permit to increase permitted floor area ratio to 0.75.

Special use permit requested by the applicant and not recommended by staff:

3. Special use permit for reduction of required parking for tandem parking spaces.

Special use permit not requested by the applicant, but recommended by staff:

4. Special use permit for reduction of required parking for printing business from 26 to 16 spaces.

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.

BACKGROUND

The applicant, Mary Ellis Fannon of Fannon Color Printing, is requesting approval of a special use permit, with site plan, to expand the building located at 1712 Mount Vernon Avenue and to construct a parking lot at 205-207 Duncan Avenue. The request requires a special use permit:

- to allow expansion of an existing noncomplying use, the printing company;
- to increase floor area ratio to 0.75; and
- to allow tandem parking spaces to be provided within the 26 space parking lot on Duncan Avenue.

Zoning History

The Fannon Printing company moved to its location at 1712 Mt. Vernon Avenue in 1982; at the time the property was zoned C-2 and the printing use was a permitted use. In 1992, the city rezoned the property to CL/Commercial Low, in conjunction with the adoption of a new master plan and zoning ordinance for the city. Under the CL provisions, the printing use became non-complying. On April, 1994, City Council approved a special use permit (SUP #2768) to allow an expansion of the printing business. The 1994 approval authorized the construction of a second story to the front portion of the rear one-story block building and expanded a connection between the rear building and the front building. The additional space was utilized for existing functions within the business, and no new employees were added at that time.

Proposed Development

The existing Fannon Color Printing business occupies a 15,480 square foot site with 50 feet of frontage along Mt. Vernon Avenue and a depth of approximately 310 feet. The main building is a two-story frame structure. Attached to the main building is a two-story building, a first floor concrete masonry block with a second-story frame addition that was approved in the 1994 expansion case (SUP#2768). Attached to the rear of the second building is a one-story concrete block warehouse building that houses the large printing presses for the business.

The applicant intends to construct a 20' tall one-story brick warehouse addition to the rear and north building sides of the existing one-story warehouse. The proposed warehouse addition is located approximately 143' from the front property line of Mt. Vernon Avenue and measures 50' wide--the full width of the property--by 130 feet long. The rear building wall is set back from the residential properties which back up to it by 36' to 47'. The proposed addition displaces a surface parking area now located at the rear of the business; although not striped, staff estimates that 10-12 cars could park in the existing surface lot. Two additional parking spaces are provided in front of the building along Mount Vernon Avenue.

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FANNON COLOR PRINTING

The applicant proposes to replace the lost parking on a 10,800 sq.ft. lot located at 205-207 Duncan Avenue, about 1/2 block (less than 200') from the building on Mt. Vernon Avenue. The Duncan Avenue site is currently occupied by an existing one-story 800 sq.ft. frame building containing a furniture repair business and a surface parking lot. This applicant intends to retain and renovate the existing building and lease it for an office or personal service use. Parking for the small building, as well as parking for the Fannon printing business, will be provided on the adjoining surface parking lot, proposed to have 26 spaces, including 12 tandem spaces.

Access to the parking lot will be provided from a relocated curb cut along Duncan Avenue. The existing 21 foot wide curb cut and gravel driveway will be removed and a new 18' wide curb cut entrance will be located 7' east of the existing entrance. The proposed parking lot will be screened from view from adjacent properties on three sides by a six foot privacy fence.

**PROJECT: FANNON COLOR PRINTING
 SUMMARY OF PROPOSED DEVELOPMENT**

Property Address: 1712 Mt. Vernon Avenue and 205-207 Duncan Avenue
 Total Site Area: 15,480 sq.ft. or 0.3550 acres (Mt. Vernon Ave. site)
 10,801 sq.ft. or 0.2480 acres (Duncan Ave. site)
 Zone: CL/Commercial Low
 Current Use: Wholesale Printing Business (Mt. Vernon Ave. site)
 One story non-retail building (Duncan Ave. site)
 Proposed Use: Building addition to existing printing business at Mt. Vernon Ave. site
 and off-site parking spaces at Duncan Ave. site

	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	11,610 sq.ft.	4,770 sq.ft. proposed addition 11,610 sq.ft. total
FAR	0.50 up to 0.75 w/SUP	0.75
Yards	none	N/A
Zone Transition	25' minimum	25'
Height	35'	20' proposed addition
Open Space	none	none
Parking	28 spaces Industrial 1.1 sp./500 sq.ft. = 21 sp. Office 1.1 sp./400 sq.ft. = 5 sp. Non retail = 1 sp./450 sq.ft. = 2 sp.	28 spaces 2 spaces @ 1712 Mt. Vernon Ave. 26 spaces @ 205-207 Duncan Ave.

STAFF ANALYSIS

This proposed application raises a number of issues:

- the expansion of the noncomplying printing/publishing use,
- relationship to adjoining residential uses,
- compliance with Mt. Vernon Avenue design guidelines, and
- the construction of an expanded surface parking lot, requiring the removal of a significant tree.

Staff has found this proposal a difficult one to assess. On the one hand, staff believes that the proposed use, although noncomplying, is not particularly obtrusive. The printing business located at the 1712 address in 1982 as part of the City sponsored "Mt. Vernon Avenue Revitalization Program". The printing business site is quiet, clean and well kept and, in many respects, an asset to Mt. Vernon Avenue as it supports local businesses and institutions. Staff believes that with some cosmetic changes to the front of the building and the elimination of the parking in front of the building, the use could be brought into full compliance with the Mt. Vernon Avenue Design guidelines.

On the other hand, the proposed expansion clearly pushes the limits of development on this site, placing a noncomplying use closer to residential uses, maximizing density on the site at the cost of on-site parking, and eliminating the possibility of redeveloping the Duncan Avenue surface lot to a more urban use than surface parking. In order to use the Duncan Avenue lot, a 24" Hickory Tree will be lost to accommodate the surface parking lot.

As analyzed in more detail below, staff has concluded that the benefits of this proposal, with the conditions staff is recommending, outweigh the detrimental effects, and we are recommending approval.

Noncomplying Use

Fannon Color Printing is a legally existing noncomplying use, established at this location prior to its 1992 rezoning to CL. Section 12-302 of the city's zoning ordinance allows the physical expansion, enlargement or intensification of a noncomplying use by approval of a special use permit. The existing use is classified as "printing and publishing" under the city's current zoning ordinance, a use that is now only permitted under the I/Industrial zoning. The need for expansion is driven, at least in part, by the implementation of new printing technologies, which require additional equipment but also continue the trend toward cleaner and quieter printing technologies. The computer, graphics, light-table and layout areas within the use are not unlike the spaces found in office uses, a use that is permitted by the CL zone and is considered for the Avenue. The element of the operation most industrial in character is the extent of loading and unloading that occurs; the applicant indicates there

are three to five deliveries each day. However, this loading activity can be accommodated within the site, even after the proposed expansion. A narrow (just under 10') alley along the north side of the building, adjacent to the Arlandria Floor Covering building, provides access into the center of the site for loading and unloading activities.

Residential Impacts

A delicate balance exists between commercial properties along this part of Mt. Vernon Avenue and the residential properties behind them. The proposed addition to this commercial building brings the building within 36' to 47' feet of the rear property line and the adjoining residential properties, but still allows for more setback than the minimum 25' the zone transition setback requires.

