

Docket Item #4
SPECIAL USE PERMIT #2008-0046

Planning Commission Meeting
September 4, 2008

ISSUE: Consideration of a request for re-approval of a special use permit for a parking reduction.

APPLICANT: James Merklinger

LOCATION: 630 N. Columbus Street

ZONE: RB/Residential

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.

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, James Merklinger, requests special use permit approval for a parking reduction for a new townhouse unit located at 630 North Columbus Street.

SITE DESCRIPTION

The subject property is one lot of record with 17.6 feet of frontage on North Columbus Street, 87 feet of depth and a total lot area of 1,479 square feet. The site is currently undeveloped. Access to the property is from an unnamed rear alley. The site is located in the Parker- Gray Historic District. The surrounding area is occupied by a mix of residential uses as well as a church. Immediately surrounding the property are other residential homes.



The applicant is the owner of the subject property and the owner of the property immediately to the north, a townhouse dwelling at 632 North Columbus Street. The applicant has been the owner of both properties since March 1, 2000. Properties along this block of North Columbus Street are developed with a variety of residential buildings such as townhouses and semi-detached dwellings.

BACKGROUND

On September 16, 2006, City Council granted Special Use Permit #2006-0063 for a parking reduction of one space for a proposed townhouse dwelling. The Special Use Permit expired on March 17, 2008. On October 12, 2006, the Board of Zoning Appeals approved BZA2006-0042, a variance for reduced open space. The variance expired on October 12, 2007. On October 25, 2006, the Parker-Gray Board of Architectural Review approved a Certificate of Appropriateness for a new residential townhouse. The BAR approval expired on October 25, 2007.

PROPOSAL

The applicant is requesting a re-approval of a previously approved parking reduction of one space for a new townhouse with a footprint of 656.2 square feet. One parking space will be provided at the rear of the property and accessed from the alley. Parking for the unit at 632 North Columbus Street will be lost as it is currently provided on the subject property. This is not considered required parking for the house at 632 North Columbus as it is located on an adjacent lot. The applicant proposes the new townhouse to be identical to the residence located next door at 632 North Columbus Street.

If the SUP is approved, the applicant will be required to re-obtain variances from the Board of Zoning Appeals, prior to developing the property. The proposed house is located in the Parker-Gray Historic District. If the SUP is approved, and if the variances are granted, a new Certificate of Appropriateness from the Parker-Gray BAR is also required for the project to proceed.

PARKING

Section 8-200 of the Zoning Ordinance requires that a single family dwelling provide two parking spaces. The applicant is proposing one parking space, with access from the alley. The applicant is requesting a parking reduction to allow the provision of only one parking space instead of the two parking spaces required. Section 8-100 of the Zoning Ordinance allows a reduction of required parking only with a Special Use Permit.

Staff conducted parking surveys over three days, in the mornings and evenings to determine if there was a shortage of parking in the vicinity of the 600 block of North Columbus. Staff found that there was adequate parking at all times observed.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Section 3-702 (C) of the Zoning Ordinance allows a townhouse dwelling in the RB zone.

The subject property has been zoned RB since 1951 when the zone was adopted. Since then, RB Zoning has been amended several times, to include grandfathered language designed to recognize properties that no longer complied with the zone after amendments were approved. In addition to allowing multifamily and commercial uses, in limited instances, the language in Section 3-707 (B) of the Zoning Ordinance allows lots of record to be developed even though they may have less than the required lot area. Section 3-707B provides:

Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a single family dwelling and accessory structures at the lot size shown on the recorded plat.

The subject lot existed prior to 1951 and contains 1,479 square feet of land area, therefore it is a legally buildable lot.

The proposed use is consistent with the Braddock Road Metro Station Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff supports the proposed parking reduction. The applicant is proposing to build a townhouse that is a duplicate of the adjacent townhouse. Staff finds that there is no significant vegetation on the subject property.

The applicant will require re-approval of the required variances before the Board of Zoning Appeals due to the design of the townhouse the applicant proposes to build on the subject substandard lot. The applicant will also require re-approval of a Certificate of Appropriateness from the Parker-Gray BAR.

Presently, there is only one parking space that is provided on the subject lot which is used by the home at 632 North Columbus. None of the other residences on the west side of North Columbus Street provide off-street parking. Staff has observed, on multiple occasions during peak morning and evening times, that there is sufficient on-street parking within a two-block radius of the residence. Given that there is sufficient on-street parking within a two-block radius, staff has no objection to the request. Staff finds that the parking is consistent with the rest of the neighborhood since the applicant is providing one parking space in addition to a one space parking reduction.

With the following conditions staff recommends approval.

