

Docket Item #2
SPECIAL USE PERMIT #2008-0031

Planning Commission Meeting
September 4, 2008

ISSUE: Consideration of a request to amend a special use permit to increase hours of operation, increase the number of students, and change ownership, with a reduction in off-street parking, for a yoga/pilates/dance studio with classes.

APPLICANT: All is Well, LLC
by Heidi Thompson

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

LOCATION: 816 N. Saint Asaph Street

ZONE: CDX / Commercial Downtown (Old Town North)

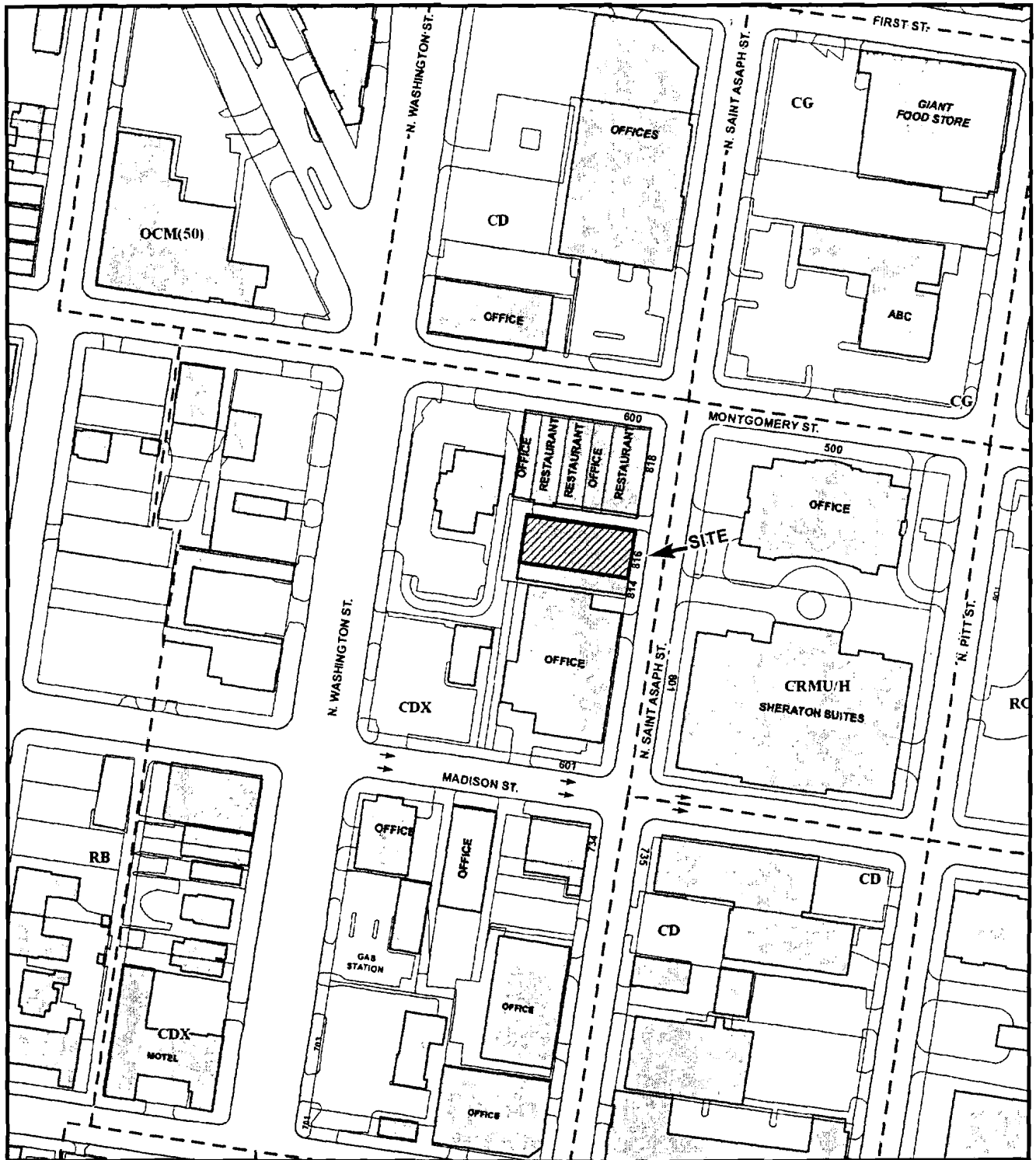
PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

PLANNING COMMISSION ACTION, JUNE 3, 2008: The Planning Commission noted the deferral of the request.