Staff requested the applicant to provide additional information on the proposed architectural treatment of the warehouse addition in order to evaluate the visual impact that the project may have on adjacent residential properties. The rear elevation indicates that there will be 17 small glass block windows arranged geometrically on the rear facade in conjunction with a flat roof with no roof line or fascia trim along the top of the roof. Staff believes the rear elevation treatment, as proposed, is not compatible or desirable for its close proximity to residential and is recommending adding roof line or fascia trim along the roof line and the use of a more conventional window treatment, similar to that being proposed on the building's north elevation. Staff is also recommending that additional landscaping materials, including shrubs and flowering trees, be provided behind the addition; this greenery will filter the resident's views of the building.

The open space at the rear of the property is landlocked and will be completely inaccessible from the commercial property once the addition is built. Staff is recommending that a door be added to the addition so that access for maintenance and clean-up is possible. The applicant has indicated a desire to perhaps allow the open space at the rear of the property to be utilized by residents of the adjoining residential properties, one of which is occupied by a member of the Fannon family. In fact, a small portion of the rear of the commercial property is currently utilized in such a way. Staff has no objection to such an informal arrangement, but any formal conveyance of land to the residential property owners would require the appropriate city approvals, including a subdivision.

Mt. Vernon Avenue Guidelines

The proposed addition, because it is located at the rear of the site, has little impact on the project's compliance with the Mt. Vernon Avenue design guidelines. Visibility of the proposed addition will be extremely limited. It is one-story tall and setback over 140 feet from the street at the end of an alley flanked by existing buildings on either side that are less than 10 feet apart. The mass, scale and roof line treatment of the proposed warehouse addition is consistent with other surrounding buildings.

The proposal does present an opportunity, however, for the city to require some changes to the front of the property and the building facade which would enhance its compliance with the guidelines. The building currently has two surface parking spaces located in front of the building. One of the fundamental principles of the guidelines is that parking be located to the rear of properties or to the side. Staff believes elimination of these two parking spaces and their replacement with a green, landscaped area, would enhance the site and bring it into compliance with the guidelines, and we are recommending this change as a condition of approval for the addition. Given that part of the proposal for the addition is to secure off-site parking sufficient to accommodate all employees, the loss of the two parking spaces in front of the building should not be problematic. Staff acknowledges that any clients coming to the site are unlikely to park off-site, but the applicant has indicated that only 1 to 5 clients visit the site each week, and staff believes this very small demand could be met on the street, particularly given that employees who now likely park on the street will be provided off-street parking on the Duncan lot.

Staff is also recommending that the applicant work with staff to provide an element such as an awning over the door, another feature recommended by the Mount Vernon Design guidelines which staff believes would enhance this site's relationship and contribution to the Avenue.

Duncan Avenue Site

The proposed addition eliminates a surface parking lot at the rear of the Mt. Vernon Avenue site which accommodated 10-12 vehicles. The applicant is proposing to meet the project's parking requirements by acquisition of the property at 205-207 Duncan Avenue and construction of a 26 space parking lot, including 12 tandem spaces (6 spaces stacked behind 6 spaces). The zoning ordinance parking requirement for the Fannon use is 26 spaces, although the use has only 18 employees, and has existed with 12 spaces without incident in the past.

The Duncan Avenue site contains an existing one-story frame building that is used for non-retail commercial purposes. The building's condition is somewhat poor and is in need of renovation. The applicant intends to retain the existing building, renovate it and lease it out for commercial office or personal services use. The two spaces required for such a use would be accommodated within the on-site parking lot.

Staff believes that one of the unfortunate aspects of this proposal is that the Duncan Avenue site will become a surface parking lot, with its use tied indefinitely to the Mt. Vernon site because the Mt. Vernon site will now rely on this one for its parking needs. Additional surface parking at this location, immediately behind another surface parking lot along Mt. Vernon Avenue (Jack Taylor's auto dealership), is particularly unfortunate. On the other hand, a portion of this lot is a gravel surface already utilized for parking, and the lot will provide needed parking resources to the Avenue, reducing the need for Fannon employees to park on the street, as some may do now.

The construction of the lot requires the destruction of two mature trees. A 14" Maple located along the sidewalk of Duncan Avenue is located in the path of a relocated curb cut and is relatively large. However, the tree is in poor condition suffering from tree trunk damage and infestation and should be removed as a potential safety hazard nevertheless, its loss will be significant to the streetscape along Duncan Avenue. Staff is recommending that the applicant provide two street trees along the Duncan Avenue frontage, measuring a minimum of 3 ½" to 4" in caliper size at installation.

There is also a magnificent looking, but non-specimen, 24" Hickory tree located in the middle rear of the site where the future drive isle is located. The only way to save this tree is to significantly reduce the amount of parking provided in the lot. Staff estimates that it *might* be possible to provide enough land area around the tree to save it if the amount of parking provided in the lot was reduced from 26 to 18-20 spaces, and staff is recommending that the applicant be granted a parking reduction to no fewer than 18-20 spaces in exchange for working with staff on a modified parking lot design to save the tree. Given that six of the 26 spaces proposed were tandem, they had less utility than typical spaces in any case.

Staff would note that we are not certain that the tree can be saved, but we believe it worth the attempt. We believe that the reduced level of parking is more than sufficient to meet the requirements of the use, including the 2 spaces required for the small building located on the Duncan Avenue site which is planned to be utilized for office or personal service use. In fact, Fannon only employs 18 people, not all of which are typically on site at one time; the number of employees has remained constant over the decades and is not expected to increase, because most of the growth in this type of business is facilitated by the addition of equipment and the evolution of technology. Staff is recommending a condition whereby the applicant will work with the City Arborist and other city staff to devise a parking lot layout which provides the best chance for the survival of the tree. In the event we are unsuccessful, the increased green area within the parking lot to be created by this alternative will be of benefit to the site, and it can be planted with new additional landscaping.

Staff is also recommending additional landscaping within and around the parking lot on Duncan Avenue, including a screen hedge and additional trees.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning and Zoning

C-1 Provide the following standard notes on the landscape plan:

- a. Specification and grading of all plant materials shall be in accordance with The American Standard For Nursery Stock (ANSI Z60.1)-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
- b. All site work shall be performed in accordance with Landscape Specification Guidelines 4th Edition as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.

- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line including operation of the HVAC system.
- C-12 All construction activities shall comply with the Alexandria Noise Control Code Title 11, Chapter 5, which permits construction activities to occur between the following hours: Monday through Friday from 7 am to 6 pm and Saturday from 9 am to 6 pm. No construction activities are permitted on Sundays. Pile driving is further restricted to the following hours: Monday through Friday from 9 am to 6 pm and Saturday from 10 am to 4 pm.

Code Enforcement:

- C-1 Show the location of the nearest fire hydrant to the Mt. Vernon Avenue site. The most remote portion of the proposed addition shall be within 300 feet of this hydrant.
- C-2 A soils investigation shall be completed for this project. A copy of the investigation report shall accompany the construction permit application.
- C-3 The exterior walls of the proposed construction shall carry a 3 hour fire resistance rating due to the proximity of property lines.
- C-4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-5 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. See attached guidelines for calculation methodology.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-7 Additions and 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.

