

Docket Item #4  
SPECIAL USE PERMIT #2004-0100

Planning Commission Meeting  
December 7, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a private commercial school.

**APPLICANT:** Gobu Food Service, Inc.  
by Mekuria M. Negia

**LOCATION:** 85 South Bragg Street

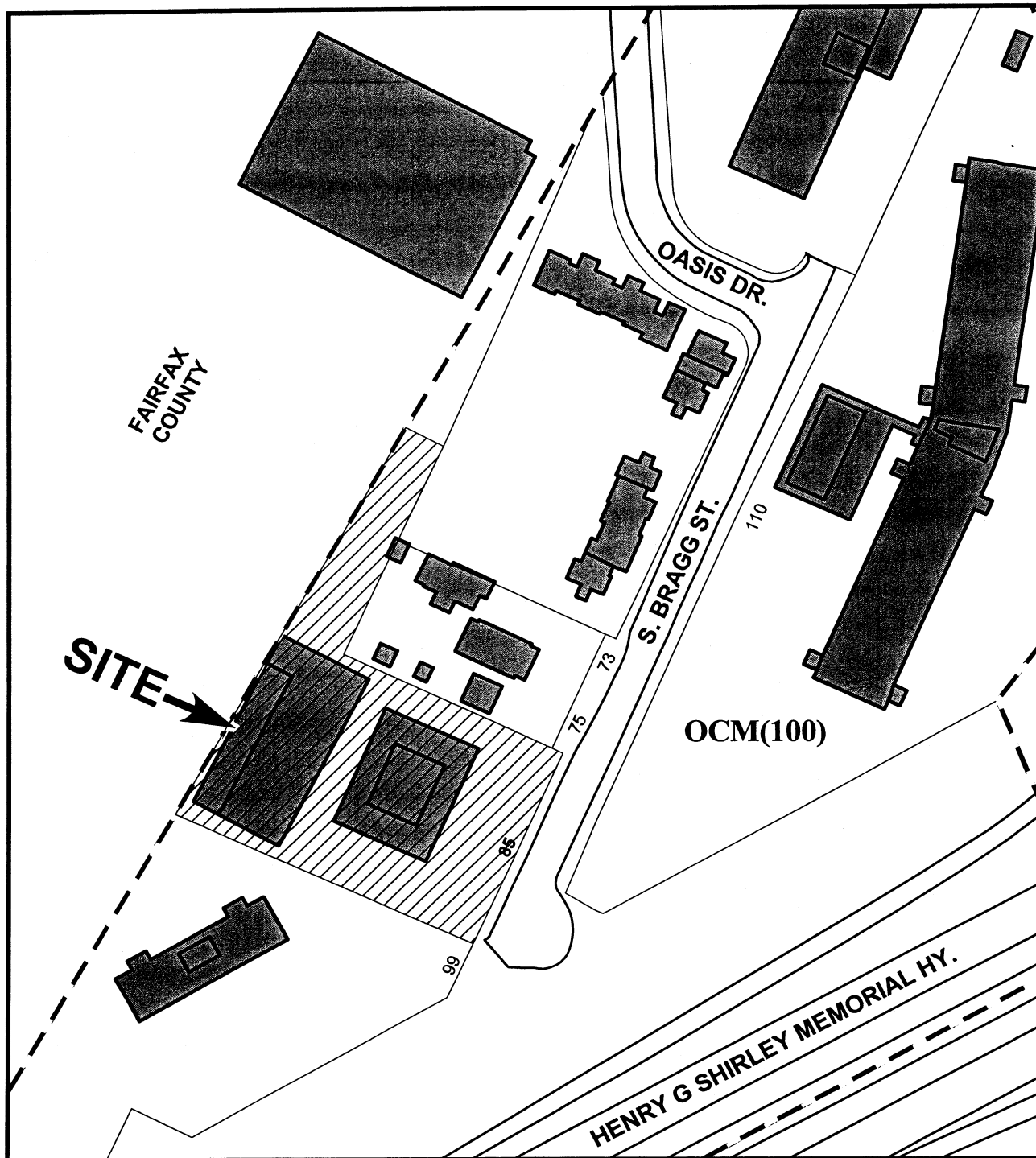
**ZONE:** OCM(100)/Office Commercial Medium

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**PLANNING COMMISSION ACTION, DECEMBER 7, 2004:** 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.



