

EXHIBIT NO. 1

7  
6-15-02

Docket Item # 7  
SPECIAL USE PERMIT #2002-0036

Planning Commission Meeting  
June 4, 2002

**ISSUE:** Consideration of a request for a special use permit to add seating for a private school and request to provide off-site parking.

**APPLICANT:** Strayer University Inc.  
by M. Catharine Puskar, attorney

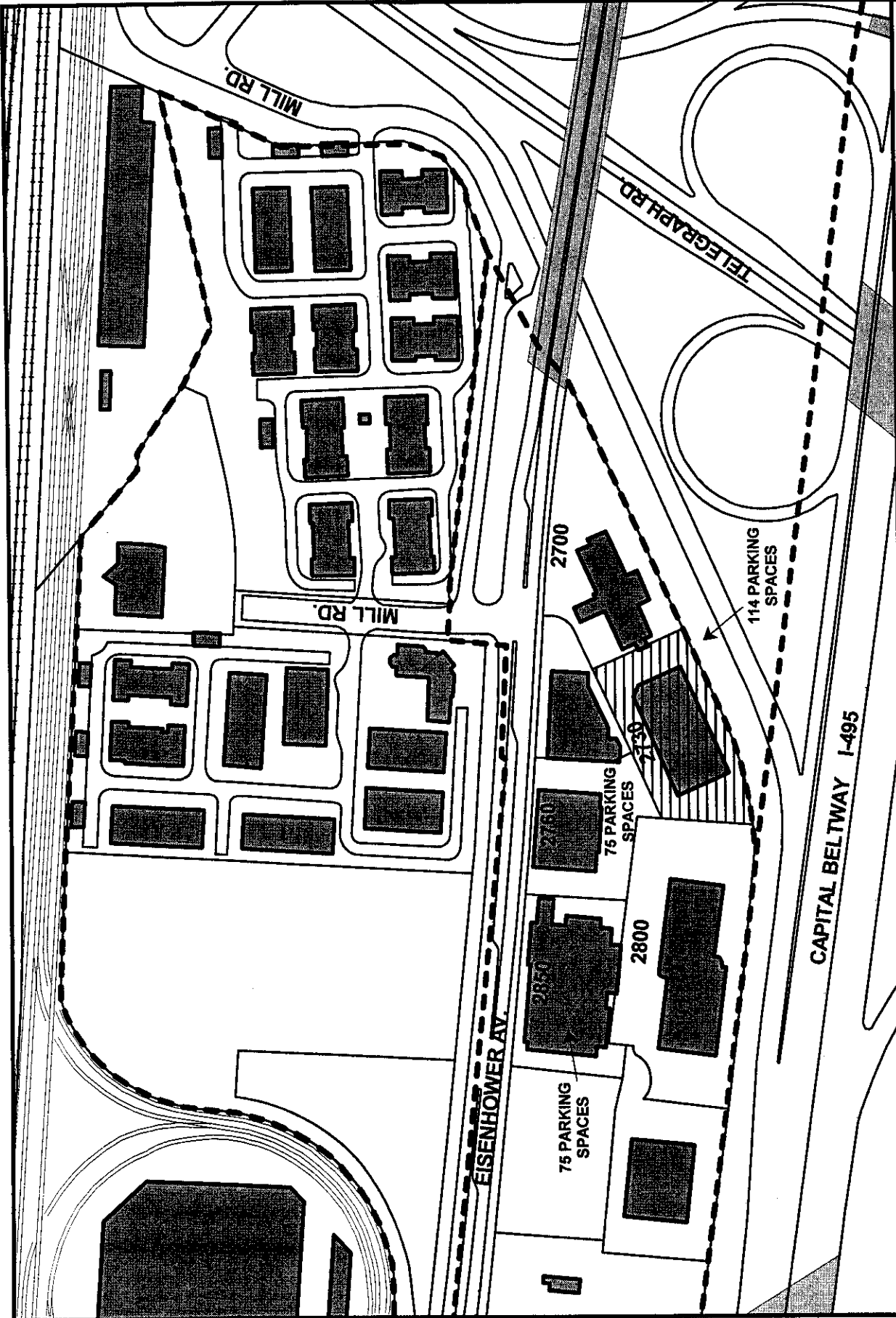
**LOCATION:** 2730 Eisenhower Avenue

**ZONE:** OCM-100/Office Commercial Medium

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**PLANNING COMMISSION ACTION, JUNE 4, 2002:** 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.



