

DOCKET ITEM #4

Special Use Permit #2011-0082
4536-4598 Eisenhower Avenue

EXHIBIT NO. 1

4
2-25-12

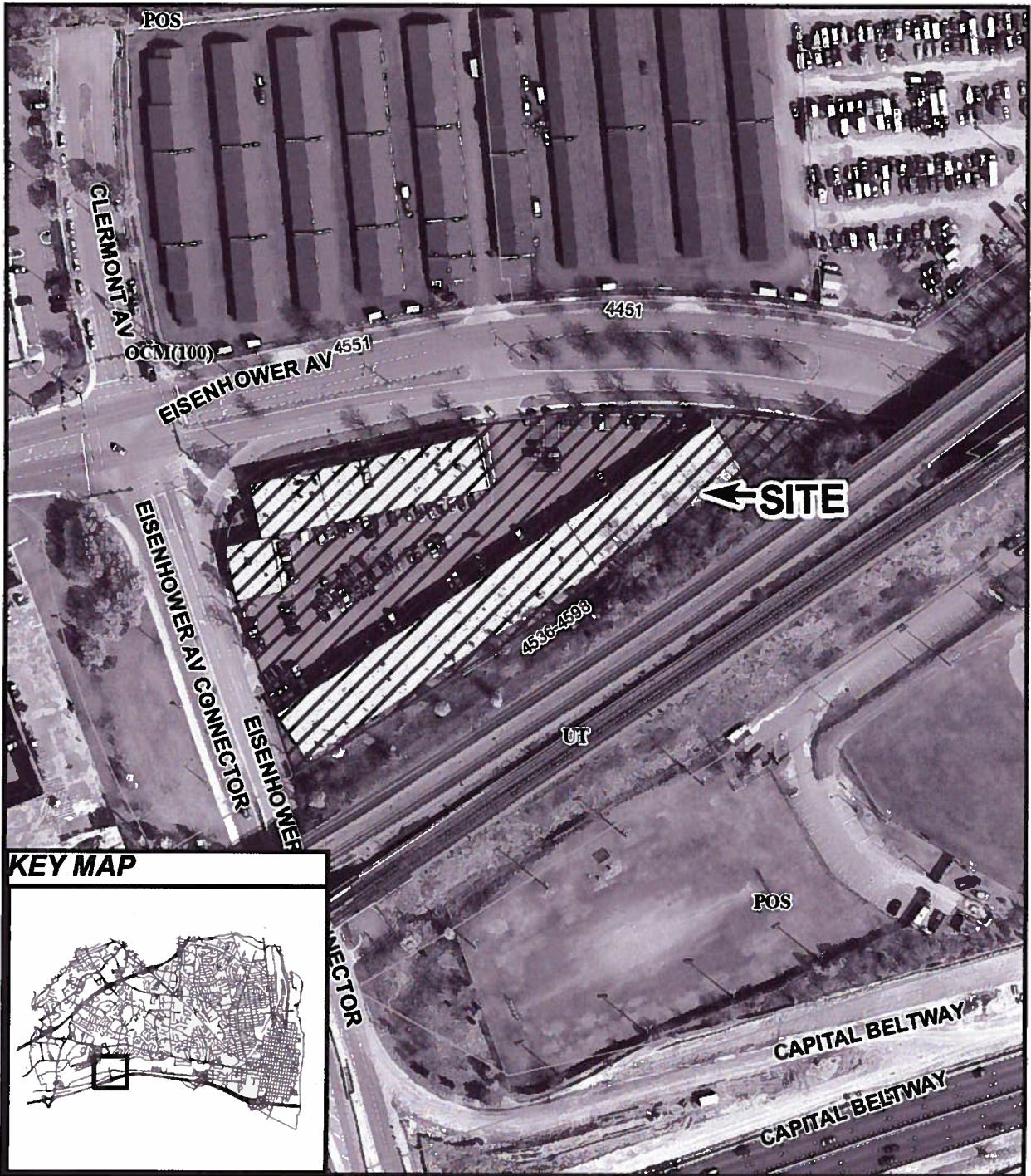
Application	General Data	
Consideration of a request to amend an umbrella SUP to allow dog day care with overnight pet boarding.	Planning Commission Hearing:	February 7, 2012
	City Council Hearing:	February 25, 2012
Address: 4536-4598 Eisenhower Avenue	Zone:	OCM (100)/Office Commercial Medium (100)
Applicant: Claremont Investors, LLC by M. Catherine Puskar	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Eileen M. Oviatt eileen.oviatt@alexandriava.gov

PLANNING COMMISSION ACTION, FEBRUARY 7, 2012: 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.