**SUP #2004-0100**

**12/07/04**



## I. DISCUSSION

### REQUEST

The applicant, Mekuria M. Negia, requests special use permit approval for a private commercial school at 85 South Bragg Street.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 170 feet of frontage on South Bragg Street, 257 feet of depth and a total lot area of 50,196 square feet. The site is developed with a six story office building, a three story parking garage and surface parking lot. The proposed private commercial school will occupy 600 square feet of the first floor. Surrounding uses include residences, a church, and hotels.

### PROPOSAL DESCRIPTION

The applicant proposes to operate a computer training school. The school will have two classrooms, each with eight computer work stations. Training topics will include office applications, database administration, system administration, and computer programming.

Hours: The hours of operation are proposed to be 6:00 p.m. to 9:30 p.m., Monday through Friday, and 10:00 a.m. to 3:00 p.m. on Saturdays.

# of Clients: The applicant proposes two classrooms with up to eight students per classroom, for a total of 16 students.

Trash: Trash is expected to be minimal and collected according to the building management company's weekly schedule.

### PARKING

Pursuant to Section 8-200 of the zoning ordinance, a private, commercial school is required to provide one off-street parking space for each two student seats. In this case, the applicant is required to provide eight parking spaces. The on-site parking garage and surface parking lot provide 141 parking spaces and can accommodate the required parking.

The 600 square foot tenant space that is the subject of this petition would require two parking spaces if used as office, while the proposed school will require eight parking spaces. Therefore, the school requires six more spaces than would an office use. The building as a whole was required to provide 135 parking spaces when it was constructed in the early 1980s, but actually provided 141 spaces, exceeding the requirement by six spaces. These extra six spaces will meet the requirements of the proposed school. It should be noted that another school use was approved for the building in 2002 and had been making use of those six extra spaces, but that use has since been discontinued.

Even if the number of parking spaces did not meet that required in the zoning ordinance, the applicant has indicated that the parking facilities are never full and that there is sufficient parking for the proposed number of students. Additionally, the classes are proposed for the evenings and on Saturdays, times when use of the remainder of the building will be limited.

ZONING

The subject property is located in the OCM (100)\Office Commercial Medium zone. Section 4-1000 of the zoning ordinance allows a private, commercial school in the OCM (100) zone only with a special use permit.

MASTER PLAN

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan, which designates the property for commercial downtown use.

**II. STAFF ANALYSIS**

Staff has no objection to the proposed private, commercial school located at 85 South Bragg Street. The proposed activities of the school and operating hours are generally compatible with the office uses in the building. Additionally, the scale of the use is small, with only 600 square feet and two classes of up to 8 students each. With regard to the impact on the nearby residential uses, staff believes that the residents will not likely notice a difference between the function of the school and that of the existing offices. Lastly, the on-site parking facilities are able to accommodate the eight spaces that the school is required to provide. Staff recommends approval of the special use permit subject to the suggested conditions.

**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. The use shall be limited to a maximum of 16 students at any given time. (P&Z)
3. The hours of operation of the school shall be limited to 5:00 p.m. to 10:00 p.m., Monday through Friday, and 10:00 a.m. to 10:00 p.m. on weekends. (P&Z)
4. The applicant shall encourage its students and staff to use mass transit or to carpool 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 carpooling opportunities. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)

6. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school and a robbery awareness for all employees. This is to be completed prior to the school opening for business. (Police) (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
8. The applicant shall require its employees who drive to work and students who drive to school to use off-street parking. (P&Z)
9. 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 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
David Sundland, Urban Planner III.

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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 No comments.

##### Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits will be required if any modifications to the existing space is proposed.

##### Health Department:

F-1 No comments.

##### Police Department:

- R-1 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.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

APPLICATION for SPECIAL USE PERMIT # 2004-0100

[must use black ink or type]

PROPERTY LOCATION: 85 South Bragg Street, suite 102G, Alex, VA 22309

TAX MAP REFERENCE: 46.02-01-04 ZONE: OCM (100)

APPLICANT Name: GoBU Food Service, Inc

Address: 85 South Bragg Street, suite 102G

Alex. VA. 22302

PROPERTY OWNER Name: F & B Group c/o Strissel Management, Inc

Address: 30537 Potomac Klay, suite H  
Charlotte Hall, Maryland 20622

PROPOSED USE: Computer training & Accounting office

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 notice 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 sp drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of my knowledge. The applicant is hereby notified that any written materials, drawings or illustrations submitted in any specific oral representations made to the Planning Commission or City Council in the course of this application will be binding on the applicant unless those materials or representations are clearly illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

cell phone #  
202-253  
4414

MEKURIA M. NEGTA  
Print Name of Applicant or Agent

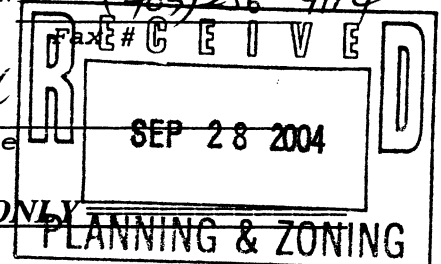
Mekuria  
Signature

85 South Bragg Street, suite 102G  
Mailing/Street Address

(703) 256-9113 (703) 256-9114  
Telephone #

Alex. VA. 22312  
City and State Zip Code

9/28/04  
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2004-00100

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.

1- MEKURIA M. NEGIA 100%

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 8½" x 14" or smaller. Twenty-four copies 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)

MD computer training and accounting firm provides a computer training and financial accountant with a reasonable and affordable rate to the community. This business strategy does not only provide a basic computer training but also a highly advanced computer professional skill in which students are able to gain a valuable experience that lead them to compete today's market strategy. These computer training ~~and~~ courses are: office application, database administrator, system administrator and computer programming language. The two trainers are certified in the field and also we provides two training facilities each can accommodate for eight students and in total sixteen students for two classroom. We also provide to students a new computer, desk, tabel, books and software application upon the training class starts. The parking space is available for all students and staff; the building and surrounding area does not generate any noise.

**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).

Twenty permit people  
Monday - Friday 6:00PM - 9:30PM SATURDAY 10AM - 3PM

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

Three  
9:00AM - 9:30PM Monday - Friday SATURDAY 10AM - 3PM

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

Day:  
Monday - Friday  
SATURDAY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hours:  
9AM - 9:30 PM  
10AM - 3:00 PM  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

B. How will the noise from patrons be controlled?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
NONE  
\_\_\_\_\_

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?

\_\_\_\_\_  
Recycle paper  
\_\_\_\_\_

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

\_\_\_\_\_  
Approximately 7 lbs Pound / Week  
\_\_\_\_\_

C. How often will trash be collected?

\_\_\_\_\_  
Twice per Week  
\_\_\_\_\_

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

\_\_\_\_\_  
There is full time building cleaner  
Including carpet, bath room and outside area  
\_\_\_\_\_

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:

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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:

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

We work closely the building management  
personell and community.

**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.

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**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?

1 space for every 2 students

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

- 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 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? Two loading space

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

C. Where are off-street loading facilities located? None

D. During what hours of the day do you expect loading/unloading operations to occur?  
None, since we do not expect  
loading and unloading operation during our work hours.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
None

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 because the street accommodate  
a two wide lanes in the back and in front of the  
building.