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. A GRADING PLAN shall be submitted required showing all improvements and alterations to the site which must be approved by T&ES prior to issuance of a building permit. (T&ES)
3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (T&ES)
5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
6. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

7. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
8. All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards and is subject to the approval of the City Archaeologist. (Archaeology)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, 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 objections to the proposed parking reduction. P&Z parking survey indicates that there is ample on-street parking to serve the proposed development.

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks and Recreation:

F-1 No Comment

Police Department:

F-1 The Police Department has no objections to the parking reduction.

Richard



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0046

PROPERTY LOCATION: 630 N. Columbus St. Alexandria, VA 22314

TAX MAP REFERENCE: 054.04 Block 13 Lot 06 ZONE: RB

APPLICANT

Name: James A. Merklinger

Address: 7117 Fort Hunt Road, Alexandria, VA 22307

PROPERTY OWNER

Name: same as above

Address: _____

PROPOSED USE: build a new residence with reduction of the parking requirement

[] 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 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.

James A. Merklinger

Print Name of Applicant or Agent

7117 Fort Hunt Road

Mailing/Street Address

Alexandria VA 22307

City and State

Zip Code

James A. Merklinger
Signature

(202) 293-4103 ext. 326; (202) 293-4701

Telephone #

Fax #

merklinger@acca.com

Email address

Date

8/08/06 6/20/08

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Date & Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____



APPLICATION

SPECIAL USE PERMIT

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

- 1. The applicant is the (check one):
 - Owner
 - Contract Purchaser
 - 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.

James A. Merklinger owns 100% of property

address: 7117 Fort Hunt Road, Alexandria, VA 22307

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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

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).
- _____
- N/A
- _____

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

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|----------|--------|
| Day: N/A | Hours: |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- N/A
- _____
- _____

- 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:

N/A

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 garbage generated by two bedroom residence

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

see A above.

C. How often will trash be collected?

Trash is collected by city once a week.

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

N/A

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 residents, employees and patrons?

This is a residence, it will not have employees or patrons.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking.

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

each residence is requested to have two parking spaces.

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

- 1 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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

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. No change to traffic or street is required.

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?

parking space: 8 X 16
 _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 128 sq. ft. (total)

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

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____



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)

reducing from two spaces to one

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

Application was originally approved in 2006. Neighbors do not have parking spaces in rear, I want to keep similar look to neighborhood but add one parking space

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

Sub standard plot but was plotted prior to 1951. Two spaces side by side are not possible.

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.

SUP 2008-0046

ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. 1. Street Address 630 N. Columbus St.

2. Zoning RB Total Lot Area 1479.0

B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.75

2. $\frac{1479.0}{\text{Lot Area}} \times \frac{0.75}{\text{F.A.R.}} = \frac{1109.25}{\text{Maximum Allowable Net Floor Area}}$

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor	N/A	Mechanical/Elevator	N/A
Third Floor		<7'6" headroom	
Porches/Other		Other	
Total Gross		Total Deductions	

1. Existing Gross Floor Area* Square Feet
 2. Allowable Deductions** N/A Square Feet
 3. Existing Net Floor Area Square Feet (subtract C-2 from C-1)

NEW GROSS AREA		DEDUCTIONS	
Basement	656.20	Basement	656.2
First Floor	656.20	Stairways	119.65 + 70.66 = 190.31
Second Floor	656.20	Mechanical/Elevator	
Third Floor		Other <7'-6" headroom	31.98 + 87.50 = 119.48
Porches/Other	89.0		
Total Gross	2057.6	Total Deductions	965.99

1. New Gross Floor Area 2057.6 Square Feet
 2. Allowable Deductions 965.99 Square Feet
 3. New Net Floor Area 1091.61 Square Feet (subtract D-2 from D-1)

EXISTING + NEW AREA

E. 1. Total Net Floor Area Proposed 1091.61 Square Feet (add C-3 and D-3)
 2. Total Net Floor Area Allowed 1109.25 Square Feet (from B-2)

F. 1. Existing Open Space N/A Square Feet
 2. Required Open Space 800 Square Feet
 3. Proposed Open Space 605.8 Square Feet

* Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

The undersigned hereby certifies and attests that, to the best of their knowledge, the above computations are true and correct.