Reason: The applicant requested additional time to amend the original proposal.

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.



SUP #2008-0031

09/04/08



I. DISCUSSION

REQUEST

The applicant, All is Well LLC, requests a special use permit amendment to increase hours of operation, increase the number of students, and change ownership, with an off-street parking reduction, for a yoga/pilates/dance studio with classes located at 816 N. Saint Asaph St.

SITE DESCRIPTION

The subject property is one lot of record with 47 feet of frontage on N. Saint Asaph Street, 115 feet of depth and a total lot area of 5,405 square feet. The site is developed with a one-story commercial building containing 5,359 square feet of space. There is no parking on-site. Access to the property is from N. Saint Asaph Street.



The surrounding area is occupied by a mix of commercial and office uses. Immediately to the north is an Italian restaurant. To the south a personal training business is located on the first floor and an orthodontist's office on the second floor. To the east are the Sheraton Suites hotel and The Madison office building. To the west, facing N. Washington Street, is a Wendy's restaurant.

BACKGROUND

On December 16, 2000, City Council granted Special Use Permit #2000-0132 for the operation of a dance studio with classes and a parking reduction to allow off-site parking across the street at the Sheraton Suites hotel. The dance studio was approved for up to 25 students at one time on weekdays, with only private lessons allowed on weekends. The approved hours of operation were Monday-Friday, 1:00 p.m. to 9:30 p.m., Saturday 10:00 am to 9:30 p.m., and Sunday 10:00 a.m. to 3:00 p.m. The parking reduction was required per Section 8-200(C)(4) of the Zoning Ordinance, which allows the off-street parking requirement for private schools to be met off-site only when the parking is located within 300 feet of the school and only by special use permit.

Special Use Permit #2005-0126 was approved administratively on January 19, 2006 to change the ownership of the dance studio. No changes were approved at that time regarding the hours of operation, the number of students, or the parking reduction.

PROPOSAL

The applicant proposes to operate a yoga/pilates/dance studio with regular classes of up to 50 students at one time with increased hours beyond those approved previously. The applicant proposes to include accessory retail and accessory holistic wellness programs at the facility, with the latter including acupuncture, therapeutic message, and nutritional counseling. The applicant also seeks a greater parking reduction than was approved previously.

Previous Hours: Monday-Friday, 1:00 p.m. – 9:30 p.m.
Saturday, 10:00 a.m. – 9:30 p.m.
Sunday, 10:00 a.m. – 3:00 p.m.

Proposed Hours: 6:00am – 10:00pm, 7 days/week

Number of students: Up to 50 students

Noise: Minimal noise. Only dance classes use music, which will be kept low.

Trash/Litter: Staff will remove trash daily and store properly in dumpster.

PARKING

According to Section 8-200(A)(11.1) of the Zoning Ordinance, a private commercial school requires one parking space for every two seats (or students). A yoga/pilates/dance studio with classes of up to 50 students will be required to provide 25 off-street parking spaces.

Section 8-200(C)(4) of the Zoning Ordinance allows the off-street parking requirement for private schools to be met off-site only when the parking is located within 300 feet of the school and only by special use permit.