- C-8 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

Police Department

P&Z staff is not recommending this condition because the minimum proposed lighting level is too intense for a site located in close proximity to residential use. Staff is recommending a lighting plan be developed to the satisfaction of the Director of T&ES, in consultation with the Chief of Police.

- R-1 The lighting for the proposed parking lot is to be a minimum of 2.0 foot candles minimum maintained. The parking lot does not need to be lit all night only during the evening hours, when employees would be coming and going to their vehicles.

Health Department:

No comments

Historic Alexandria (Archaeology):

No comments

Parks & Recreation (Arborist):

No comments

Office of Housing

No comments

GT
APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2000-0042

PROJECT NAME: FANNON COLOR PRINTING

PROPERTY LOCATION: 1712 Mt. Vernon Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 34.04 14 11 & 34.04 16 3,4 & 5 ZONE: CL/COMMERCIAL LOW

APPLICANT: MARY ELLIS FANNON,
Trading as FANNON COLOR PRINTING
1712 Mt. Vernon Avenue, Alexandria, VA 22301

PROPERTY OWNER:** MARY ELLIS FANNON,
Trading as FANNON COLOR PRINTING
1712 Mt. Vernon Avenue, Alexandria, VA 22301

**SEE ATTACHED

SUMMARY OF PROPOSAL: Special Use Permit for physical expansion and intensification of noncomplying printing business at 1712 Mt. Vernon Avenue pursuant to §12-302 (A) of the Alexandria Zoning Ordinance, 1992, as amended ("Ordinance") and new off street parking facility, with Site Plan.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: (1) Special Use Permit ("SUP") for physical expansion and intensification of noncomplying wholesale business pursuant to §12-302 (A) of the Ordinance, with Site Plan; (2) SUP to increase permitted Floor Area Ratio to .75 pursuant to §4-106(B)(2) of the Ordinance; and (3) SUP for reduction of required parking-tandem parking spaces.

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.

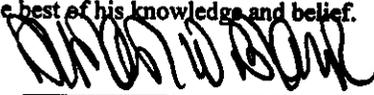
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

112 South Alfred Street, Suite 300

Mailing/Street Address

E-mail address: dclair@landclark.com

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

Alexandria, Virginia 22314

City and State

Zip Code

September 21, 2000

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

FANNON COLOR PRINTING

Development Special Use Permit with Site Plan (DSUP) # 2000-0042

ADDITIONAL PROPERTY OWNERS: 205-07 DUNCAN AVENUE

Jose Luis and Carmen B. Avendomo
5501 Arlington Road, 110-S
Falls Church, Virginia 22040

Development Special Use Permit with Site Plan (DSUP) # 2000-0042

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 205-07 Duncan Ave., Alexandria, VA.

Lessee Other:

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.

Mary Ellis Fannon is the sole proprietor of Fannon Color Printing.

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

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*)

Mary Ellis Fannon, trading as Fannon Color Printing (the "Applicant"), is requesting a Development Special Use Permit with Site Plan pursuant to §12-302(A) of the Ordinance to physically expand and enlarge the company's existing facility at 1712 Mt. Vernon Avenue, Alexandria, Virginia (the "Property") to permit the intensification of the lawfully existing noncomplying printing business.

In order to expand and enlarge the Property, the Applicant is also requesting a special use permit pursuant to §4-106(B)(2) of the Ordinance to increase the FAR to a .75.

Development Special Use Permit with Site Plan (DSUP) # 2000-0042

Required off street parking for the expanded printing business will be located at 205-207 Duncan Avenue. A special use permit, technically a request for parking reduction, is requested to permit tandem parking.

Since moving to 1712 Mount Vernon Avenue in 1982 as part of the City of Alexandria Mount Vernon Avenue Revitalization Program and as a participant in the Mount Vernon Avenue Commercial Rehabilitation Loan Subsidy Program, Fannon Color Printing has grown and prospered and has been an active partner in the revitalization of Mount Vernon Avenue. The granting of the requested special use permit will permit Fannon Color Printing to accommodate its growth, house new equipment, and to better serve its clients.

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

One (1) to five (5) customers per week will come to the Property. The majority of the Applicant's business is generated through off premise direct sales.

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

No Change from SUP # 2768

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

Day	Hours
-----	-------

The hours of operation are Monday - Friday 8:30 am through 5:00 pm**

**Note: Limited staff will be on the premises prior to 8:30 am and after 5:00 pm

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

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

It is not anticipated that patron noise will be a source of complaints, as such, no control measures are warranted.

Development Special Use Permit with Site Plan (DSUP) # 2000-0042

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

It is not anticipated that offensive odors will emanate from continued the use of the property as a printing business.

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

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

Type of trash and garbage generated by the printing business will be deposited into commercial trash and recycling containers. The trash and recycling containers will be located in the interior of the building.

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

Type of trash and garbage generated by the printing business will be deposited into commercial trash and recycling containers. The trash containers will be located in the interior of the building.

C. How often will trash be collected?

The trash containers will be emptied by a commercial trash collector on an as needed basis. Recyclable materials will be picked up on an as needed basis.

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

Litter is not an anticipated problem; however, Fannon Color Printing will self-police the Property.

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:

Small quantities of hazardous compounds generally recognized to be appropriate for use in the operation of the printing business will be stored, used and disposed of in accordance with applicable regulations.

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:

Small quantities of hazardous compounds generally recognized to be appropriate for use in the operation of the printing business will be stored, used and disposed of in accordance with applicable regulations.

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

It is not anticipated that extraordinary security measures will be required.

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?

Twenty-eight (28)

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

14	Standard spaces
6	Compact spaces
2	Handicapped accessible spaces
6	Other: Tandem Compact Spaces

Development Special Use Permit with Site Plan (DSUP) # 2000-0042

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

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

205-07 Duncan Avenue, Alexandria, Virginia.

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? **One (1)**
- B. How many loading spaces are available for the use? **One (1)**
- C. Where are off-street loading facilities located? **Onsite**
- D. During what hours of the day do you expect loading/unloading operations to occur?

Fannon Color Printing will generally receive three (3) to five (5) deliveries per day between the hours of 9:00 am and 5:00 pm, Monday through Friday.

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

Fannon Color Printing will generally receive three (3) to five (5) deliveries per day between the hours of 9:00 am and 5:00 pm, Monday through Friday.

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 to the subject property is adequate and no new street improvements are required to accommodate the proposed use.

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? 4,770 square feet.

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

8,230 sq. ft. (existing) 4,770 sq. ft. (addition if any) = 13,000 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: _____

***NOTE: 205-07 Duncan Avenue is also a stand alone structure.**

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)

The Applicant is requesting a Special use Permit to provide six (6) tandem parking spaces on the off site parking facility in lieu of six (6) code compliant required parking spaces.

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

The parking facility will primarily be used for employee parking. As such, the use of tandem parking spaces does not diminish the availability of the spaces as employees will be able to coordinate the use of the spaces.

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

The lot at 205-207 Duncan Avenue is insufficient to accommodate twenty-eight (28) parking spaces without demolishing the existing structure. The Applicant would prefer to retain and renovate the structure.

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.

The proposed parking exceeds the number of employees and is more than sufficient to accommodate the limited number of clients that come to Fannon Color Printing.