Signature: [Handwritten Signature]

Date: 28 AUG 06

JUP 2008-0046

45.98

OFF 3.7

EDGE OF ASH

45.89

FRAME PATIO

GRAVEL AREA

FRAME FENCE

ALUM SHED

CONC WALK

CONC WALK

CONC WALK

STEPS

87.00'

87.00'

EX. PLAT

46.83

5.8'

#630

2 STORY
BRICK & FRAME
DWELLING
#628

N 80°49'00" W

28.3'

2 STORY
BRICK
DWELLING
#632

S 80°49'00" E

10.0'

5.9'

46.71

BRICK WALK

FF=50.97

OP

14.7'

47.8'

47.05

47.05

20" TREE

7.0'

OFF 4.1'

OFF 3.7'

OFF 4.2'

OFF 4.5'

CONC WALK

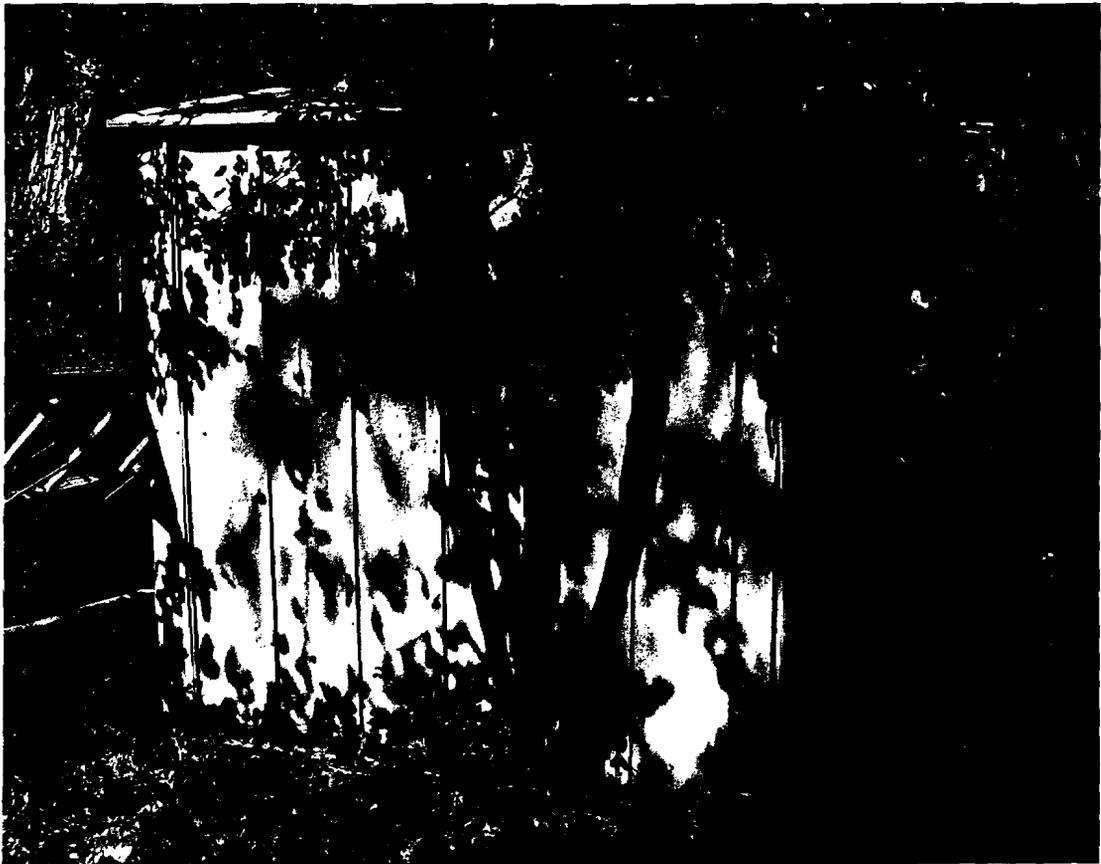
S 09°30'00" W
17.00'

53.00

18

12

SUP2008-0046



EXISTING SHED 19

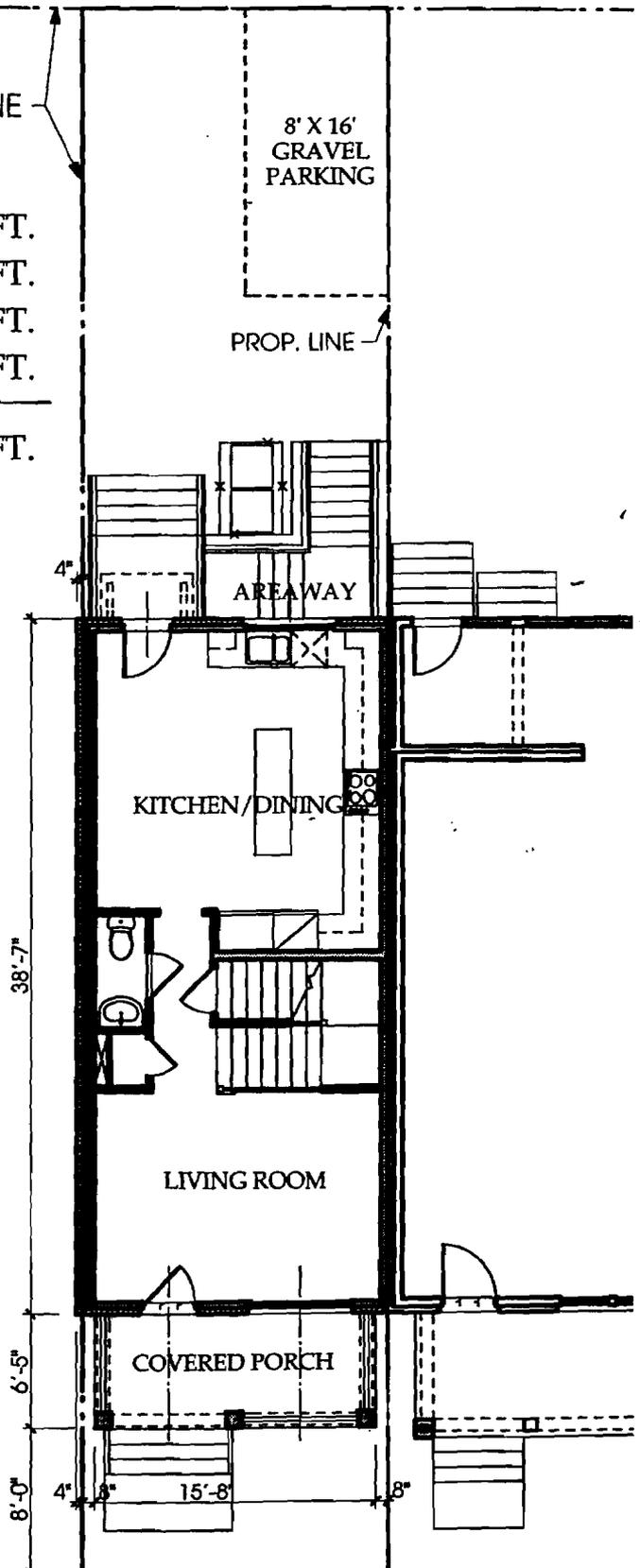
MERKLINGER RESIDENCE

630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

SUP2008-0046

OPEN SPACE: 605.8 SQ.FT.
GRAVEL PARKING: 128.0 SQ.FT.
HOUSE FOOTPRINT: 656.2 SQ.FT.
COVERED PORCH: 89.0 SQ.FT.

TOTAL: 1479.0 SQ.FT.



 Thomas
French
Architect, PC
6723 Whittier Ave.
Suite 402
McLean, VA 22101
Tele. 703 734 0084
Fax. 703 734 1964

Board of Architectural
Review
Submission

November 27, 2007

PROPOSED SITE PLAN (1" = 10'-0")

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SUP 2008-0046



PROPOSED STREET ELEVATION (1/8" = 1' - 0")


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Board of Architectural Review Submission

