



# Roll-Call Card

5/15/04  
Roll

21 22

Mayor Euille	✓			✓	✓					
Vice Mayor Pepper	✓			(1) ✓	(2) ✓					
Councilman Gaines	✓			(2) ✓	✓					
Councilman Krupicka	✓			✓	✓					
Councilman Macdonald	✓			✓	✓					
Councilman Smedberg	✓			✓	✓					
Councilwoman Woodson	✓			✓	(1) ✓					

Office of the City Clerk  
May 10, 2004

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk.

If you have a prepared statement, please present it to the City Clerk.

## DOCKET

### CITY COUNCIL OF ALEXANDRIA, VIRGINIA

Public Hearing Meeting  
Saturday, May 15, 2004 - - 9:30 a.m.

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#### OPENING

1. Calling the Roll.

Council Action: All Present

2. Public Discussion Period. [No more than 30 Minutes] [This period is restricted to items not listed on the docket.]

Council Action: Nina Tisara, Sherry Brown, Jennie Myster, Richard Stepp, Lois Walker, David Martin,

#### REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

##### ACTION CONSENT CALENDAR<sup>1</sup> (3-13)

##### Planning Commission

3. SPECIAL USE PERMIT #2004-0014  
25 SOUTH QUAKER LANE - FIRST FLOOR  
GLOBAL HEALTH NURSE TRAINING  
Public Hearing and Consideration of a request for a special use permit to operate a nursing school; zoned CSL/Commercial Service Low. Applicant: Mariatu Kargbo

COMMISSION ACTION: Recommend Approval 7-0

4. SPECIAL USE PERMIT #2004-0024  
25 SOUTH QUAKER LANE - FIRST FLOOR  
THE TRANSITIONAL SCHOOL  
Public Hearing and Consideration of a request for a special use permit to operate a private college preparatory school; zoned CSL/Commercial Service Low. Applicant: Katherine Keith

COMMISSION ACTION: Recommend Approval 7-0

<sup>1</sup>Items listed under the Action Consent Calendar may be approved by the City Council as a block unless a Member of Council removes an item or a member of the public wishes to speak to the item. Such items will be heard after Docket Item No. 13.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## ACTION CONSENT CALENDAR (continued)

## Planning Commission (continued)

5. SPECIAL USE PERMIT #2004-0018  
501 SOUTH PICKETT STREET  
HERTZ CAR RENTAL  
Public Hearing and Consideration of a request for a special use permit to operate a car rental establishment; zoned CG/Commercial General. Applicant: Hertz Corporation Car Rental by Ronald L. Moore

COMMISSION ACTION: Recommend Approval 7-0

- ⑥  
om SPECIAL USE PERMIT #2003-0119  
6120 LINCOLNIA ROAD  
7-ELEVEN CONVENIENCE STORE  
Public Hearing and Consideration of a request for a special use permit for continuance of a nonconforming convenience store use; zoned CL/Commercial Low. Applicant: 7-Eleven Inc., by Maynard Sipe, attorney
- #6,7,8 Approved Woodson moved; gains scd unanimous*

COMMISSION ACTION: Recommend Approval 7-0

- ⑦  
om SPECIAL USE PERMIT # 2003-0120  
30 SOUTH REYNOLDS STREET  
7-ELEVEN CONVENIENCE STORE  
Public Hearing and Consideration of a special use permit for continuance of a nonconforming convenience store use; CL/Commercial Low. Applicant: 7-Eleven Inc., by Maynard Sipe, attorney

COMMISSION ACTION: Recommend Approval 7-0

- ⑧  
om SPECIAL USE PERMIT #2003-0121  
5725 EDSALL ROAD  
7-ELEVEN CONVENIENCE STORE  
Public Hearing and Consideration of a request for a special use permit for continuance of a nonconforming convenience store use; zoned CL/Commercial Low. Applicant: 7-Eleven Inc., by Maynard Sipe, attorney

COMMISSION ACTION: Recommend Approval 7-0

- ⑨  
om ENCROACHMENT #2003-0010  
2201 JEFFERSON DAVIS HIGHWAY  
POTOMAC YARD - LANDBAY A  
Public Hearing and Consideration of a request for an encroachment of residential lots to permit fencing, columns or a wall into the public right-of-way; zoned CDD-10/Coordinated Development District. Applicant: Potomac Greens Associates LLC., by Jonathan Rak, attorney
- Woodson moved/Macdonald scd - unanimous*

COMMISSION ACTION: Recommend Approval 7-0

10. SPECIAL USE PERMIT #2004-0013  
311 SWAMP FOX ROAD  
TED'S MONTANA GRILL, INC.  
Public Hearing and Consideration of a request for a special use permit to operate a restaurant; zoned CDD-2/Coordinated Development District. Applicant: Leigh Morgan

COMMISSION ACTION: Recommend Approval 7-0

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## ACTION CONSENT CALENDAR (continued)

## Planning Commission (continued)

11. SPECIAL USE PERMIT #2004-0017  
4913 BRENMAN PARK DRIVE  
CAMERON PERKS COFFEEHOUSE  
Public Hearing and Consideration of a request for a special use amendment to allow for the expansion of a restaurant and for a parking reduction; zoned CDD-9/Coordinated Development District. Applicant: Michael Fleming

COMMISSION ACTION: Recommend Approval 7-0

12. SPECIAL USE PERMIT #2004-0009  
1301 NORTH QUAKER LANE (Parcel Address: 3425 King Street)  
Public Hearing and Consideration of a request for a special use permit to operate a restaurant; zoned CG/Commercial General. Applicant: Zak Driouche

COMMISSION ACTION: Recommend Approval 7-0

13. TEXT AMENDMENT #2004-0002  
FLOODPLAIN REGULATIONS  
Public Hearing and Consideration of a text amendment to Section 6-300 (Floodplain District) of the Zoning Ordinance for changes to the floodplain regulations. Applicant: Departments of Planning and Zoning and Transportation and Environmental Services

COMMISSION ACTION: Recommend Approval 7-0

## END OF ACTION CONSENT CALENDAR

Council Action: Pepper moved/Gaines scd - Unanimous

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

14. SPECIAL USE PERMIT #2004-0020  
2001 LA GRANDE AVENUE (Parcel Address: 500 E. Howell Avenue)  
SUBSTANDARD LOT DEVELOPMENT  
Public Hearing and Consideration of a request for a special use permit to construct a single family dwelling with tandem parking on a substandard lot; zoned R2-5/Residential. Applicant: Robert and Martine Irmer by John Savage, agent

COMMISSION ACTION: Recommend Approval 7-0

Council Action: Woodson moved/Pepper scd - Unanimous  
delete 2nd sent. in cond #5.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

15. SPECIAL USE PERMIT #2004-0016  
191 SOMERVELLE STREET  
FOOD MATTERS

Public Hearing and Consideration of a request for a special use permit to operate a restaurant; zoned CDD-9/Coordinated Development District. Applicants: Victoria Herbert, J. Gerald Herbert, Christy Velie and Tom Przystawik

COMMISSION ACTION: Recommend Approval 7-0

*amend to cond # 6  
to comply w/condo rules  
& reg.*

Council Action: Gaines moved / Pepper scd - unanimous

16. DEVELOPMENT SPECIAL USE PERMIT #2003-0039  
2930 EISENHOWER AVENUE  
PENTAGON FEDERAL CREDIT UNION HEADQUARTERS

Public Hearing and Consideration of a request for a development special use permit amendment to construct an office building; zoned OCM-100/Office Commercial Medium. Applicant: Pentagon Federal Credit Union by Deborah D. Johnson, CFM

COMMISSION ACTION: Recommend Approval 6-1

Council Action: Krupicka moved / Pepper scd - unanimous

17. TEXT AMENDMENT #2004-0004  
POLITICAL SIGNS

Public Hearing and Consideration of a text amendment to Article IX of the Zoning Ordinance to amend the regulations for political signs. Applicant: Department of Planning and Zoning

COMMISSION ACTION: Recommend Approval 7-0

Council Action: Pepper moved / Gaines scd - unanimous

18. TEXT AMENDMENT #2004-0003  
SPECIAL USE PERMIT REGULATIONS

Public Hearing and Consideration of a text amendment to Sections 11-207(C)(5) and 11-503(A) of the Zoning Ordinance to increase the fines for repeat special use permit violators and to change the special use ownership requirements. Applicant: Department of Planning and Zoning

COMMISSION ACTION: Recommend Approval 7-0

*Bring back increasing  
figure/cap from  
\$ 3,000 to \$ 5,000.*

Council Action: Gaines moved / Pepper scd - unanimous

19. TEXT AMENDMENT #2004-0005  
BAR PROCEDURES FOR DEVELOPMENT CASES

Public Hearing and Consideration of a text amendment to Sections 10-104(F), 10-106(B), 10-204(F), and 10-206(B) of the Zoning Ordinance to amend the Board of Architectural Review procedures for development cases. Applicant: Department of Planning and Zoning

COMMISSION ACTION: Recommend Approval 7-0

Council Action: Krupicka moved / Gaines scd - unanimous

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

20. TEXT AMENDMENT #2004-0006  
CHESAPEAKE BAY REGULATIONS  
Public Hearing and Consideration of a text amendment to Article XIII of the Zoning Ordinance to comply with State regulatory requirements and to enhance the City's ability to protect water quality. Applicant: Departments of Planning and Zoning and Transportation and Environmental Services

COMMISSION ACTION: Recommend Approval 7-0

Council Action: Pepper moved / Fomedberg scd - unanimous

**ORDINANCES AND RESOLUTIONS**

21. Public Hearing, Second Reading and Final Passage of an Ordinance to Revise the Membership of the George Washington Birthday Celebration Committee. (#11, 5/12/04) (ROLL-CALL VOTE)

Council Action: Pepper moved / Gaines scd - unanimous

22. Public Hearing, Second Reading and Final Passage of an Ordinance to Establish the Affordable Homeownership Preservation Grant Program (AHOP) (#12, 5/12/04) (ROLL-CALL VOTE)

Council Action: Woodson moved / Pepper scd - unanimous

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****DEFERRAL/WITHDRAWAL CONSENT CALENDAR (23-27)****Planning Commission (continued)**

23. SPECIAL USE PERMIT #2004-0015  
3400 & 3402 COMMONWEALTH AVENUE  
MARTIAL ARTS ACADEMY  
Public Hearing and Consideration of a request for a special use permit to operate a martial arts school; zoned CSL/Commercial Service Low. Applicant: Kwang Weon Woo, by James C. Pan, agent

COMMISSION ACTION: Deferred

24. SPECIAL USE PERMIT #2004-0026  
315 MADISON STREET  
A LA LUCIA  
Public Hearing and Consideration of a request for a special use permit amendment to change the hours of operation of a restaurant; zoned CRMU-X/Commercial Residential Mixed Use. Applicant: Mehran Nayeri

COMMISSION ACTION: Deferred

25. SPECIAL USE PERMIT #2004-0028  
1950 DUKE STREET  
CARLYLE DEVELOPMENT  
Public Hearing and Consideration of a request for an amendment to the current special use permit conditions to revise the definition of retail; zoned CDD-1/Coordinated Development District. Applicant: Carlyle Development Corporation & LCOR Ballenger Ave., LLC by Jonathan P. Rak, attorney

COMMISSION ACTION: Deferred

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (continued)

Planning Commission (continued)

- 26. SPECIAL USE PERMIT #2003-0115  
301 LAVERNE AVENUE  
SUBSTANDARD LOT DEVELOPMENT  
Public Hearing and Consideration of a request for a special use permit to construct a single family dwelling on a substandard lot and for a parking reduction; zoned R/Residential. Applicant: Brett D. Rice

COMMISSION ACTION: Deferred

- 27. DEVELOPMENT SITE PLAN #2000-0043 -- 1710 PRINCE STREET OFFICE BUILDING -- Public Hearing and Consideration of an appeal from a decision of the Planning Commission, on November 9, 2000, imposing as conditions to its approval of Applicant's site plan, certain requirements, numbered 10, 22, 30, and 34, for a development site plan amendment for construction of an office building with structured parking on the property located at 1710 Prince Street, zoned OCH/Office Commercial High. Applicant and Appellant: Duke Enterprises, Inc., by Robert L. Calhoun, attorney.

COMMISSION ACTION: Approved 7-0  
(The applicant, Duke Enterprises, Inc., has withdrawn this appeal and requests dismissal.)

END OF DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Council Action: Noted deferrals

Pepper moved to adjourn/Gaines scd - Unanimous  
this docket is subject to change.

Adjourned at 12:51. \*\*\*\*\*

Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at <http://207.192.134.164/dsr/dsrhome.nsf>

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Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 838-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

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Individuals who require translation services to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 838-4500. We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

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