06/04/02

SUP #2002-0036



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 corporation in which the applicant has a controlling interest. (P&Z) (SUP #2685)
2. **CONDITION AMENDED BY STAFF:** The total number of classroom seats shall be limited to ~~250~~ 228 seats during weekdays and 528 seats on evenings and weekends. (P&Z) (SUP #2685)
3. Condition deleted. (SUP #2685)
4. **CONDITION ADDED BY STAFF:** The applicant shall maintain sufficient parking on-site and within 300 feet to support its number of students, based on a ratio of one space for each two students. (P&Z)
5. **CONDITION ADDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the building. (Police)
6. **CONDITION ADDED BY STAFF:** The applicant shall increase the lighting in the parking lot to 2 foot candle minimum maintained. (Police)
7. **CONDITION ADDED BY STAFF:** The applicant shall screen its on-site dumpster to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
8. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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**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, Strayer University, Inc., represented by attorney Cathy Puskar, requests special use permit approval to add seating for a private school and for parking within 300 feet of the private school located at 2730 Eisenhower Avenue.
2. The subject property is one lot of record with a lot area of 59,759 square feet. It is part of an office park, Alexandria Tech Center I, that is accessed from Eisenhower Avenue. The southern edge of the office park borders Interstate 495. The subject building is 21,950 square feet and is surrounded by office buildings, a hotel and surface parking. There are no adjacent residential uses. The proposed off-site parking, provided within 300 feet of the private school, is located at 2760 and 2850 Eisenhower Avenue. These sites are also part of Alexandria Tech Center I.
3. On April 1, 1993, City Council granted Special Use Permit #2685 for the operation of a private school. Under that permit, Strayer College is permitted to occupy the building located at 2730 Eisenhower Avenue and have 250 students.
4. Strayer University is an institution of higher learning that offers full and part-time study for students throughout the United States. Strayer provides education in accounting, business administration, and computer information systems through its associate's, bachelor's and master's degree programs. Undergraduate degree programs are also offered in related areas, such as acquisition, and contract management, computer networking, economics, international business, marketing and general studies.

The school has added ten new campuses throughout the D.C. Metropolitan Areas within the last ten years. A new campus is now under construction at the Courthouse Metro Station in Arlington.

5. As part of a proactive program to inspect older special use permits for compliance with conditions, staff inspected the school and found the applicant had increased the number of seats from the 250 permitted in the existing special use permit to 516.

In response, the applicant filed this subject special use permit application to legalize the existing number of seats (516) and to allow a few more for a total of 528 seats. The total 528 seats will be provided in one building at 2730 Eisenhower Avenue.

6. The school's hours of operation are 8:00 a.m. to 10:30 p.m. Monday through Friday, and 6:00 a.m. to 4:00 p.m. Saturday and Sunday.

7. The applicant has a minimum of 32 staff on-site at any given time, and expects 228 daytime students and 528 evening and weekend students if approved with this special use permit application.
8. This new special use permit application also seeks approval of parking arrangements that will accommodate the increased number of students. Pursuant to Section 8-200 of the zoning ordinance, one off-street parking space is required for each two seats provided in a private school. The subject school is thus required to provide 264 off-street parking spaces. The applicant can provide 114 on-site parking spaces and requests special use permit approval to provide 150 additional off-site spaces within 300 feet of the school. Section 8-200(C)(4) allows required parking to be provided off-site within 300 feet for schools, with special use permit approval.

The proposed off-site parking includes 75 parking spaces at 2760 Eisenhower Avenue and 75 spaces at 2850 Eisenhower Avenue. Both of these properties are within 300 feet of Strayer University.

