

EXHIBIT NO. 1

8
4-13-02

Docket Item # 13
SPECIAL USE PERMIT #2002-0005

Planning Commission Meeting
April 2, 2002

ISSUE: Consideration of a request for a special use permit for a private school.

APPLICANT: St. Coletta of Greater Washington Inc.
by Mary Catherine Gibbs, attorney

LOCATION: 1501 Duke Street

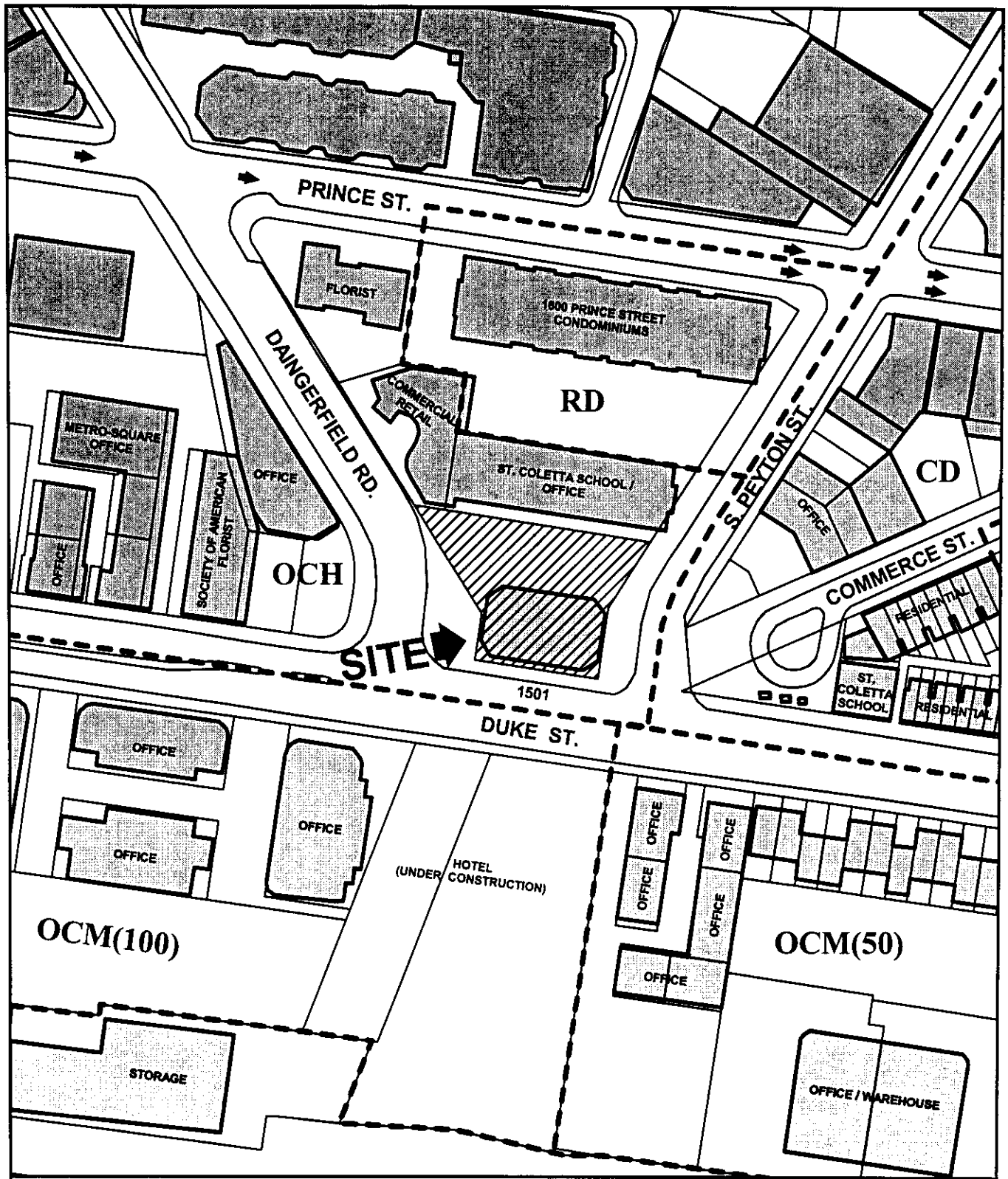
ZONE: OCH/Office Commercial High

PLANNING COMMISSION ACTION, APRIL 2, 2002: On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and to amend Condition #3. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mary Catharine Gibbs, attorney, represented the application.



SUP #2002-0005

04/02/02



STAFF RECOMMENDATION:

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. No more than 30 students shall be permitted at this school site at any one time. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** No more than ~~six~~ **10** staff members shall be permitted at this school site at any one time. (P&Z)
4. The applicant shall require that its employees who drive to work use off-street parking and shall maintain a minimum of four parking spaces on-site for use by staff members. (P&Z)
5. No vehicles shall double park on South Peyton Street when picking up or dropping off adult students for the 1501 Duke Street facility. The applicant shall advise persons providing the transportation of this prohibition. (P&Z)
6. 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)
7. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the school. (Police)
8. The applicant shall control cooking 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 & Environmental Services. (T&ES)
9. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue or other waste be washed into the streets, alleys, sidewalks or storm sewers. (T&ES)

10. 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, (b) the director received a request from any person to docket the permit for review or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff 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.

DISCUSSION:

1. The applicant, St. Coletta of Greater Washington Inc., represented by Mary Catherine Gibbs, attorney, requests special use permit approval for the operation of a private school located at 1501 Duke Street.