95 FT HEIGHT LIMIT



EXISTING BUILDING

NEW BUILDING BEYOND

EXISTING BUILDING

50'-0"

10'-0"
DRIVE

PROPERTY LINE

PROPERTY LINE

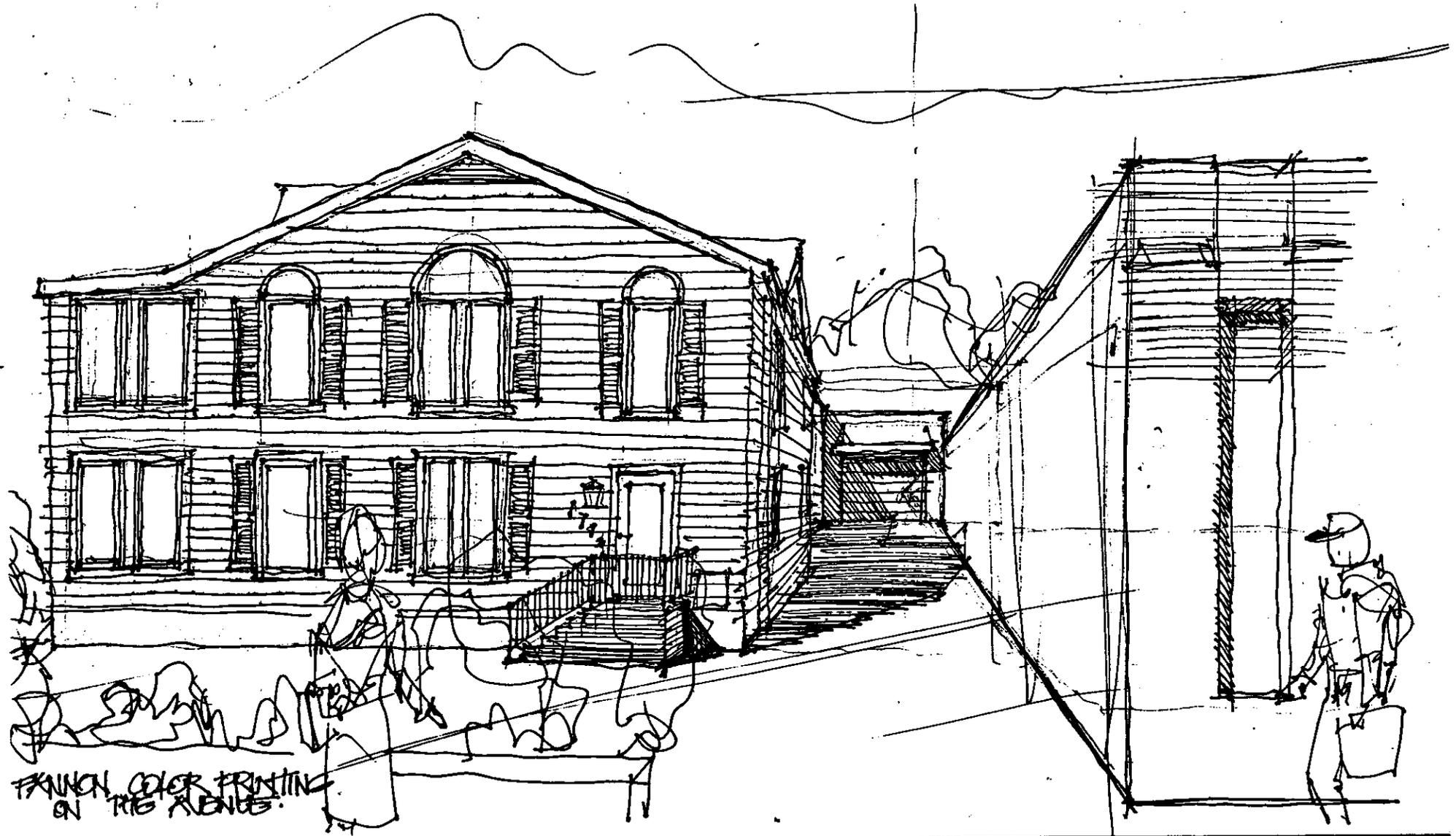
MT. VERNON AVE. ELEVATION

FANNON COLOR PRINTING

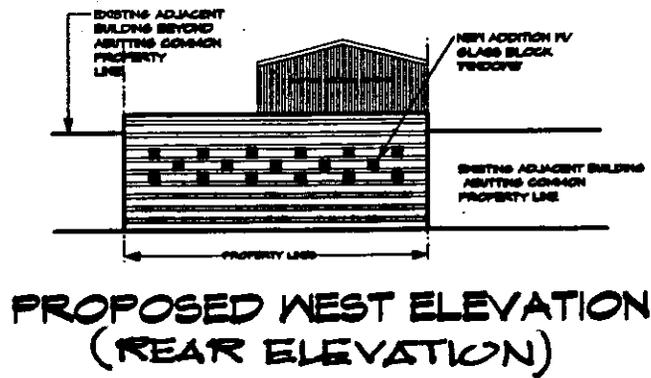
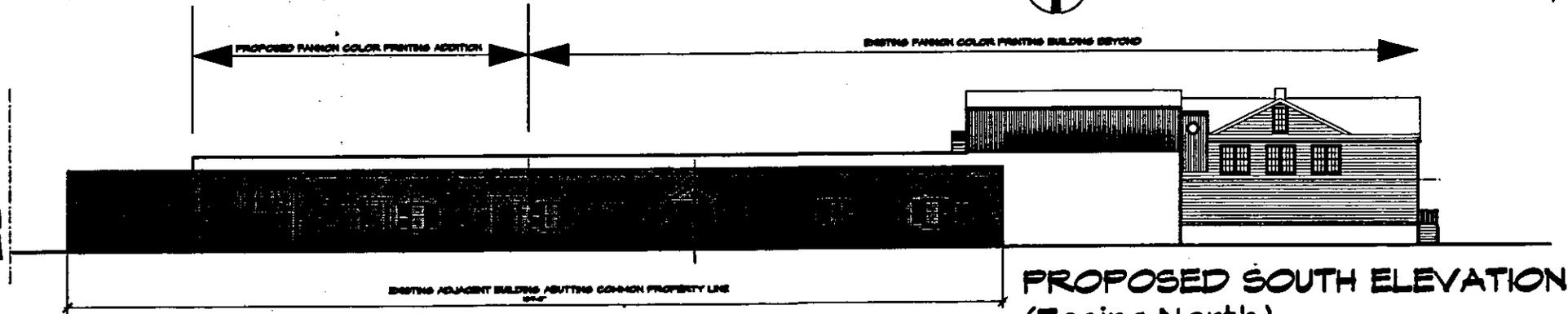
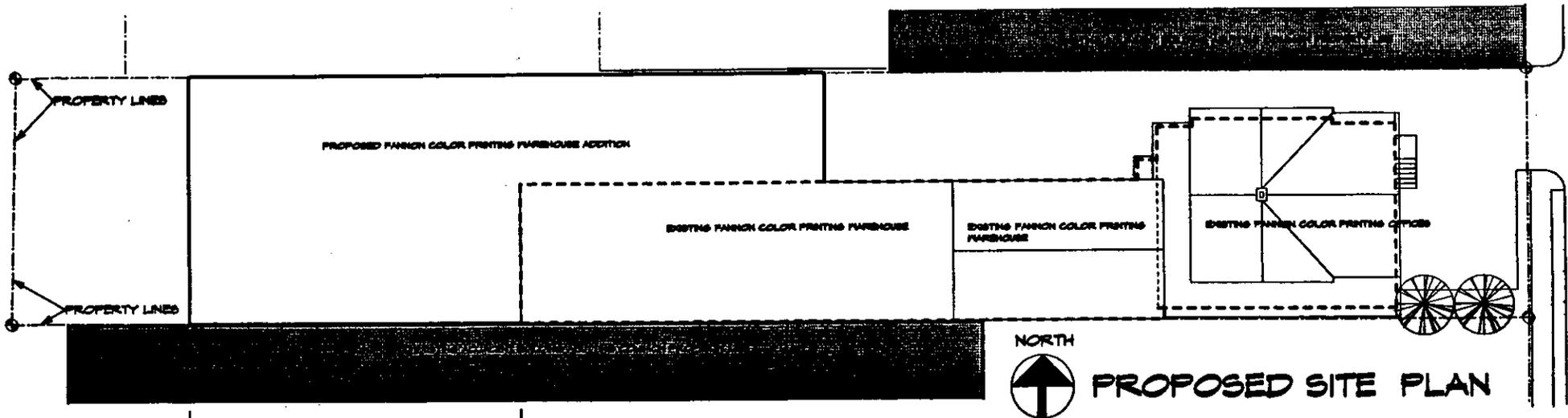
1712 MOUNT VERNON AVENUE
ALEXANDRIA, VIRGINIA