9. The off-site parking is available during the evenings and weekends because it is used by office workers during the weekday. The applicant states that it will limit the number of students allowed on-site during the day between Monday and Friday (8:00 a.m. to 5:30 p.m.) and during weekend mornings (6:00 a.m. to 9:00 a.m.) when 114 parking spaces are available to 228 students. The applicant will allow the additional 300 students, for a total of 528 students, on-site during weekday evenings from 5:30 p.m. to 10:30 p.m. and during the weekends between 9:00 a.m. and 4:00 p.m. when an additional 150 parking spaces are available.
10. Under the existing special use permit (SUP #2685) the applicant provides 100 parking spaces on-site and an additional 50 off-site within 300 feet of the school during evening hours only. A parking reduction was granted for 25 parking spaces during daytime hours of operation in the existing special use permit.
11. Garbage is stored in an on-site dumpster and collected twice a week. The property manager monitors the site for litter.
12. No noise complaints have been recorded with the City, and the applicant does not expect the proposed changes to create any noise problems.
13. Zoning: The subject property is located in the OCM 100 (Office Commercial Medium) zone. Section 4-1000 of the zoning ordinance allows an academic or commercial private school in the OCM 100 zone only with a special use permit. Section 8-200(C)(4) of the zoning ordinance permits required off-street parking within 300 feet of a private school with a special use permit.

14. Master Plan: The proposed use is consistent with the King Street/Eisenhower Avenue Small Area Plan chapter of the Master Plan which designates the property for office and commercial use.

STAFF ANALYSIS:

Staff has no objection to the proposed increase in seats or the provision of off-site parking for the private school, Strayer University, located at 2730 Eisenhower Avenue. The applicant proposes to increase the number of seats from 250 to 528, and to provide 150 parking spaces off-site within 300 feet of Strayer University. The off-site parking will be located at 2760 and 2850 Eisenhower Avenue.

The proposed increase in seats will have no significant impacts on the surrounding community. The additional seats will be housed in the same building in which the school has been operating. The applicant will provide required parking either on-site or within walking distance of the school, and will share existing parking with office workers. The off-site parking will be used during the weekday by office workers, and during weekday evenings and weekends by Strayer University students.

Additionally, the City has not received any noise, parking or litter complaints the subject school. Staff has included a condition requiring a review of the private school one year after this approval so if there are any problems with its operation, additional conditions may be imposed.

Staff recommends that the applicant screen its dumpster, which is located in view of the adjacent hotel. The screening should be similar to that employed with other dumpsters within the office park, primarily a three sided wood fence that leaves the front open for dumping and collection access. Staff has included a condition to this effect, and would like to note that otherwise the site is well landscaped and maintained.

Finally, staff believes that the school use provides a valuable service to the City of Alexandria's residents, that it is compatible with the other uses found in the Alexandria Tech Center I, and that it helps attract people to the rapidly changing Eisenhower Valley corridor. Staff recommends approval of the proposed increase in seats and provision of required parking within 300 feet of the private school subject to the list of suggested conditions.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 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.
- R-1 T&ES has no objections or recommendations.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal for a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.
- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC Section 313.0.
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.

Health Department:

F-1 No comments.

Police Department:

R-1 Security survey of the building.

R-2 Increase lighting in the parking lot to 2 foot candle minimum maintained



MVH

# APPLICATION for SPECIAL USE PERMIT # 2002-0036

[must use black ink or type]

PROPERTY LOCATION: 2730 Eisenhower Avenue

TAX MAP REFERENCE: 71.00-02-06 ZONE: OCM (100)

APPLICANT Name: Strayer University, Inc.

Address: 8550 Cinderbed Road, Newington, VA 22122

PROPERTY OWNER Name: Strayer University, Inc.

Address: 8550 Cinderbed Road, Newington, VA 22122

PROPOSED USE: SUP Amendment for an increase in the number of seats for a private school and for off-street parking within 300 feet of a private school

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.

M. Catharine Puskar, Agent/Attorney

M Catharine Puskar  
Signature

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., 13th Floor  
Mailing/Street Address

(703) 528-4700 (703) 525-3197  
Telephone # Fax #

Arlington, VA 22201  
City and State Zip Code

March 26, 2002.  
Date

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

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

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.

Wholly owned by Strayer Education, Inc., which is publicly traded  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? N/A

- Yes. Provide proof of current City business license  
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

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

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Strayer University, Inc. ("Strayer") is requesting a special use permit amendment to increase the number of seats for its school located at 2730 Eisenhower Avenue (the "Alexandria Campus") and to provide a portion of its parking within 300 feet of the Alexandria Campus.