2. The subject property is one lot of record with 111 feet of frontage on Duke Street, approximately 132 feet along South Peyton Street, approximately 154 feet along Daingerfield Road, and contains approximately 18,244 square feet of lot area. The site is currently developed with an office building, a driveway and parking areas. The site was used as an automobile repair garage prior to redevelopment in the 1980s.
3. The applicant currently operates a private school located at 207 South Peyton Street which was approved by Council in 1996 (SUP #96-0088). The school provides special education services for children and young adults. The students suffer from mental retardation, autism and secondary disabilities and range in age from five to 22 years. As approved by Council, no more than 75 students and 65 staff members are now permitted at the school at any one time.

On September 18, 1999, City Council granted Special Use Permit #99-0068 to the applicant allowing the school to expand into the building located at 1447 Duke Street. In addition, on December 16, 2000, Council permitted the school to relocate its adult program from 207 South Peyton to 133 South Peyton (SUP2000-0141). The applicant never moved into that building and this request is for a substitute location.

4. The applicant has filed this special use permit request for a new site at which it will provide vocational training and employment resources for adults with mental retardation or autism. The program will receive its clients through the City's Community Services Board and from surrounding jurisdictions and will be paid by Medicare funds. According to the applicant, the proposal to utilize the new site does not represent an intensification of the overall program. The existing program includes 23 adults and has six staff members and is now housed at the 207 South Peyton Street building. If this special use permit is approved for additional space, the program will include no more than three additional students for a total of 25-26 adult students, and no additional staff.
5. The hours of operation are Monday - Friday, 8:30 a.m. to 3:00 p.m., 245 days a year. Staff typically occupies the facility from 8:00 a.m. to 5:00 p.m., 250 days a year.
6. The new location at 1501 Duke Street is immediately adjacent to the south of the current main facility at 207 South Peyton Street. The 1501 Duke Street building contains general office use and the current proposal is for the school to occupy a 2,500 square foot area in the front of the first floor of the building.