DANIEL R. BAIRLEY, AIA, PC - ARCHITECT
R. C. FIELDS, JR. & ASSOCIATES - CIVIL ENGINEERS

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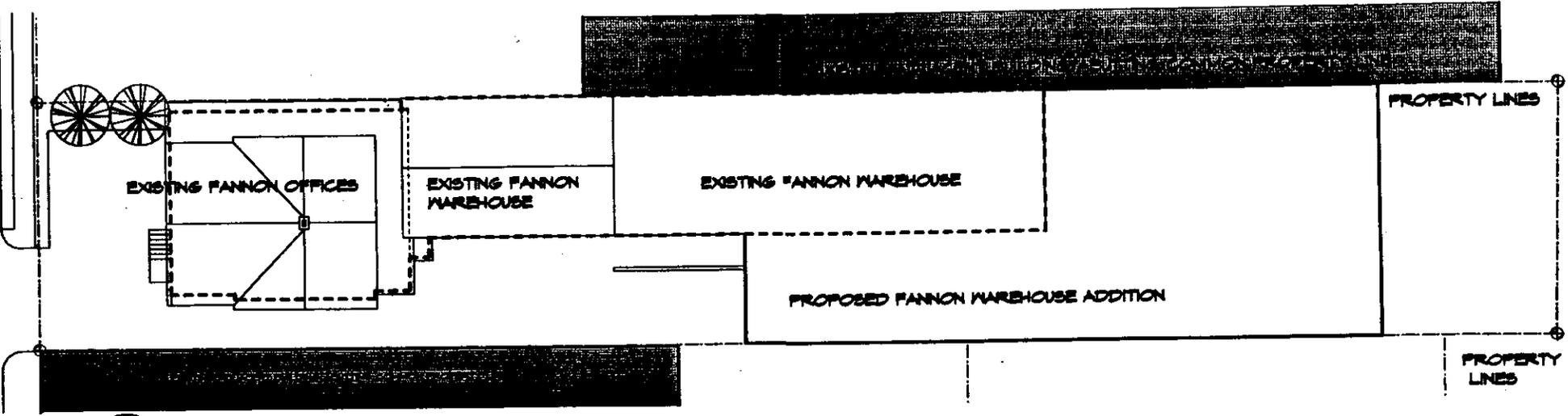


FRANCK COLOR PRINTING
ON THE AVENUE.



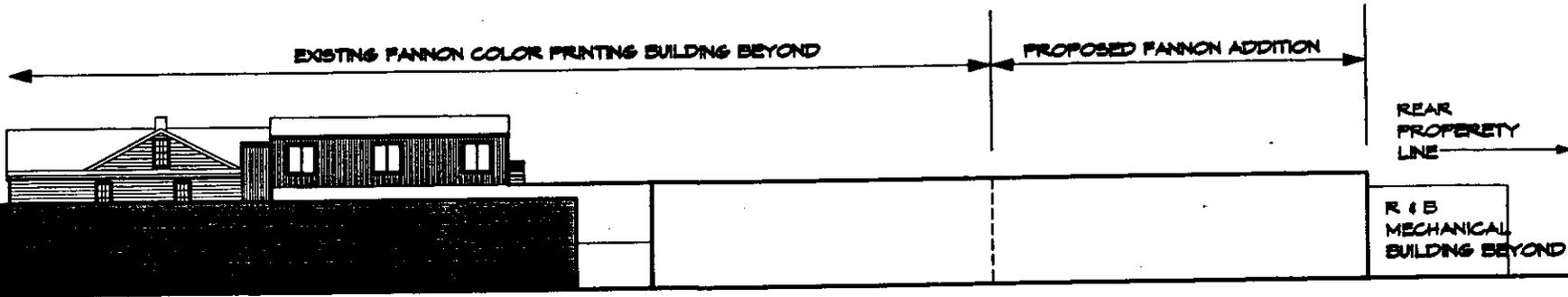
AN ADDITION TO
 FANNON COLOR PRINTING
 1712 Mount Vernon Avenue
 Alexandria, Virginia

Daniel R. Bairley, AIA, pc Architecture + Planning



PROPOSED SITE PLAN

NORTH



EXISTING ADJACENT BUILDING ABUTTING COMMON PROPERTY LINE

PROPOSED NORTH ELEVATION (Facing South)

AN ADDITION TO
FANNON COLOR PRINTING
 1712 Mount Vernon Avenue
 Alexandria, Virginia

Daniel R. Bailey, AIA, PC Architecture + Planning

THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
From: Bill Hendrickson, President
Stephanie Sechrist, Co-chair, Land Use Committee
Amy Slack, Co-chair, Land Use Committee
Date: November 28, 2000
Subject: DSUP# 2000-00042, **Fannon Printing**, to physically expand and intensify a non-complying use (printing business) at 1712 Mt. Vernon Avenue, with increased FAR and a parking reduction for tandem parking at an off-site parking lot at 205-207 Duncan Avenue.

At our Land Use and Executive Committee meetings on November 8th and 21st, we addressed the subject SUP request to expand and intensify Fannon Printing.

Land Use and Executive Committees voted to recommend approval of the DSUP with the following conditions:

- That adequate screening be provided between the proposed parking lot on Duncan Avenue and adjacent residences to the side and rear of the property. This may consist of a solid fence or a thick and varied landscape screen.
- That the landscaping in front of the building at 1712 Mt. Vernon Avenue be improved and that the retaining wall be repaired.
- That the existing building at 205-207 Duncan Avenue be renovated and rehabilitated in keeping with appropriate rehabilitation standards and that a neighborhood-oriented or neighborhood compatible use be chosen to occupy the building.

Although both Committee's recently recommended denial of continuing another non-complying use, Jack Taylor Toyota, there are two main reasons why we feel this proposal is different. First, Fannon Printing is not an automobile related use and does not have the same negative impacts on Mt. Vernon Avenue and the Del Ray neighborhood. Second, although the printing business is classified as an industrial use, the intensity of the use is actually comparable to an office use, a permitted and encouraged use in the CL zone. Both Committee's also believe that the Fannon business also creates some positive activity along the Avenue, with its limited pedestrian activity and well maintained property. Furthermore, the proposed rehabilitation of the historic bungalow on Duncan Avenue will be an improvement to the immediate neighborhood.

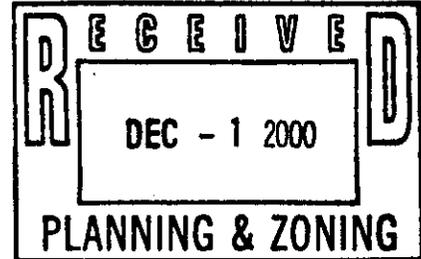
We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 or Stephanie Sechrist at 703-548-0536 and Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

#20 DSUP 2000-0042 P-02
FANNON PRINTING



Fannon Color Printing
1712 Mt. Vernon Ave.
Alexandria, VA 22301

c/o Mrs. Mary Ellis Fannon
Mr. Daniel Fannon



Dear Mrs. Fannon,

This correspondence is a synopsis of our meeting at 9:30 a.m. on Nov. 30, 2000 at 205/207 East Duncan Ave. Our agenda was to discuss a change in the land-use at the above address, specifically the probable impact on a large, mature 26.5" carya spp. located on the property. You stated your inclination as a conservationist and your desire to preserve the tree if possible.

The specifics of the tree are as follows:

- Species -Carya illinoensis-pecan-a common tree.
- Trunk diameter (dbh) at 4' -26.5."
- Crown Spread - approximately 50'.
- Height- approximately 65'-75'.

The growth habit of this species is a pre-disposition for long, over-extended, weak limbs. In other words, storm damage is common. In fact there is evidence of a large 6"-8" limb that has recently broken out. These trees are not recommended in high traffic areas.

It is my opinion that the changes that will occur in the critical root zone (C.R.Z.) will make attempting preservation difficult, expensive and ultimately a failure. Installing a parking lot will require the removal of surface soil to a pre-determined depth, installing stone dust, compacting, adding more stone and finally covering with asphalt. This process commonly results in the following: root loss, a reduction in structural integrity (safety) and reduced absorption of materials and water.

When considering large trees that have been field or open grown, we must recognize the vast majority of the root system is found in the top 12" of the soil within the drip line. Unfortunately this is precisely where the grade work, fill, compaction and asphalt will be installed. Roots that will be cut, removed or damaged will reduce the tree's ability to survive this process. The structural integrity of the tree will be affected at

ROSS TREE EXPERT COMPANY
2822 MARY STREET • FALLS CHURCH, VA 22042
703-573-3829 FAX 703-573-7478
WWW.ROSSTREE.COM

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the same time. Due to the shallow root system of this species, damaging or removing a high proportion of the tree roots may result in a "wind throw". This means the tree may pose an unreasonable risk of failure.

Considering these circumstances, I must unfortunately recommend the removal of this tree. Removal of the tree will result in creating a "heat island". I recommend mitigating the effect of this "heat island" by installing new trees. This should be done on a trunk diameter replacement schedule. It may mean installing an equivalent amount of trunk diameter. The existing tree measure 26.5" in diameter, replacements could be 13 trees at 2" diameter or 9 trees at 3" diameter.

You may consider the following as replacement species: Littleleaf Linden (*Tilia cordata*), Chinese Elm (*Ulmus parvifolia*) or Serviceberry (*Amelanchier arborea*). If you would like other recommendations or have any comments or questions, please feel free to call me at (703) 573-3029.

Thank You,

Tim Eoyd
Certified Arborist

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 4, 2000

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR *msd*
OFFICE OF HOUSING

SUBJ: ADDITION OF CONDITION TO DOCKET ITEM #20, DSUP #2000-0042, FOR
FANNON COLOR PRINTING

The Office of Housing inadvertently omitted the standard Housing Trust Fund condition for the above-referenced Development Special Use Permit. Therefore, I write to request that the Planning Commission approve the addition of the following condition:

“The developer shall make cash contributions to the Housing Trust Fund in the amount of \$.50 per gross square foot of the building addition, payable before receipt of the Certificates of Occupancy.”

If you have any questions regarding this request, please contact me at (703) 838-4990. Thank you for your consideration.



18
12-16-00

28th November 2000

To Whom It May Concern:

We have reviewed the proposed Development Special Use Permit #2000-0042 and have no objection to its approval.

Thank You,

Elden Knight
Eva P. Knight

Elden Knight
Eva Knight
209 East Duncan Avenue
Alexandria, VA 22301

Sent to CC, Planning
PF 12/16

18
12-16-00

POTOMAC WEST BUSINESS ASSOCIATION, INC.

Post Office Box 2125
Alexandria, Virginia 22301-0125

November 30, 2000

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman William Hurd
Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, Virginia 22314



PWBA Officers & Directors

Lloyd A. Martin, II, Chair and President
Potomac West Title & Legal, P.C.
703/567-9588

Jim Fowler, Director and Vice President
Waterford Public Relations, Inc.
703/683-4815

Larry Merl, Director and Treasurer
Potomac Management, Inc.
703/836-8200

Gayle T. Reuter, Director
American Society for Industrial Security
703/518-1447

Alethea Taylor Camp, Director
Warwick Village Citizens Association
703/519-9358

Al Grande, Ex-Officio Director
ASAP Printing & Mailing Company
703/836-2288

Steve Nearman, Director
Nearman Financial Consulting, Inc.
703/683-4660

Nora E. Partlow, Director
St. Elmo's Coffee Pub
703/739-9268

Pat Miller, Ex-Officio Director
Pat's Place
703/519-6211

Elsie Mosqueda, Director
Community Partners for Children
703/683-1012

Sarah Gabriel, Ex-Officio Director
Gabriel Custom Framing
703/519-6949

William E. Miller, Dir. & Imm. Past President
Law Office of William Miller
703/549-4726

The Potomac West Business Association, Inc. is a nonprofit association of business and property owners, professionals, agency representatives and civic leaders who work together to improve the entire Potomac West community of the City of Alexandria.

Read the PWBA Business News on line at <http://www.radiodetary.com/pwba.html>

RE: Development Special Use Permit #2000-0042
Applicant: Mary Ellis Fannon, t/a Fannon Color Printing

On behalf of the Potomac West Business Association (PWBA), I wish to take this opportunity to express the overwhelming support of our membership for the application of Fannon Color Printing to build an addition to its concomplying printing business building, to construct a parking lot at 205-207 Duncan Avenue, and for a reduction of parking requirements with respect to continuing operations of the business.

As you known, PWBA is an association of approximately 100 business and property owners, professionals, agency representatives and civic leaders having as a common goal the improvement of Potomac West community of the City of Alexandria. Our membership reviewed the Fannon application at its November monthly membership meeting and those in attendance voted unanimously to endorse and support the Fannon request.