In the way of background, Strayer University is an institution of higher learning, which offers full-time and part-time study for students throughout the United States. Strayer provides education to more than 12,000 students in accounting, business administration, and computer information systems through its associate's, bachelor's, and master's degree programs. Undergraduate degree programs are also offered in related areas, such as acquisition, and contract management, computer networking, economics, international business, marketing and general studies.

The success of Strayer University is evidenced by its expansion to more than ten new campuses throughout the D.C. Metropolitan Area within the last ten years, including a new campus under construction at the Courthouse Metro Station in Arlington. This success is also evidenced by the increase in the number of students enrolling in classes offered at Strayer's Alexandria Campus, which, in turn, necessitates the filing of this Special Use Permit Amendment.

Specifically, Strayer University seeks approval to increase the number of seats at its Alexandria Campus from the 250 approved by City Council on April 17, 1993 as part of SUP 2685, to a maximum of 528 seats. In addition, Strayer requests approval for a portion of its off-street parking to be provided at 2760 and 2850 Eisenhower Avenue, within 300 feet of its Alexandria Campus.

Based upon the parking requirements set forth in the Zoning Ordinance, one parking space is required for every two seats in a private school. In addition, by special use permit, off-street parking may be provided within 300 feet of a private school. Strayer has 114 full-time, on-site parking spaces to serve its students. In addition, Strayer has leases in place for 150 parking spaces located within 300 feet of its Alexandria Campus; Seventy-five (75) parking spaces are provided at 2760 Eisenhower Avenue and seventy-five spaces are provided at 2850 Eisenhower Avenue. According to the terms of the two leases, Strayer has access to the leased parking spaces from 5:30 pm to 10:30 pm weekdays and from 9:00 am to 4:00 pm on Saturdays and Sundays. These spaces are available so long as Strayer or any successors continue to occupy the Alexandria Campus. In addition, given its location near the Eisenhower Metro station, students can also take advantage of public transit.

Strayer University conducts classes between the hours of 8:00 am to 10:30 pm Monday through Friday and between the hours of 6:00 am and 4:00 pm Saturday and Sunday. Given the available parking, Strayer agrees to limit the number of students on-site at any time prior to 5:30 pm on Monday through Friday to no more than 228 students and to limit the number of students on-site at any time on weekends and after 5:30 pm Monday through Friday to no more than 528 students. Strayer looks forward to increasing its ability to provide quality education to residents and employees within Alexandria and throughout Northern Virginia.

**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).

Maximum of 228 students between 8:00 a.m. and 5:30 p.m.

Monday through Friday; Maximum of 528 students after 5:30 p.m.

Monday through Friday and on weekends

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

Minimum of 32 Staff on-site at any given time

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

Day: Classes will occur:

Monday through Friday

Saturday

Sunday

Hours:

8:00 a.m. - 10:30 p.m.

6:00 a.m. - 4:00 p.m.

6:00 a.m. - 4:00 p.m.

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

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

Noise levels will comply with the City of Alexandria noise

ordinance provisions.

B. How will the noise from patrons be controlled?

N/A

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

N/A

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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?

Normal trash and garbage for school use

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

Two dumpsters per week

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C. How often will trash be collected?

Twice a week

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

Property management monitors the site for litter and debris.

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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:

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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:

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

On-site security personnel between the hours of 7:30 a.m. to 8:00 p.m.

Monday through Friday and 7:30 a.m. to 5:00 p.m. Saturday and Sunday

### 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.

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**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?

114 spaces are required to serve day students;

264 spaces are required to serve night and weekend students

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

264 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

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

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

75 spaces at 2850 Eisenhower Avenue and

75 spaces at 2760 Eisenhower Avenue

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? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

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?