7. The new location at 1501 Duke Street will add four parking spaces to the parking St. Coletta now maintains at 207 South Peyton Street. In addition, St. Coletta will have use of an additional stacking lane area adjacent to the 1501 Duke Street site that will permit the vans that drop-off and pick-up adults to do so from within the site and not from the street. The same vehicles now deliver the same people to 207 South Peyton Street, but must load and unload from the street. The drop off now occurs between 8:30 am and 9:30 am in the morning; pick up after school occurs between 3:00 pm and 4:00 pm in the afternoon. The same schedule will be used with the move to 1501 Duke Street.
8. The zoning ordinance parking requirements for schools, section 8-200(A)(11), requires off-street parking at a ratio of one space for each 25 students in an elementary school and one space for each 10 students in a high school. Based on that formula, St. Coletta's is required to provide only three parking spaces for 26 adult students. However, the applicant has indicated it has able to provide four parking spaces for staff on the existing asphalt area behind the building. According to the applicant, its students are unable to drive and arrive at the school by van.
9. Most school activities are conducted within the building, although there are occasional field trips as well as off-site activities connected with the adult program.
9. Zoning: The subject property is located in the OCH/Office Commercial High zone. Section 4-1103(U) of the zoning ordinance allows a private school in the OCH zone only with approval of a special use permit.
10. Master Plan: The proposed use is consistent with the King Street/Eisenhower Avenue chapter of the Master Plan which designates the property for commercial and other uses, including schools.

STAFF ANALYSIS:

Staff has no objection to the proposed school use at 1501 Duke Street. The use is now located within the St. Coletta facility at 207 South Peyton Street, immediately north of the subject site. The proposal is to shift the adult student program from that location to this one, without intensifying it. A total of 26 students and six staff persons will occupy the new facility. Although an additional commercial space will be devoted to St. Coletta's use, it is only a small portion of a larger office building. On the positive side, the site has four additional parking spaces for use by St. Coletta staff, and the site's driveway will be used for vans carrying adults, so that pick up and drop activities for those students will no longer have to be carried out from the street. Staff has made that off street loading proposal a requirement of the use, in order to remove some of the double parking and

stacking from South Peyton Street. Staff has also required that the applicant maintain four parking spaces on the new site. With those conditions, staff recommends approval of the use.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.
- F-1 T&ES believes this site has adequate provisions to allow off street drop-off and pick-up of students and will not have an impact on existing traffic flow.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking 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 & Environmental Services.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations and additions to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans must accompany the written application. The plans must include all dimensions, construction alteration and addition details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.
- C-4 The proposed kitchen shall be constructed to commercial standards including a range hood and exhaust duct work fire suppression system.
- C-5 A new certificate of occupancy is required for this facility.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager or Certified Limited Food Manager must be on duty during all hours of operation depending on the operation setup.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction.
- C-5 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health Department for approval prior to construction. A \$135.00 fee is required for review of plans for food facilities.
- C-6 The facility must meet commercial standards if 13 or more clients are served. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments.
- C-7 If enrollment is kept to a maximum of 12 persons at any one time, the facility may use home-style (semi-public restaurant) standards for food service.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the school. This is to be completed prior to the school opening.

Human Services - Social Services:

- F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 2002-0005

PROPERTY LOCATION: 1501 Duke Street

TAX MAP REFERENCE: 73.02-06-05 ZONE: OCH

APPLICANT Name: St. Coletta of Greater Washington, Inc.

Address: 207 S. Peyton St., Alexandria, VA 22314

PROPERTY OWNER Name: CBP8 General Partnership

Address: 1501 Duke Street, Alexandria, VA 22314-3449

PROPOSED USE: Private School for an Adult Day Support Program for the Mentally Retarded.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature
(703) 836-5757 (703) 548-5443
Telephone # Fax#
JAN 18 2002
ZONING

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

307 N. Washington St., Alex. VA 22314
City and State Zip Code

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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

1. The Applicant is (*check one*) the Owner Contract Purchaser

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.

St. Coletta of Greater Washington, Inc. is a 501 C 3 corporation.

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 8 1/2" x 14" or smaller. Twenty-four plans are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan package is required.