Fannon Color Printing has been an outstanding member of the Potomac West business community for many years, and its principals have been extraordinarily dedicated to the wide range of precepts essential to the continued economic expansion and improvement Potomac West and the entire City of Alexandria. Fannon has an outstanding reputation as a quality printing establishment throughout the Commonwealth of Virginia and the firm has been a major contributor to the variety of community activities extant in Potomac West, such as the annual PWBA Turkey Trot, Art on the Avenue and First Thursday. Fannon is a major employer who adds significant economic value to the community and whose employees support area businesses.

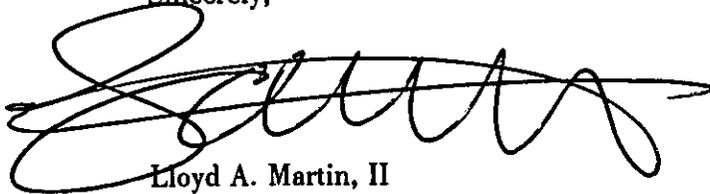
We believe that the Fannon building addition and parking addition will add economic value our community, through increased business activity and, hopefully continued success and more employees. The reduction in parking requirements

703-567-9588
FAX: 703-567-9686
E-mail: PWBA@aol.com

are reasonable and should be favorably considered. While we support the overall objective of assuring adequate parking for all business activities and residents within the Potomac West communities, we are also realists and recognize that the highest and best use of land is often not in parking. Reasonable reductions in parking requirements are necessary in our community, as in Old Town, to assure continued success of businesses. We believe that the best solution to our parking issues is the development and implementation of a dynamic and realistic overall transportation plan for the City, which includes innovative solutions to commuting and parking problems.

Thank you for this opportunity to express our views on this matter, and we would be pleased to discuss any specific issues related to this request for which we could provide any assistance.

Sincerely,



Lloyd A. Martin, II
President

cc: Fannon Color Printing

#20
DSUP # 2000-0042

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 5, 2000
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JANNINE HAZEL, DEPUTY DIRECTOR, CODE ENFORCEMENT
SUBJECT: DOCKET ITEM #20, DSUP#2000-0042
FANNON COLOR PRINTING

The office of Code Enforcement is amending staff condition #19. Due to the size of the business, a fire suppression system is not required by code. However, the use, location and lack of Fire Department access to the addition makes it necessary to have a suppression system installed. The proposed new wording will allow for discussion between the Director of Code Enforcement and the applicant to arrive at the best system for the operation. Building components will not be acceptable substitutes for the suppression system.

The proposed revision is:

- #19 Given the relative hazard of this operation, proximity of residential properties and the lack of fire department access to the proposed addition, an automatic fire suppression system shall be installed in the addition and any interconnected buildings to the satisfaction of the Director of Code Enforcement.

ALEXANDRIA

THE Journal

Alexandria's Daily Newspaper

#20
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City's Mount Vernon Avenue Area Ripe For People Like the Fannons

By DAN BEYERS
Journal Staff Writer

Jimmy Fannon is not a handyman, but that did not stop him from taking a run-down, two-story home and converting it into comfortable digs for his growing printing business.

But Fannon was not a printer when, 14 years ago, he teamed up with a telephone lineman and launched into the printing business.

The printing business turned out to be successful, and Fannon's renovation work has fared as well.

Twice previously, Fannon's family has bought an old home and fixed it up to their liking.

So, when the time came to move from their previous location on Quaker Lane to the beat-up building on Mount Vernon Avenue, it was a natural opportunity.

"We were in a storefront and bulging at the seams," remembered Fannon's wife, Mary Ellis Fannon. "When the landlord said he was going to raise the rent, it was time to move."

"We wanted to buy a place but everything was so expensive. Our Realtor showed us this place on Mount Vernon Avenue and it looked so horrible, we didn't know if we could afford to fix it up. But we were getting desperate, we wanted to move, so we took the chance."

The Fannons' chance was backed with some certainties.

The property is relatively inexpensive compared to property in Old Town, and it's near a future Metro station. Excellent financing is available to business people who want to renovate existing structures, Mary Ellis said.

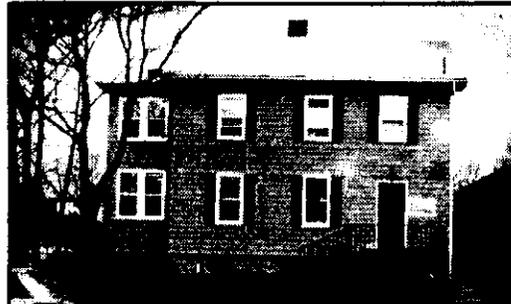
It was that extra that helped seal the deal.

The family was able to secure financing at below market rates by taking advantage of a city-run program aimed at revitalizing the Mount Vernon corridor.

"The Fannon project is just one part of the whole revitalization effort on Mount Vernon Avenue," said Jerry Sebold, the
Please see HOUSE, A4



Fannons' house before



And as printing business

Mount Vernon Avenue Community Picking Up

HOUSE From A1

city's commercial revitalization coordinator.

If a business owner has a plan for rehabilitation, and his credit is accepted by a bank, then Sebold's office will buy the loan down by as much as six points. Not a bad deal in these days of high interest rates, Mary Ellis said.

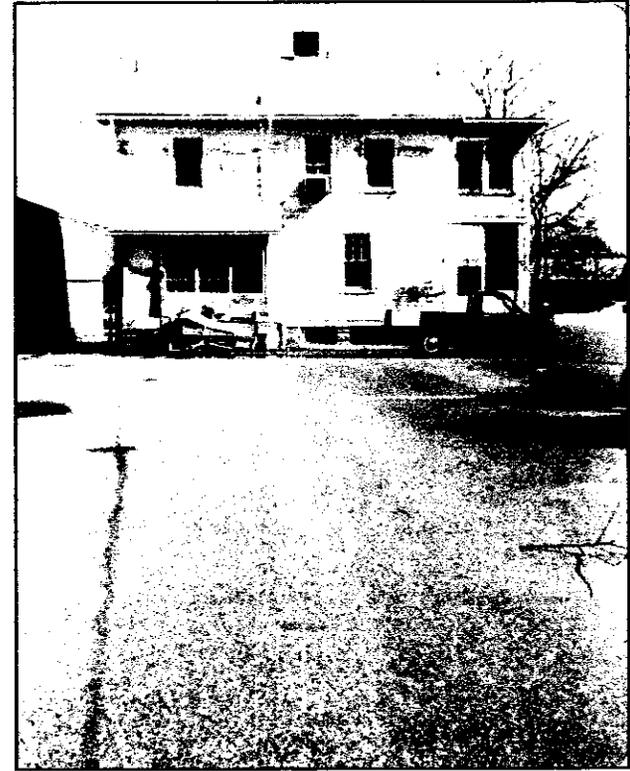
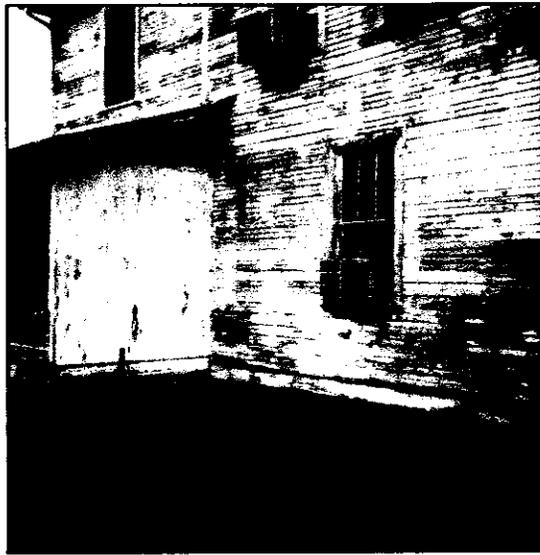
The financial assistance comes from a federal community development block grant and is limited to the "Mount Vernon Avenue strategy area," roughly located between Braddock Road and Four Mile Run, Sebold said. His office will

never buy a loan down below 5 percent, he added.