SUP #2011-0082

02/07/12



I. DISCUSSION

The applicant, Claremont Investors LLC by M. Catharine Puskar, attorney, is requesting an amendment to Condition #2 of SUP#2010-0078 to add overnight pet boarding as a permitted use to an umbrella SUP at 4536-4598 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is one triangular-shaped lot of record at the intersection of Eisenhower and Clermont Avenues. It has an estimated 650 feet of frontage on Eisenhower Avenue, 275 feet of frontage on Clermont Avenue, and a total lot area of 127,986 square feet. The property can be accessed from either Eisenhower or Clermont Avenues.



The site includes two one-story concrete masonry buildings with a total of 51,000 square feet subdivided into 30 units occupied by a variety of uses including light industrial, automobile repair and warehouses.

The surrounding area is comprised of industrial and commercial uses. A self-storage business and an office/warehouse building are located to the north across Eisenhower Avenue. The property to the west, formerly home to ASAP Mailing Services, is currently being redeveloped pursuant to DSUP#2009-0003 as the new site for Restaurant Depot. Metro and Norfolk Southern rail lines located to the south and east, and the Beltway is located further to the south.

BACKGROUND

The property was developed in 1978 for warehouse and other light industrial uses pursuant to Site Plan #77-0013. In June 1992, the property was rezoned from I-2/Industrial to OCM(100). A significant amount of space in the Center was then and has since been occupied by noncomplying uses. On September 17, 1994, City Council granted Special Use Permit #2829 to Claremont Associates Limited Partnership as an “umbrella SUP” to allow a variety of present and future noncomplying and special uses as a group.

An application to build a gas station and convenience store on the site was deferred by Planning Commission in April 2003 based on staff’s recommendation for denial and was later withdrawn. On October 18, 2003, City Council approved SUP#2003-0080 for a change of ownership and an amendment to extend the expiration date of the SUP from September 2004 to October 2018. Staff administratively approved a change of ownership to the current owners of the property on February 27, 2004 (SUP#2003-0118). On February 12, 2011, City Council approved SUP#2010-0078 to extend the expiration date of the SUP from October 2018 to October 2023.

On January 10, 2012, staff visited the subject property to determine if the business was in compliance with the conditions of its Special Use Permit and found a few illegal signs posted on the property which were promptly removed.

PROPOSAL

The applicant proposes to amend Condition #2 of SUP of SUP#2010-00078 to add overnight boarding as a permitted use under the umbrella Special Use Permit. No other changes are requested.

PARKING

Parking requirements for this site were established in the 1977 site plan approval (SIT#77-0013). Today at least 92 parking spaces are provided at the site, which exceeds the number required by site plan.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM-100/Office Commercial Medium. A majority of the uses allowed under the umbrella SUP are consistent with the Landmark/Van Dorn Small Area Plan as interim uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to add overnight pet boarding as a permitted use under the umbrella SUP. This industrial/flex space center on Eisenhower Avenue is well-suited for this type of business. The umbrella SUP currently permits pet accommodations, grooming and training with no overnight accommodations and staff believes that the addition of overnight pet boarding has low potential to create any negative impacts on the surrounding neighborhood given that there are no immediate residential neighbors. To the extent that the use could be problematic, these flex space centers are different from stand-alone uses in that they require management to oversee coordination among uses for a healthy business environment.

Currently, overnight pet boarding is permitted by special use permit in most commercial zones and by administrative special use permit in shopping centers. Staff is currently reviewing this use and is considering a text amendment to allow overnight pet boarding as a permitted use within all industrial/flex space centers within the City.