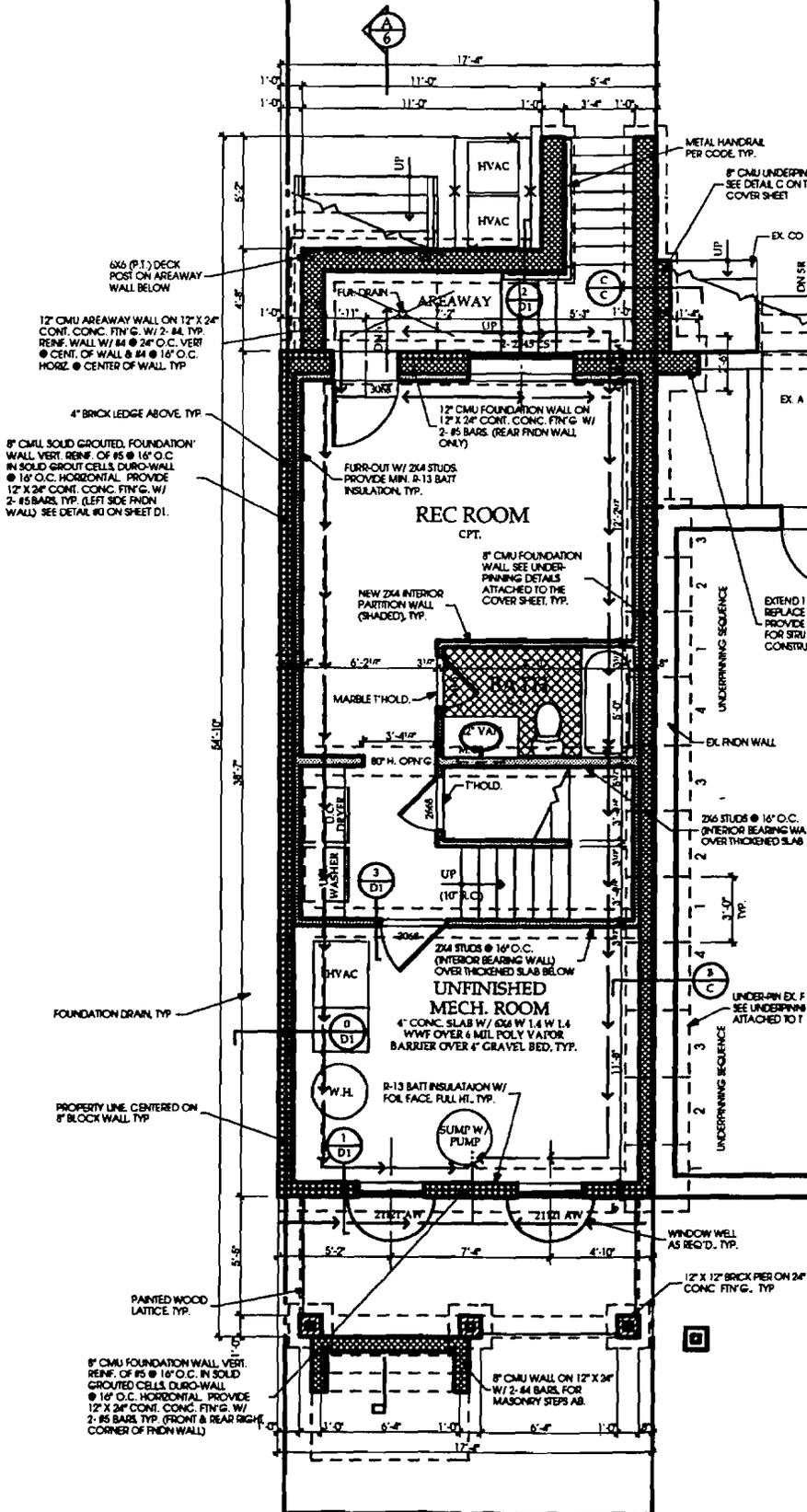
November 27, 2007

SUP 2008-0046

MERKLINGER RESIDENCE

630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

Call Alexandria Archaeology immediately (703-638-4398) if any buried structural remains (wall, foundation, well, pit/holes, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.



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Board of Architectural Review submission