Street access is adequate

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

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

21,950 sq. ft. (existing) + - sq. ft. (addition if any) = 21,950 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

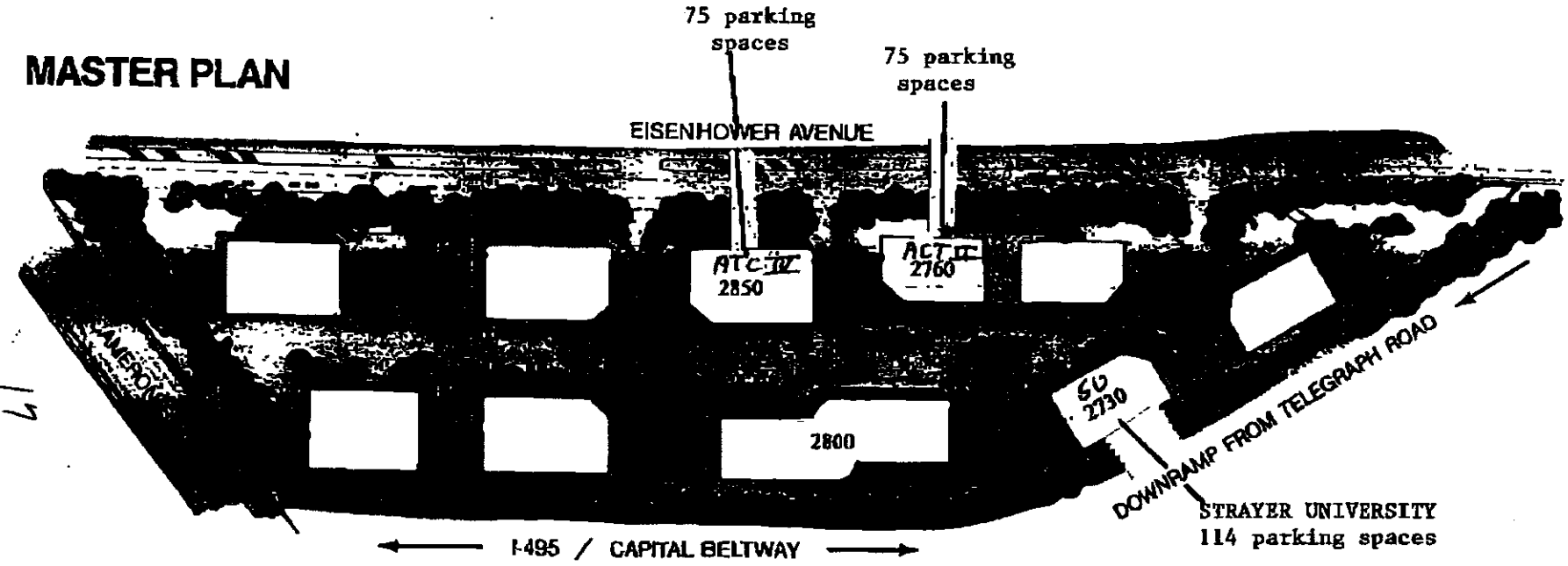
a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: Strayer University

other, please describe: \_\_\_\_\_



# MASTER PLAN



SUP 2002-0036

P.02  
703 339 8456  
STRAYER EDUCATION  
15:27  
FEB-19-2002

ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**  
ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Served Wednesday 2105  
Day of Week Time AM/PM

Number of Violation: 2730 Eisenhower

Section: 11-505

Description of Violation: violation of  
ordinance #2 (sup) section 4  
350 seats in classroom

Amount: 5000

1st  
 2nd  
MORE

VIOLATION IS NOT CORRECTED BY  
AN ADDITIONAL MONETARY  
FINE WILL BE ASSESSED.

[Signature] 103  
ID Number  
City Hall 703 838 3606  
observed or investigated the commission of the  
violation above and/or violation was based upon signed

PLANNING AND ZONING DEPARTMENT  
ATTORNEY COPY - YELLOW  
COURT COPY - PINK  
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON:  
MAMARIL OSCAR  
NAME: LAST FIRST MIDDLE  
 PROPERTY OWNER  
 COMPANY Strayer University  
NAME  
Campus Manager  
POSITION  
 OTHER  
2730 Eisenhower Ave  
ADDRESS  
Alexandria Va.  
CITY/TOWN STATE ZIP  
[Signature]  
SIGNATURE DATE

I hereby acknowledge receipt of this Notice of  
Violation. Signature is not an admission of guilt.  
 PERSON REFUSED TO SIGN DATE

**CERTIFICATE OF SERVICE**  
 Mailed/posted a true copy of this notice to the last  
known home or business address of the respondent  
or the respondent's agent  
Name of Person or Business Served  
Address of Service  
City/State

Posted true copy of this notice at the site of the  
infraction

The undersigned states that he/she is an employee  
of the City of Alexandria Department of Planning  
and Zoning and knows this Certificate of Service to  
be true to the best of his/her knowledge.