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 any business entity in which the applicant has a controlling interest. (P&Z) (SUP#2829)

2. **CONDITION AMENDED BY STAFF:** The following uses are permitted on the subject property: (P&Z) (~~SUP#2829~~)

Light automobile repair
Carpenter shop and repair services
Wholesale business
Bakery
Warehouse and storage
Building materials storage and sales
Machine shop
Pet supplies, grooming and training, with or without
 ~~no~~ overnight accommodations
Printing and publishing facilities
Sheet metal shop
Convenience store
General automobile repair
Catering operation
Private school
Research and testing
Social service use

3. No single tenant may occupy more than 25 percent of the total floor area of the subject building space, or 12,750 square feet, for one of the above uses. (P&Z) (SUP#2829)
4. This approval is valid as long as the existing buildings remain unchanged. A "change" of the existing buildings sufficient to invalidate this approval is one that requires a site plan under section 11-403 of the zoning ordinance. (P&Z) (SUP#2829)
5. Any motor vehicle repair operation shall comply with the following conditions: (P&Z)
- a) All vehicles stored on the property shall be parked in a neat and orderly fashion at all times.
 - b) No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES)
 - c) No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure.
 - d) No vehicles shall be displayed, parked, or stored on a public right-of-way.
 - e) The area around the garage shall be kept free of debris and maintained in an orderly and clean condition.
 - f) No vehicles shall be loaded or unloaded on the public right-of-way.

- g) No debris or vehicle parts shall be discarded on the public right-of-way.
 - h) All loudspeakers shall be prohibited from the exterior of the buildings and no amplified mechanical sound shall be audible at the property line.(T&ES)
 - i) All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
 - j) The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications.
 - k) No material shall be disposed of by venting into the atmosphere. (T&ES)
 - l) No paint or coatings shall be applied outside of a paint spray booth. (T&ES)
 - m) Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
6. This special use permit shall be reviewed by City Council in October 2023. (P&Z) (SUP #2010-0078)
 7. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2003-0080)
 8. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP #2003-0080)
 9. The applicant is to contact the Crime Prevention 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)
 10. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (T&ES) (SUP #2003-0080)
 11. The applicant shall continue to maintain the landscaping, parking lot, and buildings in good condition and to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2003-0080)

12. 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 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 a result of a complaint that rises to the level of a violation of the permit conditions; 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)
13. The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained. (Police)
14. The applicant shall inform and remind tenants of all SUP provisions and requirements. (P&Z)
15. 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Eileen M. Oviatt, 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:

Carried forward from SUP2010-00078:

5. Any motor vehicle repair operation shall comply with the following conditions: (P&Z)
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 - b) No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES)
 - c) No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure.
 - d) No vehicles shall be displayed, parked, or stored on a public right-of-way.
 - e) The area around the garage shall be kept free of debris and maintained in an orderly and clean condition.
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- 15. 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) (SUP #2010-00078)
- 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. (T&ES) (SUP2003-0118)
- 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). (TES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Any proposed alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health:

F-1 No comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Zoning:

F-1 No comments.

DEC 30 2011



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0082

PROPERTY LOCATION: 4536-4598 Eisenhower Avenue

TAX MAP REFERENCE: 69.01-01-08 **ZONE:** OCM (100)

APPLICANT: Claremont Investors, LLC by M. Catharine Puskar, Attorney

Name: _____

Address: 8391 Old Courthouse Road, Suite 320, Vienna, VA 22182 .

PROPOSED USE: Request to amend Condition #2 of approved SUP #2010-0078 to add overnight pet accommodations as a permitted use.

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.

By: M. Catharine Puskar, Attorney

M. Catharine Puskar / sv 12/30/11

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300

Signature M. Catharine Puskar / sv Date 12/30/11
703-528-4700 703-525-3197

Mailing/Street Address
Arlington, VA 22201

Telephone # cpuskar@arl.thelandlawyers.com Fax #

City and State _____ Zip Code _____

Email address _____

ACTION PLANNING COMMISSION	DATE
ACTION CITY COUNCIL	DATE

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

~~N/A Owner is Applicant~~ See next page

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.

See Attached Disclosure Statement

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4536-4538 Eisenhower Avenue (property address), for the purposes of operating a overnight pet boarding/dog day (use) care business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Claremont Investors, LLC Phone (703) 893-5141

Address: 8391 Old Courthouse Rd #320, Vienna, VA 22182 Email: leasing@rosenthalproperties.com

Signature: *Glean Rosenthal* Date: November 29, 2011
Glean Rosenthal, Managing Member

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 or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

ADDO Van Born, LLC

Colleen Baribeau and David Gleeson-100% ownership

509 S. Taylor Street, Arlington, Virginia 22204

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 N/A

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

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.	No person or entity owns more than 10% of Claremont Investors, LLC.	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4536-4598 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.	Same as Above	
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.	There are no business or financial relationships to be disclosed by the Applicant/Owner.	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/30/11
Date

M. Catharine Puskar
Printed Name

M. Catharine Puskar
Signature

SUP # 2011-0082

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 N/A

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.)

See Attached Narrative Description

Lined area for narrative description, currently empty.

3. Narrative Description

Claremont Investors, LLC (the "Applicant") owns 4536-4598 Eisenhower Avenue (the "Property") and requests to amend Condition #2 associated with approved SUP #2010-0078 to allow overnight pet accommodations as a permitted use.

By way of background, on September 8, 1994, the City Council (the "Council") approved SUP #2829 to allow a variety of nonconforming uses at 4536 to 4598 Eisenhower Avenue. On October 18, 2003, the Council approved SUP #2003-0080 for a change in ownership and an extension of umbrella SUP #2829. On February 27, 2004, the Director of the Department of Planning and Zoning approved SUP #2003-0118 for a change in ownership only. On February 12, 2011, the council approved SUP #2010-0078 which extended the umbrella SUP expiration date to 2023.

The Applicant now requests to amend Condition #2 to permit overnight pet accommodations and a dog day care on the Property. Overnight pet accommodations will be offered twenty-four (24) hours per day. Normal business hours for the facility will be 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m., Saturday and Sunday. Other than the addition of overnight pet accommodations, no other changes to the permitted uses or operation of the Property are proposed. The proposed dog day care and pet boarding facility can safely accommodate up to 50 dogs with 10-15 typically staying overnight and 25-35 dogs using the facility during the day. The Applicant proposes large play areas to allow for recreation for dogs as well as socialization. The dog play areas will be located on exterior walls, as shown on the enclosed floor plan. Acoustic panels will be installed as may be necessary. The proposed facility will use dog specific sanitizers and deodorizers to control odors. All waste will be picked up and bagged immediately. The proposed dog day care and overnight boarding services will fill a necessary demand for this area of Alexandria.

The location of the Property is particularly well-suited to accommodate overnight pet boarding and a dog day care given its location away from residential uses, adjacent to industrial uses, and bounded on one side by the interstate and one side by train tracks. Based on its location, the proposed use will have no adverse impact on surrounding properties and will provide a convenient location on Eisenhower Avenue and proximate to I-495 for a needed community-serving use. The Applicant has thoughtfully designed the facility to locate the dog play area on the exterior side of the building adjacent to an outdoor area that will also serve the proposed use. The outdoor play area has been identified on the enclosed site plan and will have a fence and artificial turf. The Applicant proposes no changes to the size of the buildings, site layout, or operations as approved by SUP #2010-0078.

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: Amend Condition #2 of SUP #2010-0078 to allow overnight pet boarding as a permitted use.

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). Varies depending on tenant (no change).
 - B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift). Varies depending on tenant (no change).

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--|--------|
| Day: | Hours: |
| <u>Varies - up to 24 hours, 7 days a week (no change).</u> | |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
All maintenance activities conducted inside facility (no change).
 - B. How will the noise be controlled?
Varies.

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

All venting will be done in conformance with City Code requirements
(no change).

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)
Trash is the responsibility of the tenants and is contained in dumpsters provided by their
service companies (no change).

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Varies by tenant (no change).

C. How often will trash be collected?
Tenant pick up is usually one (1) to two (2) times per week (no change).

D. How will you prevent littering on the property, streets and nearby properties?
The management company provides sweeping service twice a month and also on an as-
needed basis (no change).

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

Yes. No.

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

Petroleum products – amount varies by use, but all to be disposed, stored, utilized in
compliance with applicable local, state, and federal regulations (no change).

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

Yes. No.

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

Applicant will comply with SUP and all applicable regulations. Varies (no change).

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
The Applicant will comply with the SUP and applicable regulations (no change).

ALCOHOL SALES

13.

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

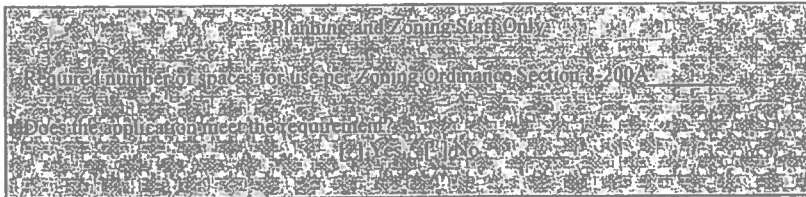
Yes No

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:

70+ Standard spaces
 Compact spaces (No change).
4 Handicapped accessible spaces.
 Other.



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?

N/A

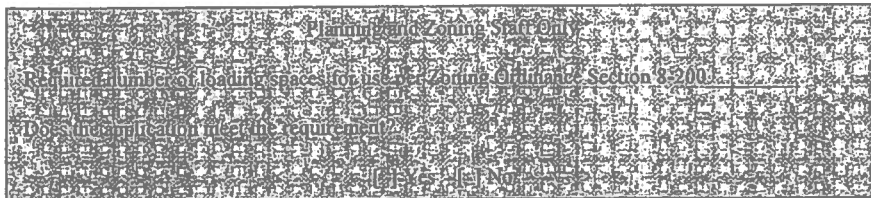
PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, 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? None required (no change).



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- B. Where are off-street loading facilities located? N/A (no change).
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Varies (no change).
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Varies (no change)
-

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?
Yes (no change).

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? N/A square feet.

18. What will the total area occupied by the proposed use be?
51,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 51,000 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: General automobile repair and light automobile repair.

2. What types of repairs do you propose to perform?

General and light motor vehicle repair in conformance with the approved SUP (no change).

3. How many of each of the following will be provided?

- 6 hydraulic lifts or racks
- service pits (No change).
- 1 service bays

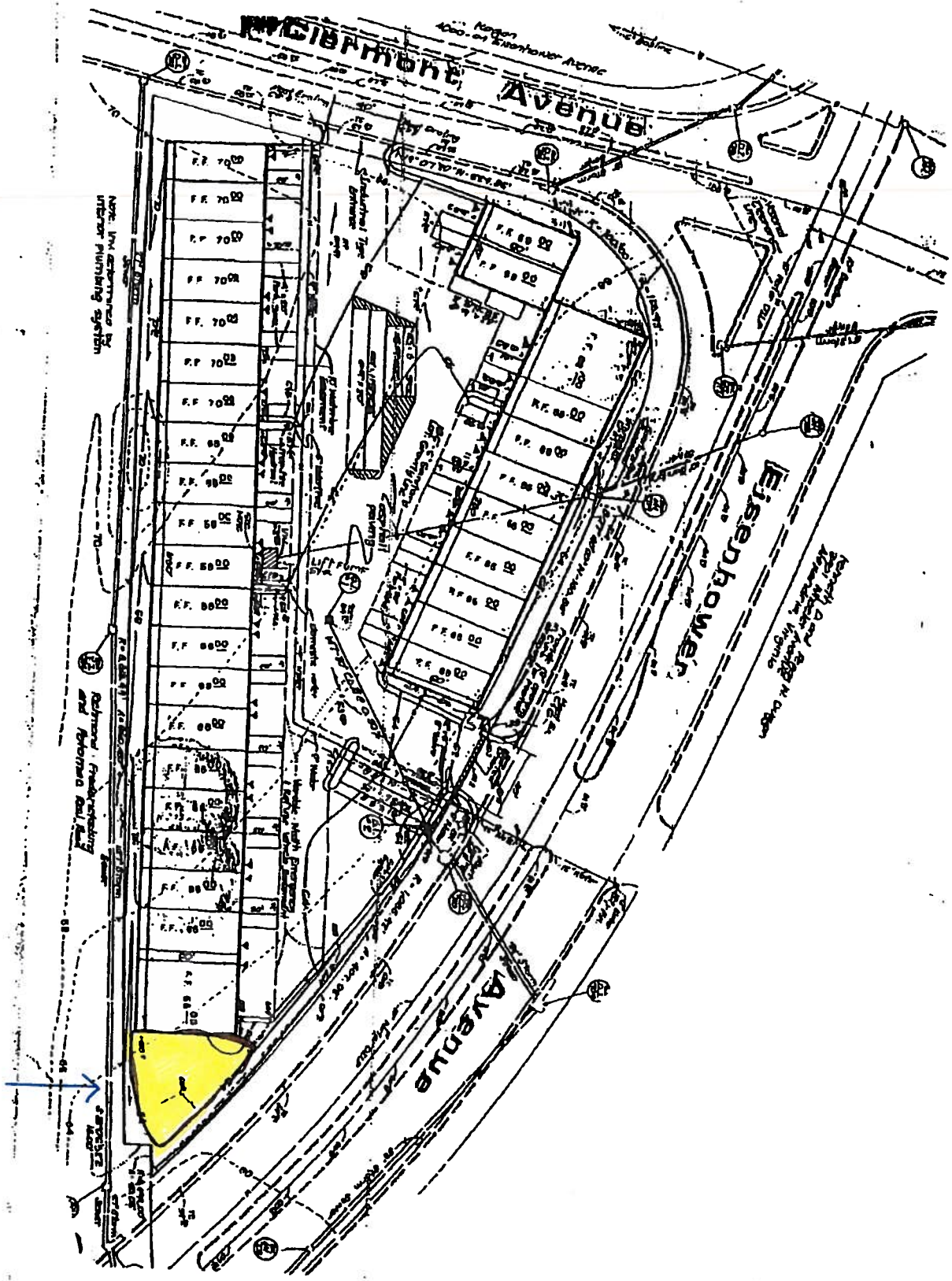
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

During the day, during normal business hours, the parking lot is approximately 90% occupied by vehicles. Vehicles belong to customers and employees. (No change).

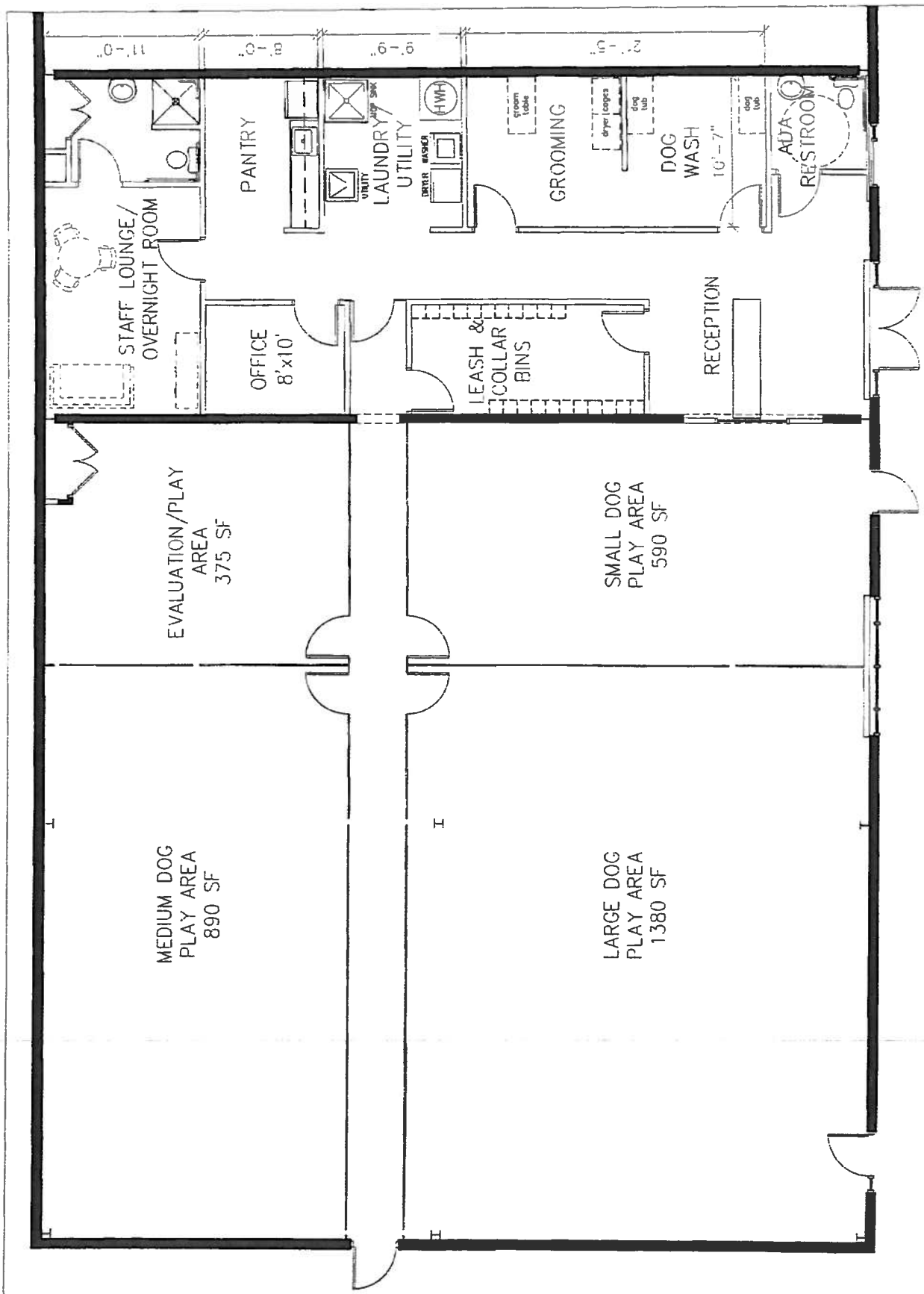
5. Will a loudspeaker or intercom system be used outside of the building? Yes No

Please note: All repair work must occur within an enclosed building. (No change).

Proposed Outdoor Area to
Serve a Dog's Day Out.



SUP 2011-0082



5172.USF.TOTAL.GROSS.AREA

SCALE: 1/8"=1'-0"

PROJECT #: 3670

DATE: 11/16/11

A DOG'S DAY OUT

CLAREMONT BUSINESS CENTER**Alexandria, Virginia**

<u>UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>TENANT</u>
4536-4538	5,100	A Dog's Day Out
4540	1,500	HP Mopeds
4542-4550	3,000	Kiwi Kuisine
4544	1,500	Available
4546	1,500	Available
4548	1,500	BKY Electric Company
4552	1,500	Farsh, Inc.
4554	1,500	Available
4556-4558	3,000	Benz Elite, Inc.
4560	1,500	Valcourt Building Services
4562	1,500	MPR Associates
4564	1,500	Switch Liberate Your Brand
4566-4572	6,000	Somerset Landscaping Company
4574	3,000	Roverland 4x4 Expansion
4580-4582	4,500	Panorama Baking Company
4584	1,500	Metropolitan Electric Motor
4586	1,500	Panorama Baking Company
4588-4590	3,000	Roverland 4x4 Expansion
4592	1,500	BK Catering
4594	3,000	Dave's Floors and More
4596-4598	3,000	Beltway Discount Tires