A parking reduction is required for the proposed use in order to satisfy both portions of the Zoning Ordinance referenced above. The applicant has provided staff with a contract she has signed with the Sheraton Suites to use its parking garage, which is located across the street and within 300 feet of 816 N. Saint Asaph Street. According to the contract, an unlimited number of yoga/pilates/dance studio customers will be allowed to park in the Sheraton garage while visiting the proposed studio. Studio staff will validate each customer's parking ticket. The Sheraton garage will be open to all yoga studio customers during all yoga studio hours of operation. The contract also states that the applicant has leased up to five spaces for employees.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDX zone. Section 4-603 of the Zoning Ordinance allows a private commercial school in the CDX zone only with a special use permit.

The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property as part of a "retail focus area" suited for retail uses such as retail shopping establishments, personal service establishments, and health/athletic clubs.

II. STAFF ANALYSIS

Staff supports the applicant's request for a special use permit amendment to increase the number of students, increase operating hours, reduce parking, and change the ownership of the existing business. Although the increase in students is significant compared to the previous maximum

approved by special use permit, yoga/pilates/dance classes with up to 50 students should not create significant additional trash, noise, or other nuisance impacts due to the nature of the proposed business. It should be noted that the proposed location of this yoga/pilates/dance studio in a commercial area further supports this conclusion. Nonetheless, staff has recommended a number of conditions intended to prevent the potential for any future negative impacts.

The proposed extension of morning hours, Sunday hours, and the additional half-hour of evening operations will provide patrons more flexible hours and allow them to take advantage of yoga & pilates classes at more times during a given day. The additional hours should not pose a significant impact on the neighborhood based on the type of business proposed.

Staff also supports the parking reduction request. The applicant has leased five (5) parking spaces at the Sheraton Suites garage. While this leaves a deficit of 20 parking spaces at maximum capacity according to the Zoning Ordinance, the parking arrangement between the proposed yoga/dance/pilates studio and the Sheraton Suites will meet parking needs. The parking contract submitted by the applicant will allow an unlimited number of customers to park in the hotel garage. To ensure that no future problems arise from any changes in the capacity of the Sheraton garage, staff has conditioned that the applicant shall provide to the City an up-to-date parking contract with the Sheraton on an annual basis. Staff believes that the applicant should continue to encourage public transportation options as required by previous special use permit approval at this location.

Subject to the conditions listed in Section III, staff recommends approval of the special use permit amendment request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** of the special use permit amendment request to change ownership, increase operating hours, increase the number of students, and receive a parking reduction, 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#2000-0132)
2. **CONDITION AMENDED BY STAFF:** The maximum number of students on-site shall not exceed 50. ~~Weekday classes shall end by 9:30 p.m. and only private lessons may be offered on the weekends.~~ (P&Z) (SUP#2000-0132)
3. **CONDITION AMENDED BY STAFF:** The applicant shall provide validated fully subsidized off-street parking for all students and employees who drive to the yoga/pilates/dance studio (school) and shall provide annually, to the satisfaction of the Director of Planning & Zoning, an up-to-date copy of the agreement ~~by which is makes this parking available. to the satisfaction of the Director of Planning and Zoning.~~ (P&Z)

4. **CONDITION AMENDED BY STAFF:** The applicant shall provide information to its students regarding its subsidy validation of off-street parking and shall post signs in the yoga/pilates/dance studio (school) directing its students to park at the garage. (P&Z) (SUP#2000-0132)
5. The applicant shall encourage its staff and students to use mass transit or to car pool when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. (P&Z) (SUP#2000-0132)
6. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP#2000-0132)
7. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)(SUP#2005-0126)
8. **CONDITION AMENDED BY STAFF:** 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 as the result of a complaint that rises to the level of a violation of the permit conditions, (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) ~~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, 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) (SUP#2000-0132)
9. **CONDITION ADDED BY STAFF:** The hours of operation of the yoga/pilates/dance studio shall be limited to between 6:00am and 10:00pm, seven days/week. (P&Z)
10. **CONDITION ADDED BY STAFF:** 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. (P&Z)
11. **CONDITION ADDED BY STAFF:** Retail operations and holistic wellness operations, including therapeutic message, occurring on-site shall be uses that are clearly accessory to the yoga/pilates/dance studio as determined by the Director of Planning & Zoning. (P&Z)

