Docket Item #4  
SPECIAL USE PERMIT #2005-0128  

Planning Commission Meeting  
February 7, 2006

ISSUE: Consideration of a request for a special use permit to operate a commercial school.

APPLICANT: P&N Investments, LLC d/b/a OSHA Global Learning Center by Paul Varriale

LOCATION: 3129 Mt. Vernon Ave 2C, 3B, 3C

ZONE: CL/Commercial Low

**PLANNING COMMISSION ACTION, FEBRUARY 7, 2006:** On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #2. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. In response to concerns regarding daytime parking impacts raised by two speakers, the Planning Commission recommended limiting the operating hours to evenings and weekends. The Commission suggested that the applicant resolve the daytime parking concerns with the speakers prior to City Council if he still wanted to request daytime hours.

Speakers:

Sharon Lieblich, member of the Mt. Vernon Square Condo Association, discussed concerns with potential parking impacts from the proposed use during daytime hours.

Paul Hoelzel, president of the Mt. Vernon Square Condo Association, discussed concerns with potential parking impacts from the proposed use during daytime hours.

Paul Varriale, the applicant's attorney, spoke in support of the application, stating that classes would be offered mostly during evening and weekend hours.

**STAFF RECOMMENDATION:** Staff recommends approval subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
I. DISCUSSION

REQUEST
The applicant, P & N Investment, LLC, d/b/a OSHA Global Learning Center, requests special use permit approval for the operation of a commercial school located at 3129 Mt. Vernon Avenue, units 2B, 3B and 3C.

SITE DESCRIPTION
The subject property is one lot of record with 175 feet of frontage on Mt. Vernon Avenue, 275 feet of frontage on Herbert Street, and a total lot area of 1.7 acres. The site is developed with office condominium buildings. Access to the property is from Herbert Street.

The surrounding area is occupied by a mix of residential and commercial uses. To the west across Mt. Vernon Avenue are the Calvert apartments and associated commercial uses. To the north are residential townhomes. To the south is a vacant building on a property that, consolidated with others to the south, was identified in the Mt. Vernon Avenue Study as a redevelopment site.

PROPOSAL
The applicant proposes to operate a commercial school that prepares students for professional examinations such as state licensing exams for nurses. Prepared materials are reviewed in a classroom setting. Classes will generally be offered on weekday evenings and weekends. There are no current plans to offer a weekday class, however, these classes may be offered in the future. Classes will range from five to 18 students. Specific aspects of the operation as described by the applicant are as follows:

Hours: Classes will typically be offered from 5:30 p.m. to 10:00 p.m. Monday through Friday, and between 9:00 a.m. and 10:00 p.m Saturday. While there are no current plans for classes during weekday daytime hours, there may be one offered in the future.

Number of students: There will be no more than 18 students on the premises at any one time.
Trash: The applicant anticipates general office trash. Trash is collected twice each week by a private contractor hired by the condominium association. The applicant does not anticipate litter to be a problem.

PARKING
According to Section 8-200 (A)(11) of the Zoning Ordinance, a commercial school requires one parking space for every two seats. In this case, the applicant proposes 18 students, which results in a parking requirement of nine spaces.

Parking for these office condominiums was approved in Site Plan #85-036. The requirement for the offices was 1.1 spaces for every 400 net square feet of floor area. A total of 37,454 net square feet was approved. The subject tenant space has 3,650 square feet, which would have required 10 spaces. In this case, the school only requires nine. Therefore, the applicant complies with the parking requirement.

ZONING/MASTER PLAN DESIGNATION
The subject property is located in the CL zone. Section 4-103 (K) of the Zoning Ordinance allows a commercial school in the CL zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for uses consistent with the CL zone.

II. STAFF ANALYSIS

Staff does not object to the proposed commercial school at 3129 Mt. Vernon Avenue. The applicant proposes only up to 18 students at any one time, and will comply with the parking requirement. As a practical matter, classes are proposed to be offered mostly during evening and weekend hours when the other offices are likely closed, and parking will be readily available. Staff recommends the standard condition that mass transportation options be posted at the facility to encourage mass transit use, and reduce the demand on parking. Staff also recommends a one year review to ensure that no issues arise.

Staff recommends approval of the special use permit.
III. RECOMMENDED CONDITIONS

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)

2. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation of the commercial school shall be limited to between 7:00 a.m. and 10:00 p.m. Sunday through Friday, and 9:00 a.m. and 10:00 p.m. Saturday daily. (P&Z)(PC)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. The applicant shall encourage its students and staff to use mass transit or to carpool when traveling to and from the school, by posting in a common area information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)

6. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school and a safety awareness program for all employees. (Police)

7. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

**STAFF:**

Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, Urban Planner.

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.
IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 T&ES has no objection to the proposed request to operate a commercial school.

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Police Department:

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703- 838-4520 regarding a security survey for the school.

R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703- 838-4520 regarding a safety awareness program for all employees.
APPLICATION for SPECIAL USE PERMIT #005-0128

[must use black ink or type]

PROPERTY LOCATION: 3129 Mount Vernon Ave. 2c, 3b, 3c

TAX MAP REFERENCE: 15.04 08 0026, 3B, 3C ZONE: 

APPLICANT Name: P N Investments, LLC DBA: USHA Global Learning Center
Address: 3129 Mount Vernon Ave. Alexandria, VA

PROPERTY OWNER Name: R. BraHi Associates, Inc.
Address: 401 East Globe Road Alexandria, VA 22305

PROPOSED USE: Test Preparation Classes

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.

Paul Varrale, Attorney
Print Name of Applicant or Agent

500 N Washington St.
Mailing/Street Address

Alexandria VA 22314
City and State Zip Code

703 299-0715
Telephone 
703-847-2016 Fax #

11-29-2005 Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Date & Fee Paid: $ 

ACTION - PLANNING COMMISSION: 

ACTION - CITY COUNCIL: 

07/26/99 p/zoning/pa-app/forms/app-sup1
Special Use Permit #2005-01AB

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

Yessee 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.

Patrick Osu

Blessing Osu

45 Livingston Road

East Hartford, Connecticut 06118

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

[ ] Yes. Provide proof of current City business license

[ ] No. The agent shall obtain a business license prior to filing application, if required by the City Code.

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

OSHA Global Learning Center ("Learning Center") prepares its customers/students to take various examinations including CLEP and DANTES examinations as well as state licensing examinations for nurses. Prepared materials are reviewed in a classroom setting. Classes are generally offered on weekday evenings and on weekends. Classes during the week begin at 5:30 p.m. or 6:00 p.m. and last for approximately four hours. Classes may be offered at anytime on weekends between the hours of 9:00 a.m. and 10:00 p.m. Some similar facilities, in other locations, offer one daytime class during the week for a period of four hours. There are no present plans to offer a weekday class at this facility; however, a weekday class may be offered in the future. Classes will range in size from 5 to 18 persons. In order to maintain appropriate student/instructor ratios, the Learning Center will generally form a new class once enrollment exceeds 18 students. Classes are lead by an instructor who uses prepared written review materials. No classes have labs and there is no use of hazardous materials. The Learning Center anticipates that two to three people will perform routine office duties during regular business hours. The Learning Center believes that ample parking exists on the premises. Further, most of the businesses that share the parking lot at the office condominium complex operate during regular business hours whereas the Learning Center’s greatest parking demands occur during off-peak hours. Parking spaces are not dedicated to any particular business. The Learning center does not anticipate any problems with noise or odors. The office condominiums, where the Learning Center plans to operate, are individually owned; therefore, no master list of the businesses operating in the condominiums is available. The condominium association is responsible for the trash pickup and trash is currently collected every Tuesday and Friday.
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).
      Up to 18, generally weekends & evenings

   B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
      2 to 3, 9:00 AM - 6:00 PM

6. Please describe the proposed hours and days of operation of the proposed use:
   Day:                                                                 Hours:
   Monday 5:30 PM - 6:00 PM - 10:00 PM
   Tuesday
   Wednesday
   Thursday
   Friday
   Saturday 9:00 AM - 10:00 PM

7. Please describe any potential noise emanating from the proposed use:
   A. Describe the noise levels anticipated from all mechanical equipment and patrons.
      The owner does not anticipate noise to be a problem
B. How will the noise from patrons be controlled?

N/A

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

The owner does not anticipate odors to be a problem

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?

General office trash

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

The owner anticipates normal levels of trash from general office activities

C. How often will trash be collected?

Trash is collected twice per week (Tuesdays & Fridays) by private contractor hired by The Condominium Association

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

The owner does not anticipate littering to be a problem
Special Use Permit #2005-D183

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

   [ ] Yes. [X] No.

   If yes, provide the name, monthly quantity, and specific disposal method below:

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

   [ ] Yes. [X] No.

   If yes, provide the name, monthly quantity, and specific disposal method below:

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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

   The owner does not anticipate any safety problems

   ____________________________________________________________

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

   [ ] Yes. [X] No.

   If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:
   
   A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

   Maximum of 9

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

   31 Standard spaces
   75 Compact spaces
   5 Handicapped accessible spaces.
   Other .

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

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

   Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

   D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use: [ ]

   A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

   

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

   

   C. Where are off-street loading facilities located?

   

   D. During what hours of the day do you expect loading/unloading operations to occur?
Special Use Permit #2005-0128

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

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?

- The owner believes that current 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 be the total area occupied by the proposed use be?

3650 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3650 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: office condominium

[ ] other, please describe:_______________________________________________________
To: Eileen Fogarty, Director, Office of Planning and Zoning  
Members of Alexandria Planning Commission
From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Laurie MacNamara, President
Date: February 3, 2006
Subject: Special Use Permit #2005-0128  
OSHA Global Learning Center, commercial school at 3129 Mt. Vernon Ave (2C, 3B AND 3C)  
Request to operate a commercial school (professional & career testing preparation classes)  
Zoned CL/Commercial Low.  
Applicant P&N Investments, LLC by Paul Varriate

The LU committee discussed the application at their meeting of January 19, 2006. An explanation of the proposal and conversation with Mr. Varriate was presented. Deputy Director Josephson, President Laurie MacNamara, and Executive Board member David Fromm attended. The item was announced in the Association newsletter.

The subject use, preparation classes for career testing, will be held in an office condominium located between Mt. Vernon and Commonwealth Avenues. No more than 18 students at one time will be present, usually Monday – Friday during the evenings and on Saturday. The required 9 parking spaces are provided on-site; the lot is accessed from Commonwealth. The applicant is agreeable to a condition that requires information be provided about alternate means e.g. public transportation and carpooling, at the school and in their advertising.

The LU committee and the Executive Board recommended support the application.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Laurie MacNamara at 703-519-9410, Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.
City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 23, 2006

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: EILEEN FOGARTY, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: COMMERCIAL SCHOOL, 3129 MT. VERNON AVENUE, SUP #2005-0128

This is in response to a letter you received from Sharon Lieblich regarding an SUP for a commercial school at 3129 Mt. Vernon Avenue.

On February 7, 2006, the Planning Commission recommended approval of SUP#2005-0128 for a commercial school at 3129 Mt. Vernon Avenue. In response to concerns raised by two members of the Mt. Vernon Square Office Condominium Association regarding the difficulty of parking during daytime hours, the Planning Commission limited the hours of operation of the school to evenings and weekends only. In her letter, Ms. Lieblich indicates that the Board of Directors of the Mt. Vernon Square Office Condominium Association supports the Planning Commission’s recommendation limiting the use to evening and weekend hours.

The space to be occupied by the school totals 3,650 square feet, which would require 10 spaces if used for offices. Staff recommended allowing daytime hours to provide some flexibility to the applicant, with the limitation that there be no more than 18 students at any one time. The parking requirement for a commercial school of 18 students is nine spaces. Staff found that, with the limitation on the number of students, it was reasonable to allow daytime hours, given that the parking requirement was similar to an office use in the same space. In addition, upon visits to the property during daytime hours, while the parking area immediately in front of the building was tight, there were a number of spaces available further south in the same lot.

Condo Board members expressed their concern about potential impacts from the school during daytime hours given past experiences of high parking demand when the buildings have been fully occupied. Staff spoke with Ms. Lieblich following the Planning Commission hearing, and she was not agreeable to considering daytime hours with conditions such as designated parking, staggered hours of classes, or further limiting the number of students during daytime hours, to address potential issues.

Staff spoke with the applicant following the Planning Commission hearing, and the applicant does not object to limiting their hours. The proposed evening and weekend hours are consistent
with the applicant's requested hours of operation. The daytime seminars that are discussed by Ms. Lieblich in her letter were not included in the original application, and according to the applicant can be held off site or during the recommended evening and weekend hours.

Given the concerns raised by the Condo Board, and the ability of the applicant to operate under limited hours, staff supports the Planning Commission recommendation. The applicant can come back at a later date to request daytime hours, and in the meantime can work with the Condo Board on resolving parking issues.
To: Honorable Members of City Council  
Eileen Fogarty, Director, Office of Planning and Zoning

From: Laurie MacNamara, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

Date: February 23, 2006

Subject: Docket item #9   Special Use Permit #2005-0128  
OSHA Global Learning Center, commercial school at 3129 Mt. Vernon Ave (2C, 3B AND 3C)  
Request to operate a commercial school (professional & career testing preparation classes)  
Zoned CL/Commercial Low.  
Applicant P&N Investments, LLC by Paul Varriate

At our regular meeting of February 13, 2006, the membership voted to support the application request use as recommended by the Planning Commission. Based on a discussion LU chair Amy Slack had with the applicant and 2 members of the business condominium association after the Commission’s public hearing, it is believed that there are ways for the condo association to resolve parking issues within the site. In addition, on street parking along Mt. Vernon Avenue have recently been restored along this stretch of the Avenue that should ease demand within the site.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Laurie MacNamara at 703-519-9410 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.
SPEAKER'S FORM

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

DOCKET ITEM NO. 9

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Paul Varrile

2. ADDRESS: 500 N. Washington Street
   TELEPHONE NO.: (703) 274-0715
   E-MAIL ADDRESS: puc@...

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Mr. Osu
   G+P Investments, LLC

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.

b:\clerk/forms/speak.wpd/Res. No. 1944; 11/05/01
APPLICATION for SPECIAL USE PERMIT #2005-0138

[must use black ink or type]

PROPERTY LOCATION: 3129 Mount Vernon Ave. 2C, 3B, 3C

TAX MAP REFERENCE: 15.04 08 002C, 3B, 3C ZONE: 

APPLICANT Name: Pin Investments, LLC DBA: OSHA Global Learning Center
Address: 3129 Mount Vernon Ave. Alexandria VA

PROPERTY OWNER Name: R. Brahi Associates, Inc.
Address: 401 East Glebe Road Alexandria VA 22305

PROPOSED USE: Test Preparation Classes

__________________________
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.

Paul Varriale, Attorney
Print Name of Applicant or Agent
Signature

500 N Washington St. 703-299-0765 703-847-2016
Mailing/Street Address Telephone Fax #
Alexandria VA 22314
City and State Zip Code

11-29-2005
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Date & Fee Paid: $

ACTION - PLANNING COMMISSION Recommended Approval as amended 2/7/06 7-0

ACTION - CITY COUNCIL: 2/25/06- CC approved the PC recommendation (w/amendments) 7-0 see attachment

07:26:99 p:\zoning\pc-appl-forms\app-sup1
REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9. SPECIAL USE PERMIT #2005-0128
   3129 MOUNT VERNON AVENUE (2C, 3B AND 3C)
   COMMERCIAL SCHOOL
   Public Hearing and Consideration of a request for a special use permit to
   operate a commercial school (test preparation); zoned CL/Commercial Low.
   Applicant: P&N Investments, LLC by Paul Varriate

   PLANNING COMMISSION ACTION: Recommend Approval as amended 7-0

   City Council approved the Planning Commission recommendation, with a change
   to condition #2 that the hours be 5:30 p.m. to 10:00 p.m., Monday through Friday and
   from 9:00 a.m. to 10:00 p.m. Saturday; and with a new condition that specifically says
   there will be no more than 18 students at one time.
   Council Action:______________________________

10. SPECIAL USE PERMIT #2005-0131
    1901 MOUNT VERNON AVENUE
    ART OUT LOUD
    Public Hearing and Consideration of a request for a special use permit
    amendment to allow alcohol service, an increase in the number of seats and for
    a parking reduction at an art gallery/restaurant; zoned CL/Commercial Low.
    Applicant: Eric Nelson

   PLANNING COMMISSION ACTION: Recommend Approval 7-0

   City Council approved the Planning Commission recommendation.
   Council Action:______________________________

11. SPECIAL USE PERMIT #2006-0001
    1215-1217 FIRST STREET
    YATES AUTO CARE
    Public Hearing and Consideration of a request for a special use permit for the
    continuation of a noncomplying light automobile repair, washing and detailing
    facility; zoned CRMU-H/Commercial Residential Mixed Use High. Applicant:
    Jeffrey Yates

   PLANNING COMMISSION ACTION: Recommend Approval 7-0

   City Council approved the Planning Commission recommendation, with an
   amendment to condition #22 to set the time limit for the special use permit at 10 years.
   Council Action:______________________________