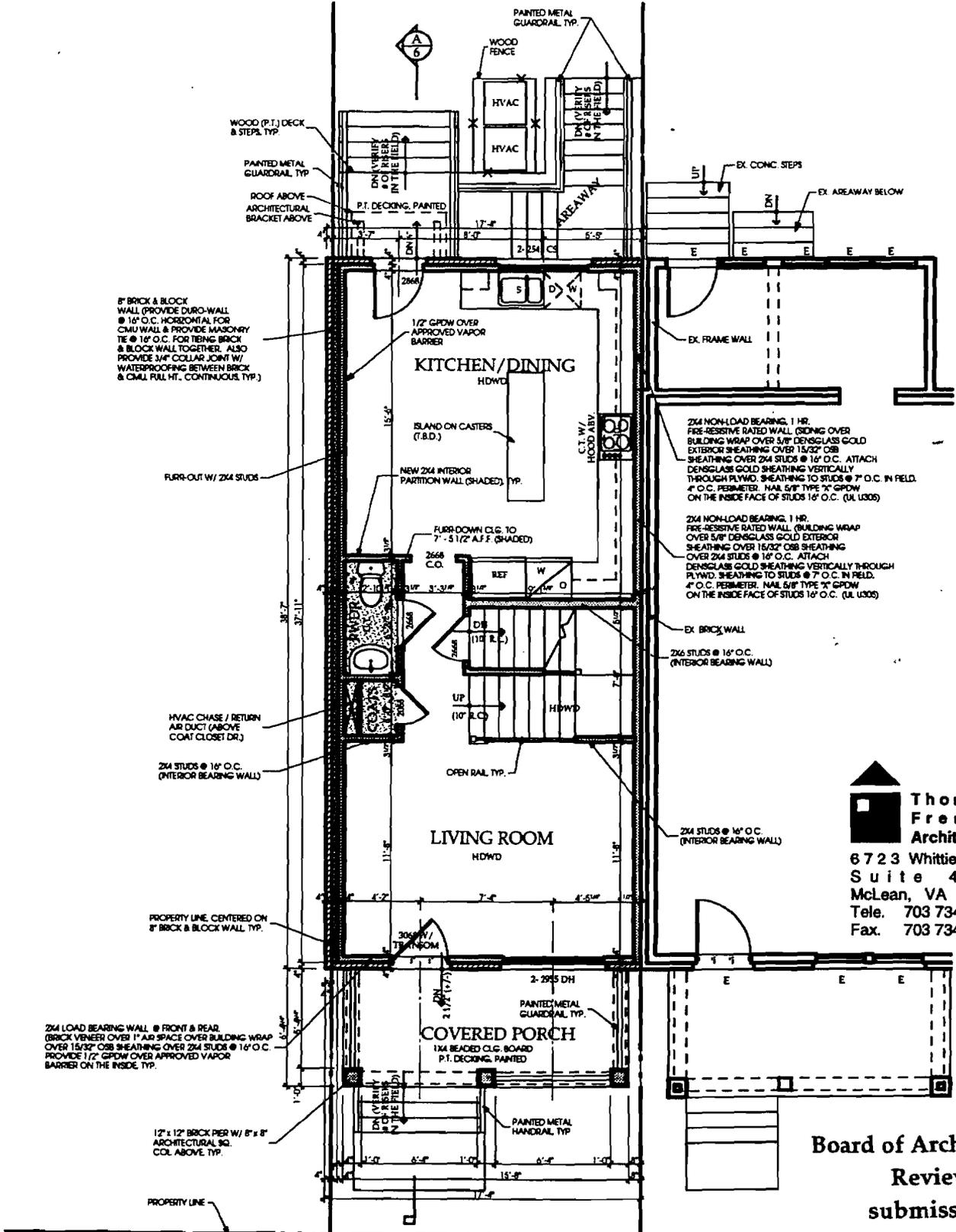
November 27, 2007

PROPOSED LOWER FLOOR PLAN (1/8" = 1' - 0")

SUP2008-0046

MERKLINGER RESIDENCE

630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA



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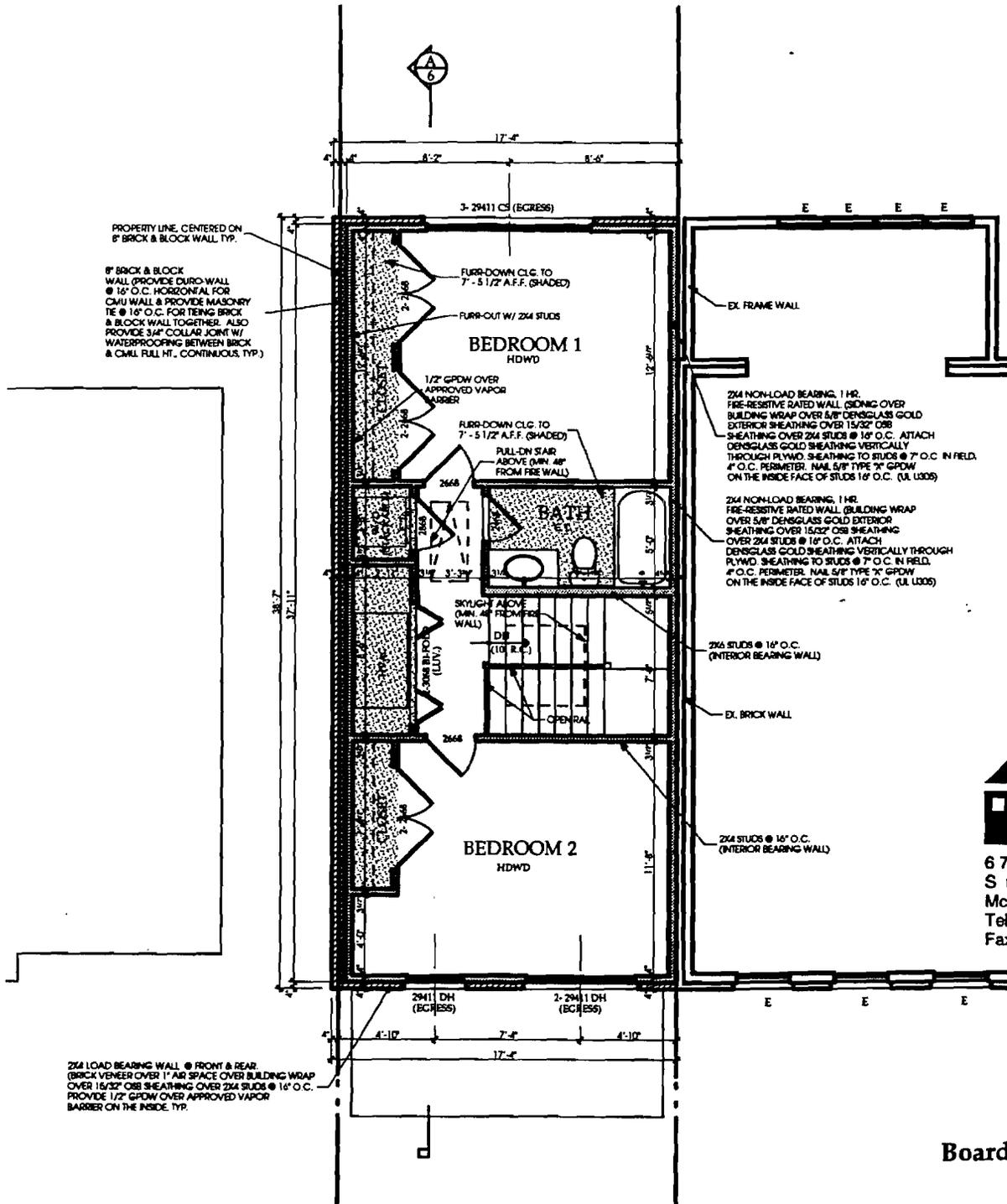
Board of Architectural Review submission