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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

St. Coletta obtained S.U.P. #2000-0141 in December 2000 to operate their Adult Day Support Program at 133 S. Peyton St. for adults with mental retardation or autism. The contract on that site fell through and St. Coletta has obtained a lease with the owner of 1501 Duke Street for part of the first floor of the building, approximately 2500 square feet, as an alternative site for that program. St. Coletta will renovate the existing office space in accordance with the attached floor plan to accommodate the program.

As described in the S.U.P. application for S.U.P. # 2000-0141, the adult support program provides services including vocational training and supportive employment resources and life skills training for its clients. The program receives its clients through the Community Services Board of the City of Alexandria and surrounding jurisdictions and will be paid by Medicare funds. St. Coletta will modify bathrooms to the building to make them ADA compliant and will use a kitchen to teach the adults to learn to cook. The program provides services to 23 adults now and has 6 staff members. St. Coletta anticipates that no more than 2 or 3 more adults can be supported at this new location, for a total of 25-26 adults. All of the adults are unable to drive and arrive at the site via handicapped van transportation or Metrorail. The hours of operation are Monday - Friday from 8:30 a.m. to 3:00 p.m., 245 days per year. The staff works from 8:00 a.m. to 5:00 p.m., 250 days per year. These clients are currently served at the school's main site at 207 S. Peyton Street. There will be little or no noise associated with the use and the facility will not be used at night.

No increase in staff is proposed with this use. The same staff that supports these adults in the 207 S. Peyton Street site will support the adults at this location across a parking lot from the 207 S. Peyton Street site. See the attached building location plan and site plan. The owner is providing St. Coletta with four parking spaces on the site as depicted on the site plan, four additional spaces that St. Coletta did not have access to before. In addition, St. Coletta will have use of an additional drive-in stacking lane area adjacent to the 1501 Duke Street site that will permit the vans that drop-off and pick-up the adults to get off of S. Peyton Street, alleviating some of the back up of van/bus traffic on that street. The adults currently are dropped off between 8:30 a.m. and 9:30 a.m. in the morning and are picked-up between 3:00 p.m. and 4:00 p.m. in the afternoon. They would stay on that same schedule at the 1501 Duke Street location.

Trash will be collected by St. Coletta's cleaning service and placed in the dumpster on site daily.

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,
- 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).

25-26 clients

Monday - Friday, 8:30 a.m. to 3:00 p.m., 245 days per year.

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

6 Staff members

Monday - Friday, 8:00 a.m. to 5:00 p.m. 250 days per year.

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

Day:

Hours:

Monday - Friday

8:00 a.m. to 5:00 p.m.

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

None.

B. How will 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 trash generated by such use, ie., paper, food refuse from teaching kitchen skills, etc.

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

Trash will be stored in the dumpster located on the exterior of the site.

C. How often will trash be collected?

Trash will be picked up 3 times per week, (Mon., Wed., and Fri.) by Rainbow AAA.

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

There is no outdoor usage.

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:

N/A.

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:

N/A.

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

St. Coletta has an extensive risk management plan which is monitored by the jurisdictions it serves.

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.

N/A.

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?

There is no parking requirement for schools in the OCH zone

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

4 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 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? 0

B. How many loading spaces are available for the use? 0

C. Where are off-street loading facilities located? _____

D. During what hours of the day do you expect loading/unloading operations to occur?

8:00 a.m. to 5:00 p.m.

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

Infrequently, as most supplies will be delivered to the main school site at 207 S. Peyton Street.

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?