12. **CONDITION ADDED BY STAFF: All loudspeakers shall be prohibited from the exterior of the building. (T&ES)**
13. **CONDITION ADDED BY STAFF: The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)**
14. **CONDITION ADDED BY STAFF: Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)**
15. **CONDITION ADDED BY STAFF: Applicant shall contribute \$250.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)**

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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:

- R-1 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-2 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-3 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-4 Applicant shall contribute \$250.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
- R-5 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 A new Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

- C-2 A new fire prevention code permit is required for change of ownership. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 The massage and other sections of the business must be permitted separately.
- C-4 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-5 All massage therapist must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess a current massage therapist permit issued in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in a massage activity.

Parks & Recreation:

- F-1 No Comments

Police Department:

- F-1 The Police Department has no objections to the increase in the number of hours and students & parking reduction.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0031

PROPERTY LOCATION: 816 N St Asaph St Alexandria, Va 22314

TAX MAP REFERENCE: 54.04 Block 03 Lot 08 ZONE: CDX

APPLICANT:

Name: All is Well, LLC

Address: 1734 19th St NW # 2 Washington DC 20009

PROPOSED USE: Yoga, Dance + Movement studio & Wellness Clinic

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Heidi Thompson
Print Name of Applicant or Agent

[Signature] 3/25/08
Signature Date

1734 19th St NW # 2
Mailing/Street Address

703-408-3585
Telephone # Fax #

Wash, DC 20009
City and State Zip Code

heidi@flexAware.com
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP# 2008-0031

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 816 N. St. Asaph St, I hereby
(Property Address)
 grant the applicant authorization to apply for the SUP use as
(use)
 described in this application.

Name: EILEEN M. CROSS Phone: 703-548-1810 x10
Please Print
 Address: 815 KING ST #203, ALEX VA Email: eileen@pmaproperties.com
 Signature: [Handwritten Signature] Date: 3/25/08

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

- David Schur 45383 Persimmon La. Sterling, Va 20165 30%
- Hannah Pass 45383 Persimmon La Sterling, Va 20165 15%
- Heidi Thompson 1744 Columbia Rd NW 2nd fl Wash DC 20009 15%
- Steven Shearman 1744 Columbia Rd NW 2nd fl Wash DC 20009 50

ALL IS WELL

FlexAware
Learner

SUP # 2008-0031

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

David Scher 45383 Persimmon Ln Sterling, Va 20165

Heidi Thompson 1734 19th St NW #2 Wash DC 20009

~~Walter G. Gossard Gossard #100 De Potts~~

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

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

At the Present time Ballroom DANCING is taught at this location, Private Groups + Practice Sessions. We intend to use the premises also to teach dance, yoga, pilates and Flexaware™ exercise. None of these require special equipment. We will have Private + Group lessons and Workshops with Special Guest Instructors. Classes and workshops will have from 2-50 Students. Additionally we will incorporate Wellness Programs that may include, but not be limited to Acupuncture, Therapeutic massage, herbalist nutrition + Wellness coaching all practitioners will be required to be licensed in the City of Alexandria. We will also be working with local doctors and Nurse Practitioners. Finally, less than a third of the space will be used for retail + the holistic clinic. Sale of products will include activewear, yoga apparel, props, mats, beauty products, bottled drinks and only prepackaged snacks.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
 a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an 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).

Between 10 + 50 per Class, average 20-25
7 days per week 6AM - 10 PM

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

1-4 7 days per week 6AM-10PM

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

Day:	Hours:
<u>7 days</u>	<u>6AM - 10 PM</u>
_____	_____
_____	_____

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
minimal, most exercises classed do not require music
dance will be instructional therefore Music will be kept low
so instructor can be heard.

- B. How will the noise be controlled?
By the staff

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

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

office supplies

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

one to two bags @ most,

C. How often will trash be collected?

will be removed daily By the office staff

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

dumpster on premises, PMA properties is in charge of sit maintenance

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. No.

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

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

good lighting on building + surrounding area, hours are not late.

ALCOHOL SALES

13.

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

[] Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:
as many as needed through the Sheraton
- _____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

- B. 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?

Sheraton Suites parking Garage

PLEASE NOTE: 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.

- C. 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.
- Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

B. Where are off-street loading facilities located? along side of Building

C. During what hours of the day do you expect loading/unloading operations to occur?
None

D. 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?
2770 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2770 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: 816 W 5th Avenue St
 other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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)

parking will be provided across the street by the Sharaton @ \$2 per car with parking ticket validated by All is Well.

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

Sharaton has plenty of off-site parking directly across the street

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

there is no on-site parking therefore all parking will have to be off-site.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

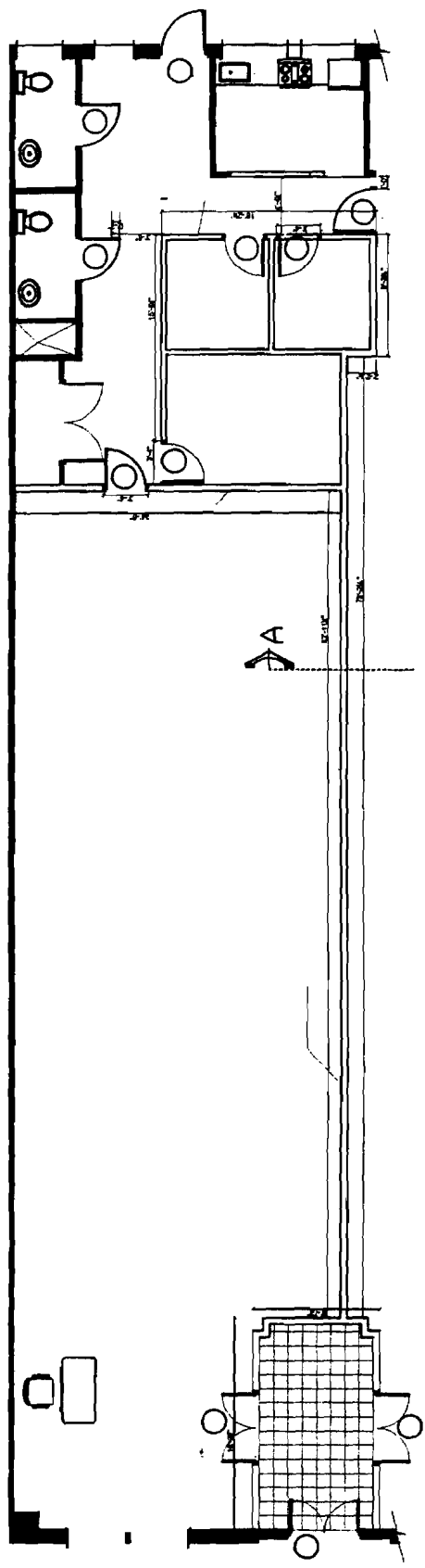
Yes. No.

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.

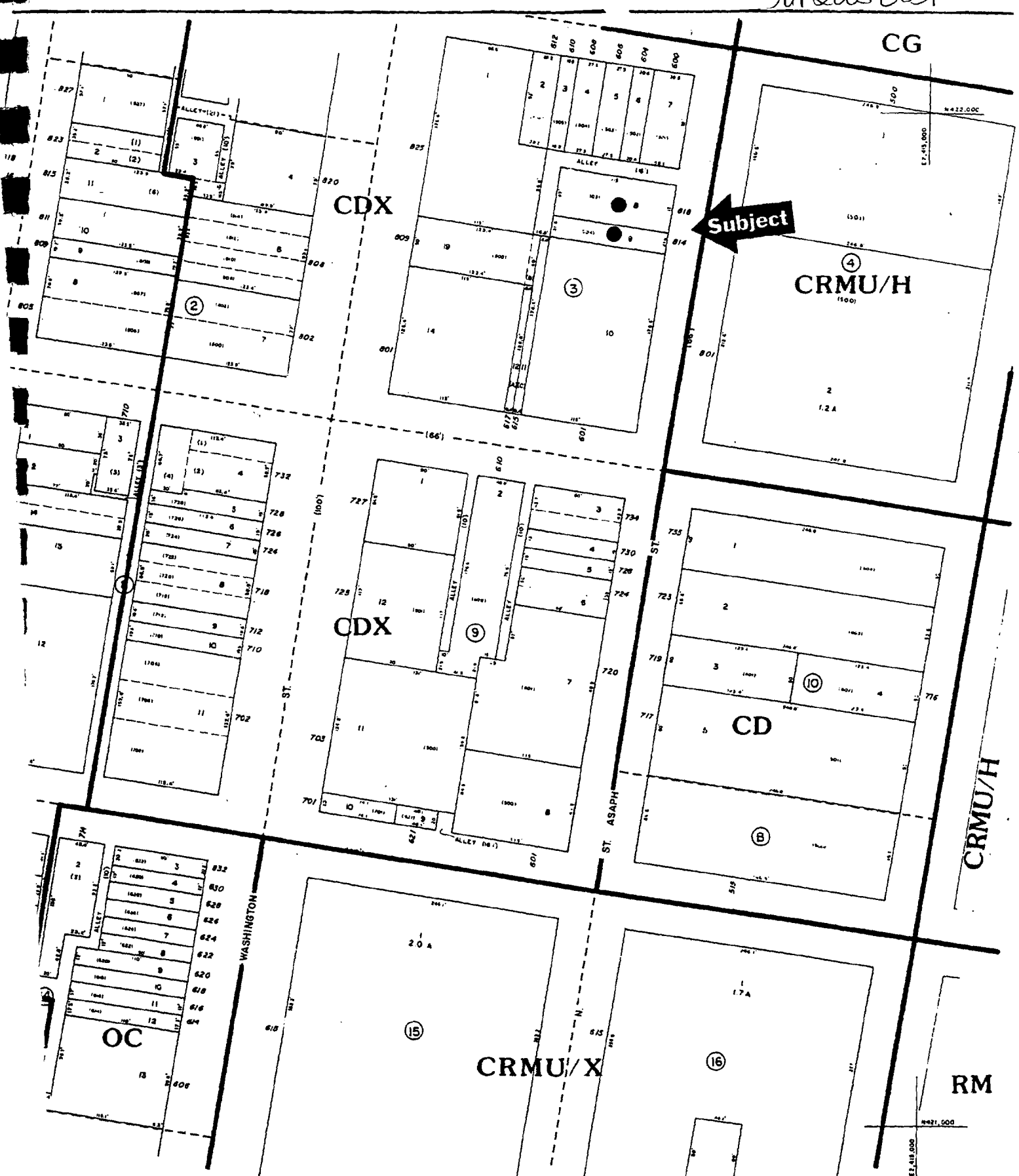
SUP2008-0031

816B N. ASAPH St. Alexandria VA



PMA PROPERTIES

SUP2008-0031



Subject

Key Map

1. No. ④
 2. No. 7

54.02
 54.03 54.04 55.03



21 ALEXANDRIA, VIRGINIA



SHEET NO.

54.04



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0031

PROPERTY LOCATION: 816 N St Asaph St Alexandria, Va 22314

TAX MAP REFERENCE: 54.04 Block 03 Lot 08 **ZONE:** CDX

APPLICANT:

Name: All is Well, LLC

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Heidi Thompson
Print Name of Applicant or Agent

[Signature] 3/25/08
Signature Date

1734 19th St NW # 2
Mailing/Street Address

703-408-3585
Telephone # Fax #

Wash, DC 20009
City and State Zip Code

heidi@flexAware.com
Email address

By unanimous consent, recommended approval 9-4-08 **DATE:** _____
ACTION-PLANNING COMMISSION: _____
ACTION-CITY COUNCIL: CC approved PC recommenda **DATE:** 9-13-08
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