PROPOSED MAIN FLOOR PLAN (1/8" = 1' - 0")

November 27, 2007

SUP2008-0046

MERKLINGER RESIDENCE
 630 N. COLUMBUS STREET
 ALEXANDRIA, VIRGINIA



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Board of Architectural
 Review
 submission

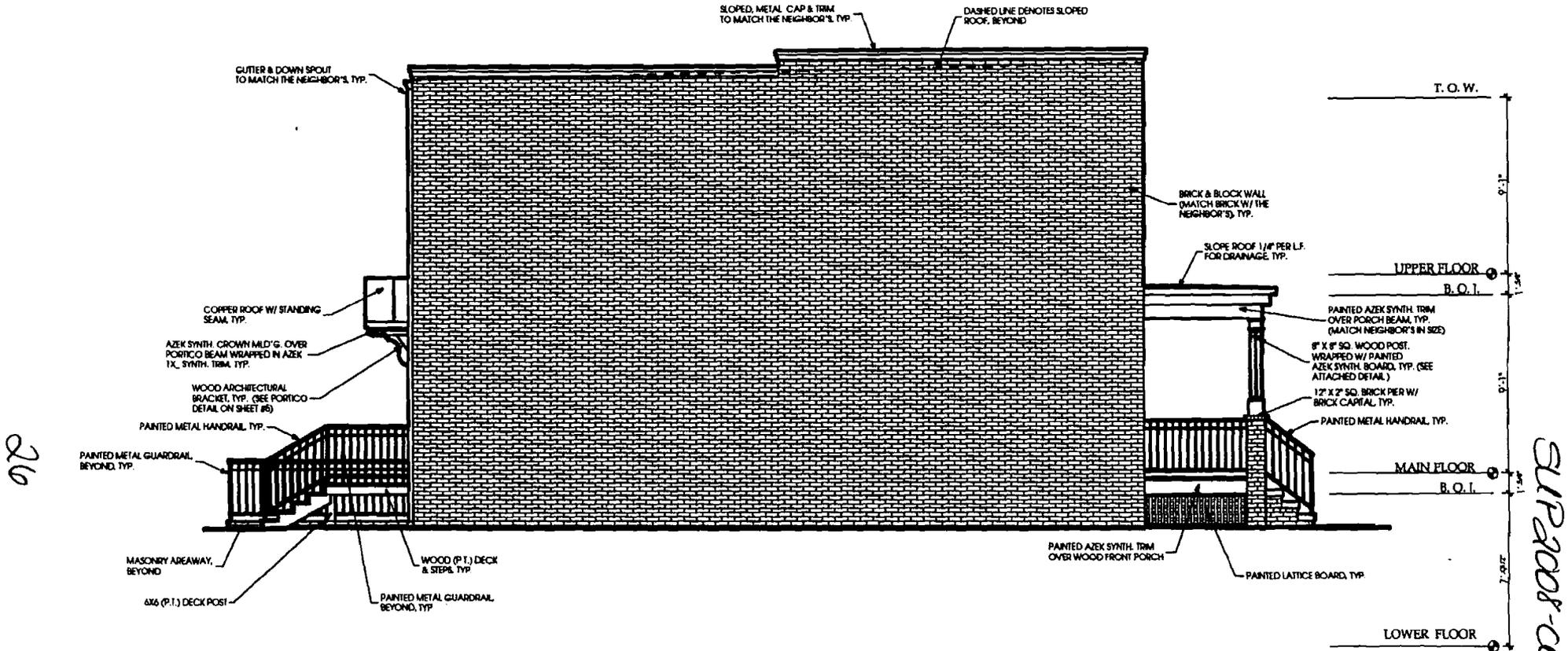
PROPOSED UPPER FLOOR PLAN (1/8" = 1' - 0")