2500 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2500 sq. ft. (total)

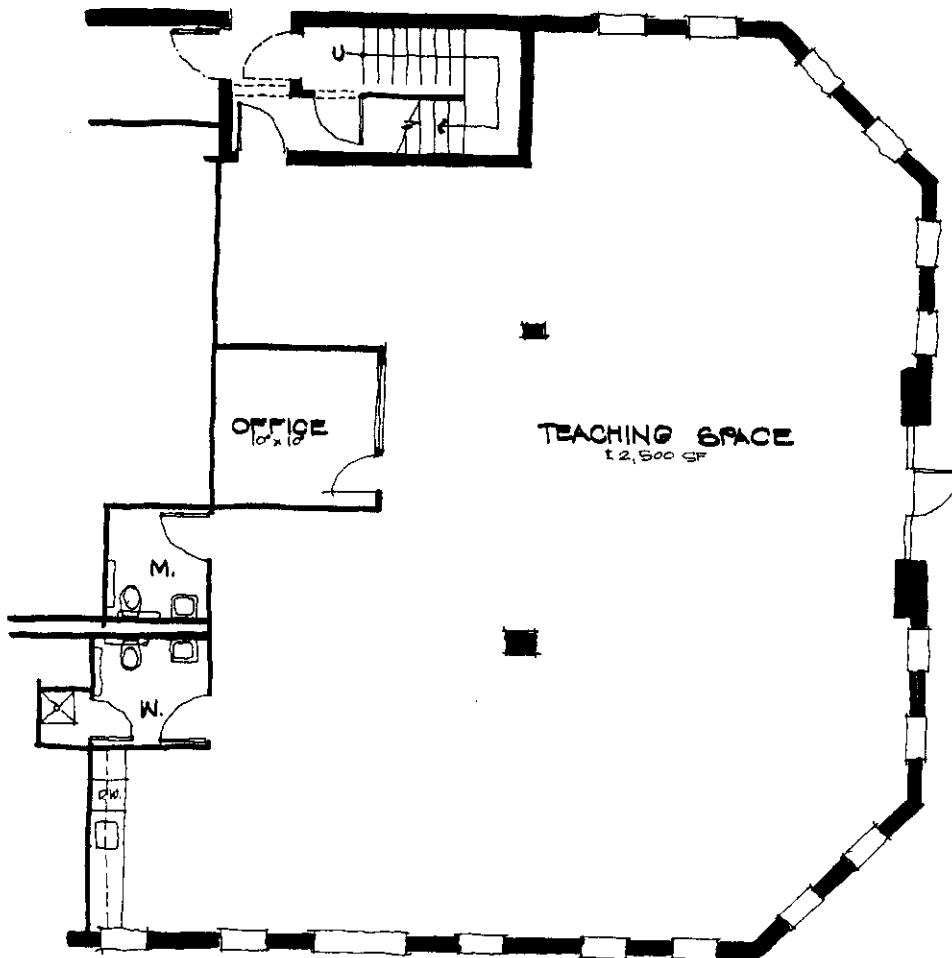
19. The proposed use is located in (check one):

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: _____



FLOOR PLAN
1/4" = 1'-0"

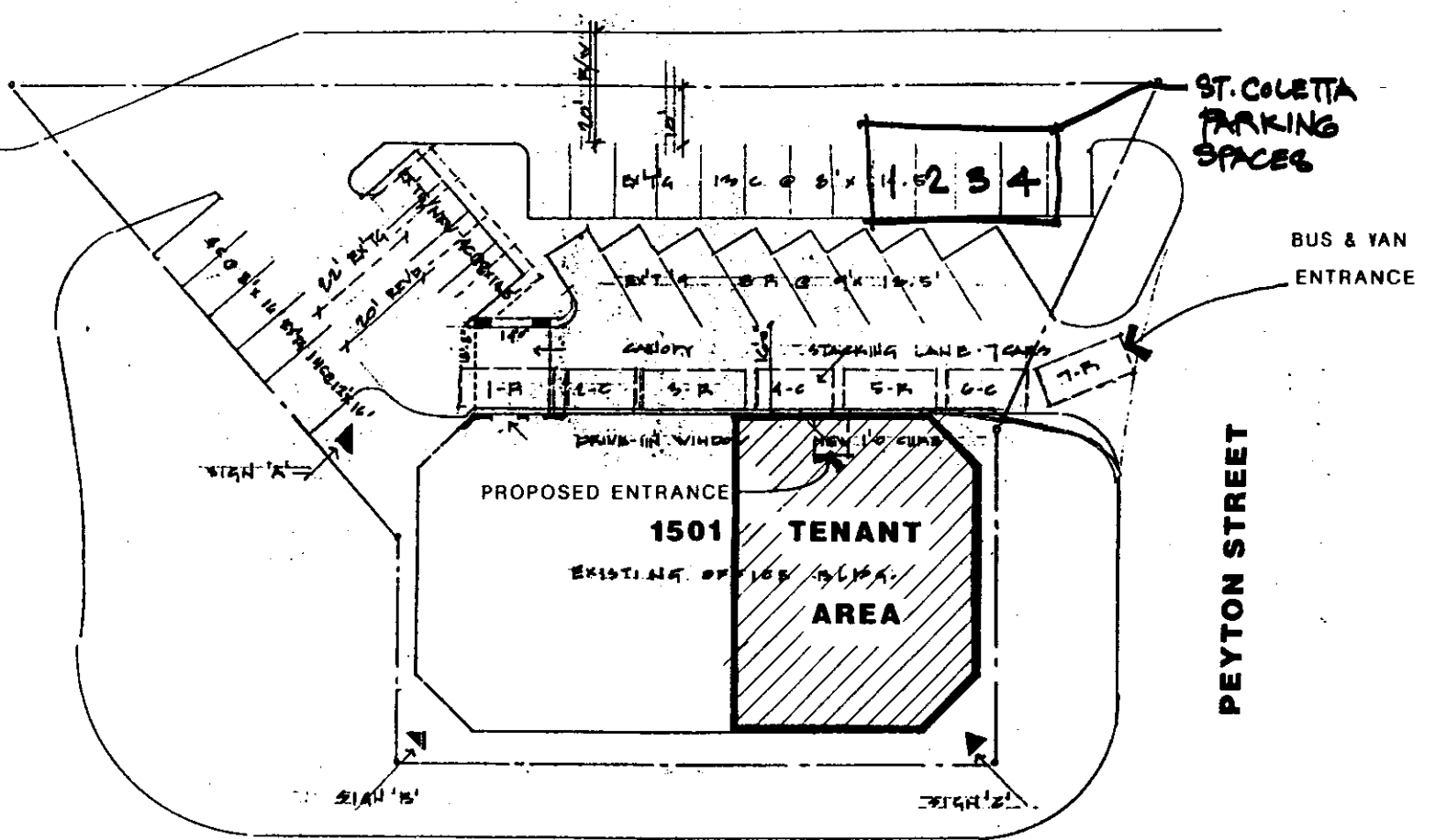
ST. COLETTA OF GREATER WASHINGTON
1501 DUKE STREET ALEXANDRIA, VIRGINIA (ANNEX)
01-052

rust
ording
and
mole
architects

(REV.)
01-17-02

61

RAINFIELD ST.



NOTE

- 1) REFER TO URBAN ENG. & ASSOC. INC. DWGS. DATED AUG, 1984 for ORIGINAL APPROVED SITE PLAN DWG'S.
- 2) REFER TO SERVICE NEON SIGNING DATED 11-1-85 for SIGNAGE

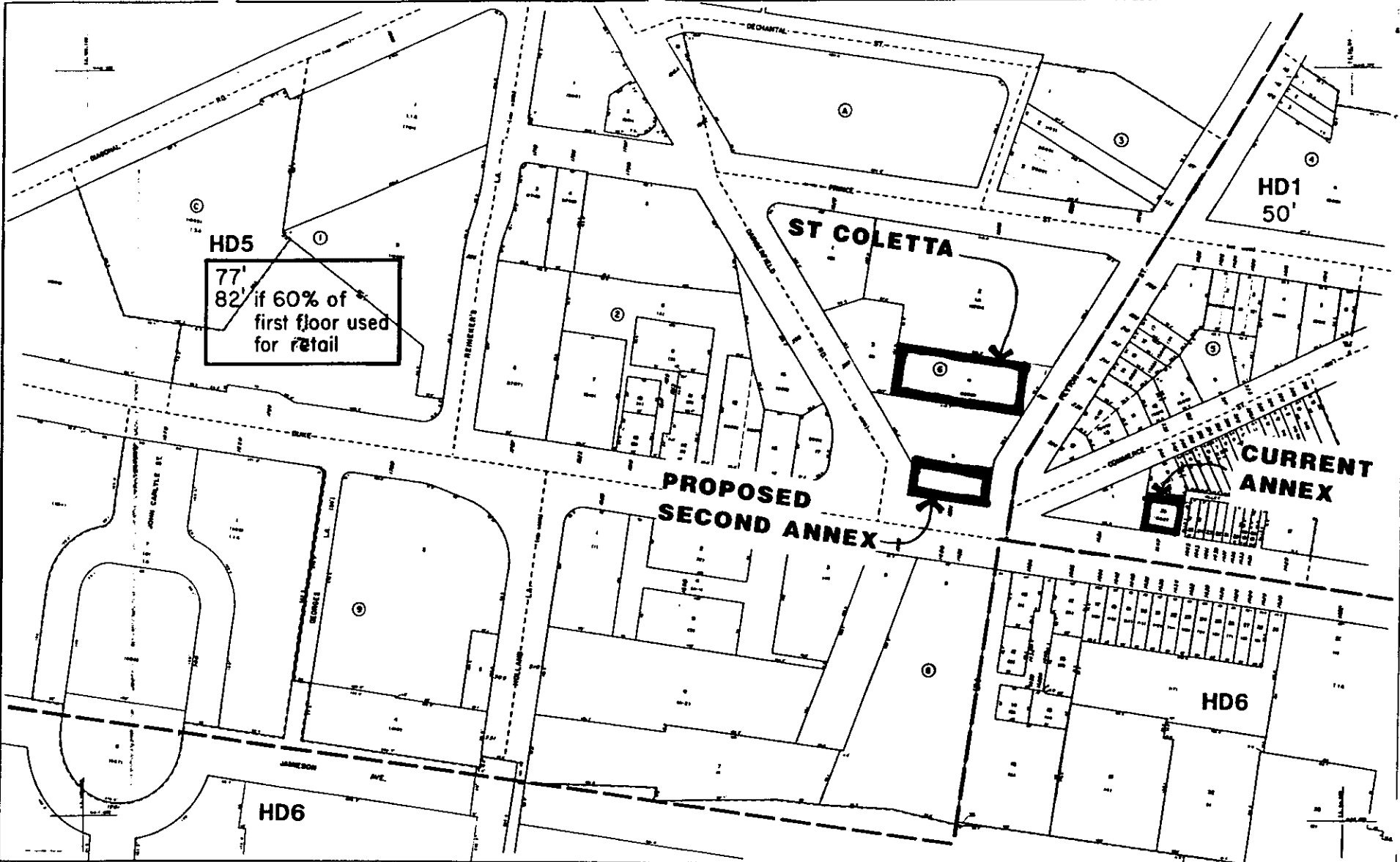
DUKE STREET

S I T E P L A N

01-10-02

Sup 2002-0005

20



HD5
 77'
 82' if 60% of
 first floor used
 for retail

ST COLETTA

HD1
 50'

PROPOSED
 SECOND ANNEX

CURRENT
 ANNEX

HD6

HD6

HEIGHT DISTRICT MAP (HD)
 1-24-1996

Special Notations	Legend	Key Map
HD1-Historic Height District	Property Line	Sheet No. ④
HD5-King St Metro Height Dist.	Sub. Lot Line	Parcel No. 7
HD6-Remainder of City (Height by Zone)	City Boundary	Sub. Lot No. 12
	Street Line	Parcel Area 124
		1/32nd 1/16th 75021740 1/8th 7504