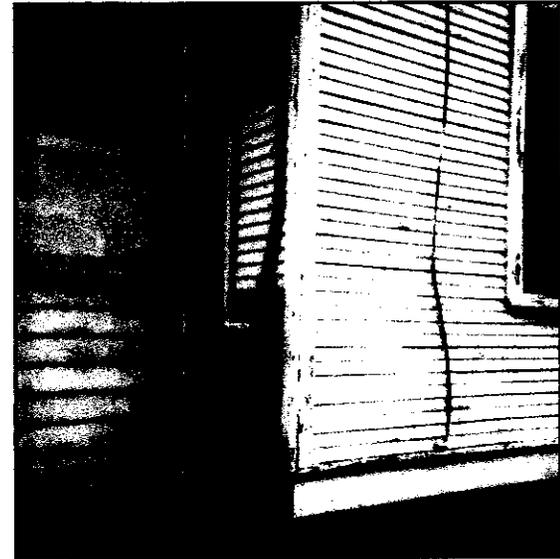
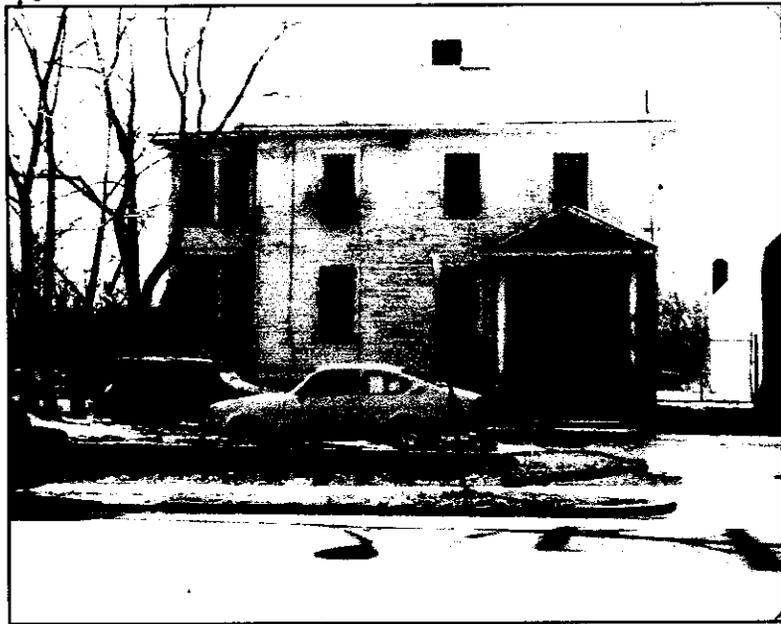
Renovating property is not that difficult, Mary Ellis said.

"Jimmy's not very mechanically inclined, but he doesn't have to be," she explained. "All you need is imagination."

With imagination, Fannon transformed an aging structure on Mount Vernon Avenue into a neighborhood asset.



#2C
DSUP 2000-0042



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18

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2000-0042

PROJECT NAME: FANNON COLOR PRINTING

PROPERTY LOCATION: 1712 Mt. Vernon Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 34.04 14 11 & 34.04 16 3,4 & 5 ZONE: CL/COMMERCIAL LOW

APPLICANT: MARY ELLIS FANNON,
Trading as FANNON COLOR PRINTING
1712 Mt. Vernon Avenue, Alexandria, VA 22301

PROPERTY OWNER:** MARY ELLIS FANNON,
Trading as FANNON COLOR PRINTING
1712 Mt. Vernon Avenue, Alexandria, VA 22301

**SEE ATTACHED

SUMMARY OF PROPOSAL: Special Use Permit for physical expansion and intensification of noncomplying printing business at 1712 Mt. Vernon Avenue pursuant to §12-302 (A) of the Alexandria Zoning Ordinance, 1992, as amended ("Ordinance") and new off street parking facility, with Site Plan.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: (1) Special Use Permit ("SUP") for physical expansion and intensification of noncomplying wholesale business pursuant to §12-302 (A) of the Ordinance, with Site Plan; (2) SUP to increase permitted Floor Area Ratio to .75 pursuant to §4-106(B)(2) of the Ordinance; and (3) SUP for reduction of required parking-tandem parking spaces.

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.

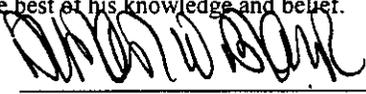
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

E-mail address: dblair@landclark.com

(703) 836-1000

(703) 549-3335

Telephone #

Fax #

112 South Alfred Street, Suite 300

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

September 21, 2000

Date

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

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

ACTION - PLANNING COMMISSION: 12/05/2000 Recommend Approval 7-0

ACTION - CITY COUNCIL: 12/16/00PH --See attached.

FANNON COLOR PRINTING

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

17. SPECIAL USE PERMIT #2000-0121
3050 DUKE STREET
DUNKIN DONUTS
Public Hearing and Consideration of a request for a special use permit for expansion of a restaurant; zoned CG/Commercial General. Applicant: Bhavana, Inc, by Fausto R. Bayonet of the Heiserman Group.

COMMISSION ACTION: Recommend Approval 6-1

City Council approved the Planning Commission recommendation.

Council Action: _____

18. DEVELOPMENT SPECIAL USE PERMIT #2000-0042
1712 MOUNT VERNON AVENUE; 205-207 DUNCAN AVENUE
FANNON COLOR PRINTING
Public Hearing and Consideration of a request for a development special use permit, with site plan, to build an addition to the noncomplying printing business and to construct a parking lot at 205-207 Duncan Avenue with increase in floor area ratio, and request for reduction of parking requirements to allow tandem parking; zoned CL/Commercial Low. Applicant: Mary Ellis Fannon, trading as Fannon Color Printing, by Duncan W. Blair, attorney.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the Planning Commission recommendation with the deletion of condition #13a and the revision of condition #19 so that it now reads: "19. Given the relative hazard of this operation, proximity of residential properties and the lack of fire department access to the proposed addition, an automatic fire suppression system shall be installed in the addition, and the applicant shall control any openings from the addition, to the satisfaction of the Director of Code Enforcement." Staff and the applicant will work together to make the parking lot design one that is feasible and properly landscaped.

Council Action: _____

Without Objection, City Council recessed the meeting at 1:13 p.m. during discussion of docket item no. 19 in order to attend the dedication and reception for Wiley F. Mitchell.

At this time, Councilwoman Woodson left the meeting.

The meeting was reconvened at 2:16 p.m., and Council continued its discussion of item no. 19.

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 18

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DON CARROLL BLAIR
2. ADDRESS: 112 S. 91st St.
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
FARMER COLOR PRINTING
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.