November 27, 2007

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MERKLINGER RESIDENCE

630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA



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SRP 2008-0046

PROPOSED SIDE ELEVATION (1/8" = 1' - 0")

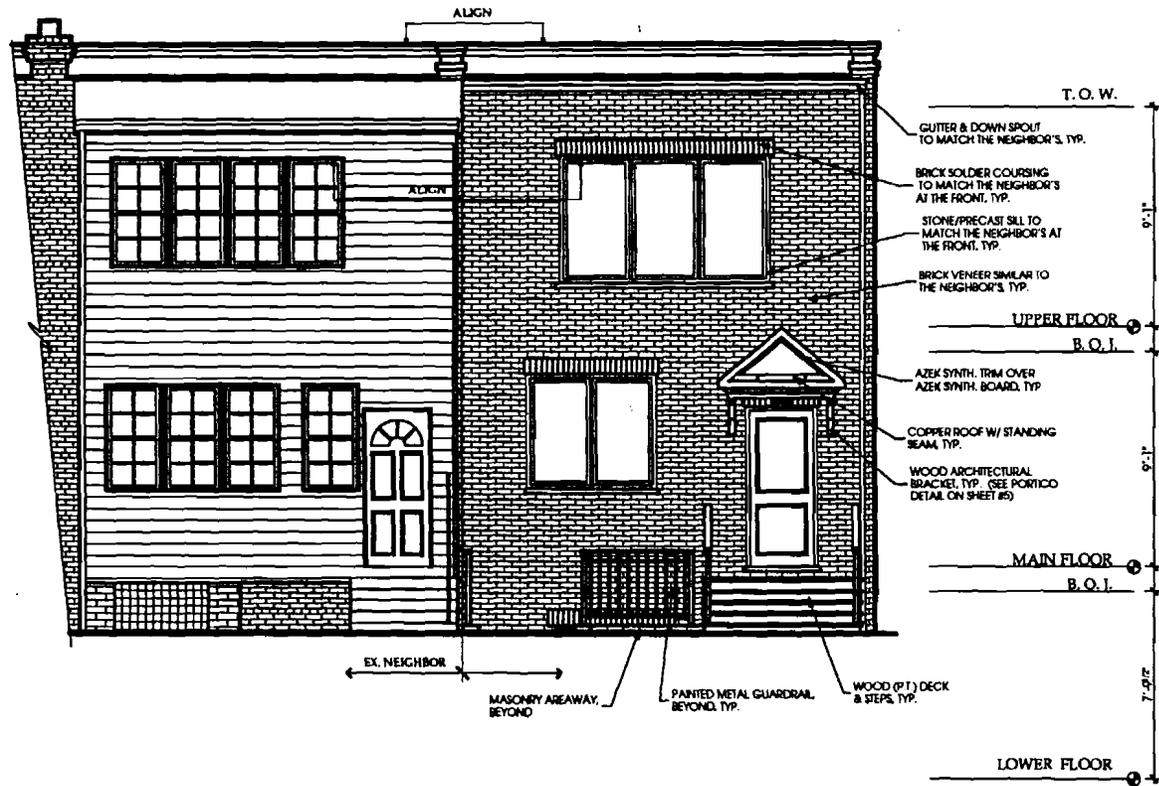
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Board of Architectural
Review
Submission

November 27, 2007

MERKLINGER RESIDENCE

630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA



SUPR2008-0046

PROPOSED REAR ELEVATION (1/8" = 1' - 0")

 **Thomas French Architect PC**
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Board of Architectural
Review
Submission

November 27, 2007



APPLICATION

SPECIAL USE PERMIT

Richard
5

SPECIAL USE PERMIT # 2008-0046

PROPERTY LOCATION: 630 N. Columbus St. Alexandria, VA 22314

TAX MAP REFERENCE: 054.04 Block 13 Lot 06 ZONE: RB

APPLICANT

Name: James A. Merklinger

Address: 7117 Fort Hunt Road, Alexandria, VA 22307

PROPERTY OWNER

Name: same as above

Address: _____

PROPOSED USE: build a new residence with reduction of the parking requirement

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James A. Merklinger

Print Name of Applicant or Agent

7117 Fort Hunt Road

Mailing/Street Address

Alexandria VA 22307

City and State Zip Code

James A. Merklinger
Signature

(202) 293-4103 ext. 326; (202) 293-4701

Telephone # Fax #

merklinger@acca.com

Email address

8/08/06 6/20/08

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION-PLANNING COMMISSION: By unanimous consent, recommended approval 9-4-08
ACTION-CITY COUNCIL: CC approved PC recommendation 7-0 9-13-08

#8