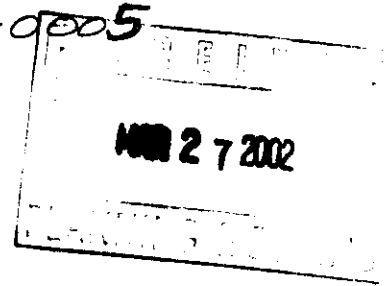
ALEXANDRIA, VIRGINIA
 ASSESSMENT MAP



SHEET NO.
 73.02
 10-17-1994

Map LLC Inc.

#13. SUP 2002-0005



HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

March 26, 2002

Ms. Barbara Ross, Deputy Director
Department of Planning and Zoning
City Hall, Room 2100
Alexandria, VA 22314

Re: Docket Item # 13, S.U.P. # 2002-0005
St. Coletta of Greater Washington, 1501 Duke Street

Dear Ms. Ross:

This letter is written to confirm that the number of staff members moving from 207 S. Peyton Street to 1501 Duke Street is actually 10 and not the six listed in our application. That was a mistake. Please correct Condition No. 3 of the Special Use Permit to permit 10 staff members on site at any one time. Thank you.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

Mary Catherine Gibbs
Mary Catherine Gibbs

cc: Sharon Raimo, St. Coletta School

#13. SUP 2002-0005

UPPER KING STREET NEIGHBORHOOD Civic Association

121 HARVARD STREET
Alexandria, VA 22314
(703) 548-1622
paspencer@aol.com

- President**
Peter Spencer
- Vice-President**
Dean Trzask
- Secretary**
Laura Campbell
- Street Representatives**
- Cameron**
Paul Will
- Commerces**
Sara & Darren Donahue
- Duke**
Heather & Scott
Shay-Peters
- Harvard**
Jocelyn Flanagan
- Payne**
Hope Gibbs & Bob Lennox
- Peyton**
Velma & Rouben Allen
- Prince**
Peter Lauria &
Kathleen Sheehan
- West**
Marylou Whelan
- Treasurer**
Ashley Spencer
- Business Liaison**
Peter Spencer
- Counsel**
Mike Flanagan

April 2, 2002

To: The Chairman and Members of Planning and Zoning Commission

From: Peter Spencer, for the Executive Committee

Re: St. Coletta, 1501 King Street; Docket item 13, S.U.P. #2002-0005

In the event that a representative of the Upper King Street Neighborhood Civic Association will be unable to attend tonight's meeting, this is to note that, upon consideration of this request and the information supplied by the applicant, we see no compelling reason to object to this special use permit.

Indeed, the facts suggest this move will actually improve parking and congestion impacts of the school's current operations, while enabling a program that has been well-received in the neighborhood to thrive.

c.c. Mary Catherine Gibbs

APPLICATION for SPECIAL USE PERMIT # 2002-0005

PROPERTY LOCATION: 1501 Duke Street

TAX MAP REFERENCE: 73.02-06-05 ZONE: OCH

APPLICANT Name: St. Coletta of Greater Washington, Inc.

Address: 207 S. Peyton St., Alexandria, VA 22314

PROPERTY OWNER Name: CBP8 General Partnership

Address: 1501 Duke Street, Alexandria, VA 22314-3449

PROPOSED USE: Private School for an Adult Day Support Program for the Mentally Retarded.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature
(703) 836-5757 Telephone #
(703) 548-5443 Fax#
JAN 18 2002
ZONING

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

307 N. Washington St., Alex. VA 22314
City and State Zip Code

January 18, 2002
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 4/02/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 04/13/02PH-- CC approved the recommendation of the Planning Commission.