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date Phone # \_\_\_\_\_

**WARNING**  
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE  
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF  
SERVICE IN ONE OF THE FOLLOWING WAYS

TICKET NO 24  
1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO  
HEARING:

- Check the "Admit Violation" or "No Contest"  
below;
- Make personal check, cashier's check, cer  
check or money order payable to City of Alexan  
Do not send cash through the mail;
- Print violation notice number on the check or m  
order;
- Payment may be made by mail, or in person, at  
Treasury Office, City Hall, 301 King Street, R  
1510, Alexandria, Virginia, between the hou  
8:00 a.m. - 5:00 p.m., Monday-Friday, phone  
838-4948.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and;  
(a) Mail this completed notice to the Office o  
City Attorney, City Hall, Suite 1300, 301  
Street, Alexandria, Virginia, 22314; or  
(b) Appear in person or by an authorized repre  
sative, at the above address between the hou  
8:00 a.m. - 5:00 p.m., Monday-Friday, phone  
838-4433.

- If you wish to contest this violation a date will b  
for trial in the General District Court of Alexan  
Virginia. Failure to appear in court on the date  
for trial, unless prior approval has been granted  
judge of that court, will result in the entry  
default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE  
ORDINANCE:

- You have the right to appeal the interpretation of  
zoning ordinance upon which this violation is b  
to the Board of Zoning Appeals within 30 day  
accordance with 15.2-2311 of the Code of Virg  
The interpretation shall be final and unappealab  
not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CAL  
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESU  
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COU  
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTI  
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS  
CERTIFICATION:

ADMIT VIOLATION  NO CONTEST  CONTEST IN COU  
Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have  
answered as indicated above, and corrected or made  
substantial efforts to correct the violation that I  
admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_

FEB-19-2002 14:23  
STRAYER UNIV - ALEX  
703 329 9602  
P.02

SUP 2002-0036

SUP 2002-0036



May 16, 2002

Chairman and Members  
Of the Alexandria Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: Strayer University – Special Use Permit #2002-0036

Dear Mr. Chairman and Members of the Planning Commission:

The Eisenhower Partnership has had the opportunity to review the Special Use Permit Application filed by Strayer University, to discuss this SUP with Strayer’s attorney, Cathy Puskar and with Mary Hashemi of the planning staff.

Strayer is requesting an increase in the number of seats for its Alexandria campus from 250 to 528 and is also requesting an increase in off-street parking to be provided at 2760 and 2850 Eisenhower Avenue, being within 300 feet of the school. The Partnership has confirmed that Strayer University has a parking agreement with Simpson Development to provide for the parking after 5:30 p.m. With this agreement, it appears there are no unresolved parking issues.

Therefore, the Eisenhower Partnership supports Strayer University’s request for an increase in the number of seats and parking spaces.

Sincerely,

  
Sharon B. Hodges  
Executive Director

cc: Cathy Puskar, Esq.  
Steve McArthur, President  
Dr. William Schipper, Alexandria Campus Director

MVH

7

APPLICATION for SPECIAL USE PERMIT # 2002-0036

[must use black ink or type]

PROPERTY LOCATION: 2730 Eisenhower Avenue

TAX MAP REFERENCE: 71.00-02-06 ZONE: OCM (100)

APPLICANT Name: Strayer University, Inc.

Address: 8550 Cinderbed Road, Newington, VA 22122

PROPERTY OWNER Name: Strayer University, Inc.

Address: 8550 Cinderbed Road, Newington, VA 22122

PROPOSED USE: SUP Amendment for an increase in the number of seats for a private school and for off-street parking within 300 feet of a private school

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.

M. Catharine Puskar, Agent/Attorney

M Catharine Puskar  
Signature

Print Name of Applicant or Agent

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., 13th Floor

(703) 528-4700 (703) 525-3197

Mailing/Street Address

Telephone # Fax #

Arlington, VA 22201

March 26, 2002.

City and State Zip Code

Date

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

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

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL UC

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation.