

Teeter Toddlers

1220, 1240, 1250 North Pitt Street






SUP2012-0025

- SUP request to operate indoor play group business for children
- Games, music and free play
- Up to 30 children with parents
- Total of 15 parking spaces
- Bellvue Place





Legend

-  Parking Area
-  Additional site parking
-  Private Street (Bellvue Place)
-  Vehicular entrance to parking
-  Pedestrian entrance to Site

NORTH PITT ST



1250

Private Street
No Thru Traffic

NO THROUGH TRAFFIC



1280

National
PTA

NO
PARKING
FIRE
LANE
EN. VEH. EAS.

**Private
Street
No Thru
Traffic**

6-16-12

STATEMENT
OF JONATHAN R. SHEINER
ON BEHALF OF THE
PITT STREET STATION HOME OWNERS ASSOCIATION

ALEXANDRIA CITY COUNCIL
JUNE 16, 2012

RE: SUP 2012-0025
ELAINE E. GORDON D/B/A TEETER TODDLER'S
PLAYGROUP,
1220, 1240, AND 1250 NORTH PITT STREET

Mr. Mayor, Members of the City Council, my name is Jonathan Sheiner. With my wife Susan White, I reside at 510 Bellvue Place.

I am here this morning speaking on behalf of the 20 households of the Pitt Street Station (PSS) Home Owners Association. The residents of PSS have the most direct interest in this application as our properties abut the buildings in question and our private street, Bellvue Place will unquestionably be affected by presence of the facility suggested by the application under consideration.

The Pitt Street Station Home Owners Association has voted at its recent annual meeting to unalterably oppose the granting of this special use permit for Ms. Gordon doing business as Teeter Toddler's Playgroup.

We believe that the use is essentially a day care center and inappropriate for the site. We believe the

facility will create unnecessary safety and liability concerns, significantly inconvenience the residents of PSS, and abuse the access easement for Bellvue Place.

We appreciate the work of the Planning Commission and its staff and their discussion of the application. However, we cannot agree with its recommendation for approval of the permit even with the conditions recommended. There are several significant reasons we believe should be dispositive in rejecting this application.

In the site description there is a failure to adequately describe Bellvue Place. This is a crucial omission. At our request the Commission has indicated there shall be no parking, standing, or stopping on Bellvue Place by the participants at Teeter Toddlers. Nevertheless, we remain concerned that the Commission is not well informed of the nature of Bellvue Place, its intended use, its actual use and its likely use should this permit be granted.

Bellvue Place is a private street maintained by the PSS HOA. It is only 22.5 feet wide. No parking is allowed on any part of it from North Pitt Street on the east to the extension of St. Asaph Street at its western extension. There are nine city-mandated signs on Bellvue Place warning that there is no parking on the street because it is a city-designated fire lane. There are

15 townhouse units facing Bellvue Place with driveways onto it. With most vehicles at 14 feet or longer the residents need most of Bellvue Place to pull their vehicles off their driveways. There are five town house units that face N. Pitt Street, whose garages face an alley perpendicular to Bellvue Place and use Bellvue Place for access to the public roads.

1210, 1220, 1240 and 1250 N. Pitt Street each abut Bellvue Place. Each can be entered from N. Pitt Street, through a small plaza serving each building. The plaza can also be accessed from Bellvue Place. 1210 N. Pitt Street can also accessed through a door facing Bellvue Place. The sidewalk that leads to the entrances of the plaza and 1210 is owned by the PSS property owners. There is an easement for entry. The parking that is used by these buildings is on the north and west side of the structures. Those parking in these lots must walk on N. Pitt Street to the plaza or west side of the building to the sidewalk to the plaza or 1210 entrance.

The applicant has secured only five spaces adjacent to the building and ten parking spaces in the lot adjacent to the Parkway Building. Anyone parking in the Parkway Building lot and using 1220, 1240 or 1250 will either walk on Bellvue Place or through the west parking lot and onto the Bellvue Place sidewalk. Vehicular access to this lot (which is essentially an extension of St. Asaph

Street) is either from Second Street on the south or through Bellvue Place on the east from North Pitt. It is unacceptable to have the parents using the proposed facility using Bellvue Place to access the Parkway Building lot.

The Planning Commission requires only these 15 off street spaces even as it is aware as many as 30 children and their chaperones may be attending a session.

The residents of PSS are concerned because of the history of the misuse of Bellvue Place. Despite any prohibition to the contrary, we expect parents and others stopping on Bellvue Place to drop off children. Ask yourself would you rather drop your child off on the busier Pitt Street with DASH buses or on the quiet Bellvue Place.

To this date unauthorized vehicles come down Bellvue Place and, disregarding "No Parking" signs, stop to make deliveries, pick-ups and drop and accept passengers using both buildings. These vehicles hinder the use of Bellvue Place by its owners. A vehicle parked on the north curb of Bellvue Place will make it impossible for exiting from the driveways across Bellvue Place. In fact, there have been collisions between PSS residents and parked vehicles. When asked to move, most violators ignore the plea and respond, "I'll just be a

minute.” By the time any authorities can be reached, they will be gone.

If there are not enough off street parking, the parents will park on Pitt Street. Currently, three hour parking is permitted on Pitt Street without a zone permit. If up to 15 parents must find parking on Pitt Street there will be a great inconvenience to the residents of Pitt Street and Bellvue Place. If this SUP is granted, the City must consider reducing the time for parking without a zone permit to two hours. Furthermore, we can expect using the Bellvue Place road as well as sidewalks to access the facility in question.

We have an extraordinary concern for toddlers on Bellvue Place. We are especially concerned since toddlers will be invisible to those backing out of their driveways or turning onto Bellvue Place from the alley behind the Pitt Street units.

We foresee a real likelihood of toddlers darting into Bellvue Place and we dread the possibility of an unfortunate accident. Bellvue Place is not a straight street. By design it has an ess curve in it. Putting the children at risk and the residents of PSS in potential liability is unacceptable.

The residents of PSS oppose the granting of this permit. We do not believe the problems we face can be resolved.

Thank You.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0025
1220 + 1250

PROPERTY LOCATION: 1240 N. Pitt Street, Alexandria, VA

TAX MAP REFERENCE: 045.03.01.28 **ZONE:** Office Comm.

APPLICANT: 045.03-01-26 / 045.03-01-27

Name: Elaine E. Gordon d/b/a Teeter Toddler's Playgroup, LLC

Address: 1000 Brightseat Rd., Apt. 336, Landover, MD 20775

PROPOSED USE: A cooperative toddler playgroup for ages 6 mos.-3 yrs. old that offers a developmentally age appropriate program.

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.

Elaine E. Gordon

Print Name of Applicant or Agent

1000 Brightseat Rd., Apt. 336

Mailing/Street Address

Landover, MD 20775

City and State

Zip Code

Elaine E. Gordon

Signature

202/403-1665

Telephone #

egordon.lifechange@gmail.com

Email address

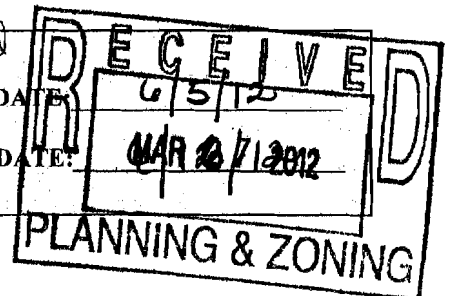
3/24/12

Date

Fax #

recommended approval
ACTION-PLANNING COMMISSION: 5-0 DATE: _____

ACTION-CITY COUNCIL: CC approved PC recommendation w/ amendments 7-0 X DATE: _____



City Council approved the Planning Commission recommendation, with the following amendment: add a new condition to read: use of the room on the second floor and the associated 30 seats shall be: a. by reservation only; b. accompanied by ten off-street parking vouchers; and c. shall at no time be used for overflow seating associated with the normal operation of the restaurant.

Council Action: _____

8. SPECIAL USE PERMIT #2012-0025
1220, 1240, 1250 North Pitt Street – Teeter Toddlers
Public Hearing and Consideration of a request to operate an amusement enterprise; OC/Office Commercial. Applicant: Elaine E. Gordon DBA Teeter Toddler’s Playgroup, LLC.

PLANNING COMMISSION ACTION: Recommend Approval 5-0
w/amendments

City Council approved the Planning Commission recommendation, with the following amendments: a new condition #20 that stipulates that the children participating in the program shall be accompanied by either a parent or a caregiver and there be a ratio of two children per one adult/caregiver; and to amend condition #17 to add the following sentence: The applicant shall position a staff member at the entrance to Bellvue Place 30 minutes prior to each play session to ensure that vehicular use by staff and patrons does not occur. Staff may work with the applicant to adjust the condition provided any adjustments maintaining the protection of Bellvue Place and are done with notice to the neighboring residents. City staff was asked to come back to Council with an analysis of changing the hours on Pitt Street from three hour parking to two hour parking, so it can be evaluated through the proper channels.

Council Action: _____

9. SPECIAL USE PERMIT #2012-0026
2 East Walnut Street - Grape + Bean
Public Hearing and Consideration of a request to operate a restaurant at an existing retail establishment and a request for a parking reduction; zoned CL/Commercial Low. Applicant: SRDG INC.

PLANNING COMMISSION ACTION: Recommend Approval 5-0
w/amendments

City Council approved the Planning Commission recommendation, with the following amendment: to change condition #20 for a one year review (going back to the staff recommendation.)

Council Action: _____

10. SPECIAL USE PERMIT #2012-0027
1024 and 1026 King Street - Hank’s Oyster Bar
Public Hearing and Consideration of request to expand an existing restaurant;