**SITE CHARACTERISTICS**

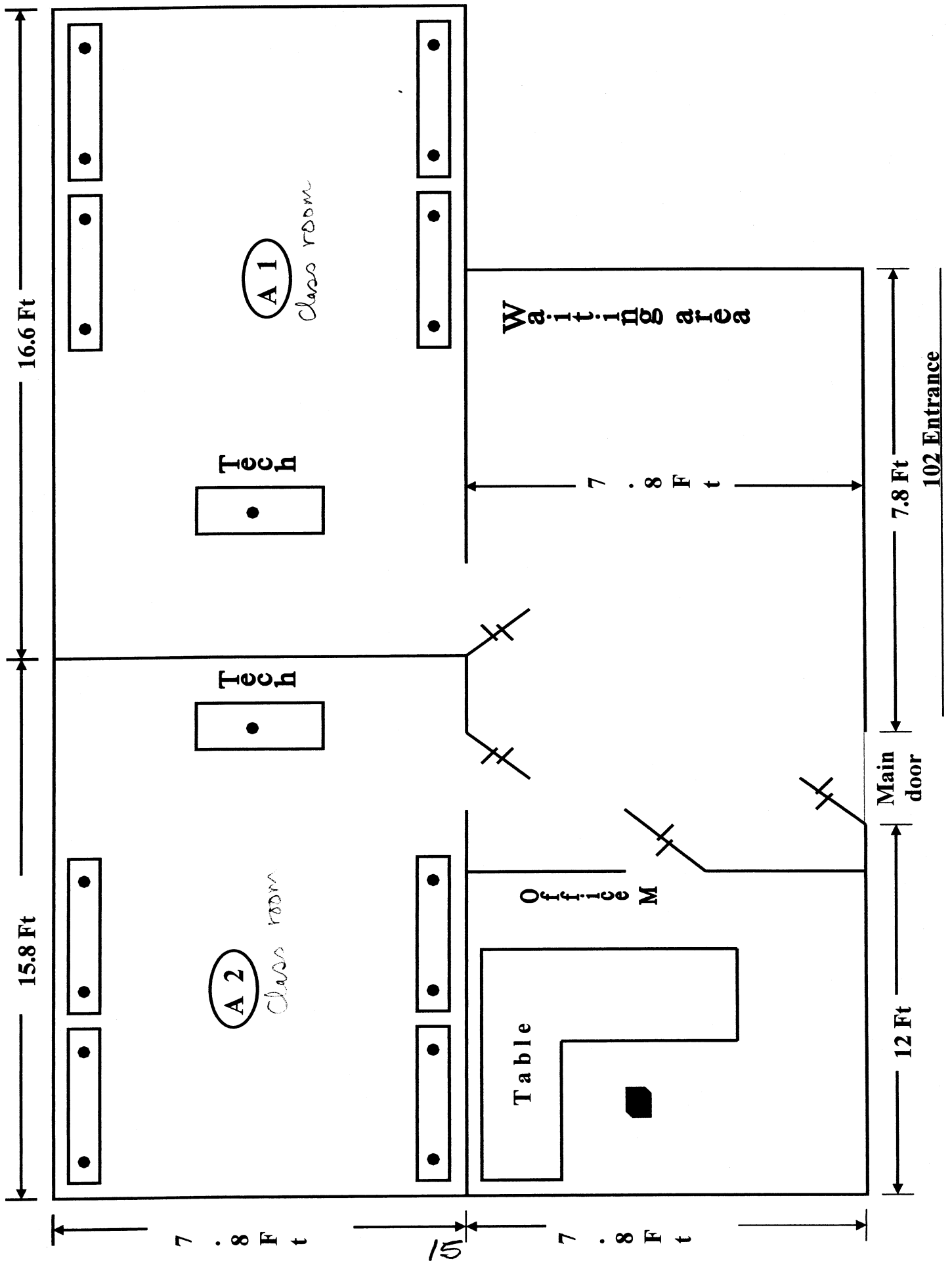
17. Will the proposed uses be located in an existing building?  Yes  No  
Do you propose to construct an addition to the building?  Yes  No  
How large will the addition be? \_\_\_\_\_ square feet.

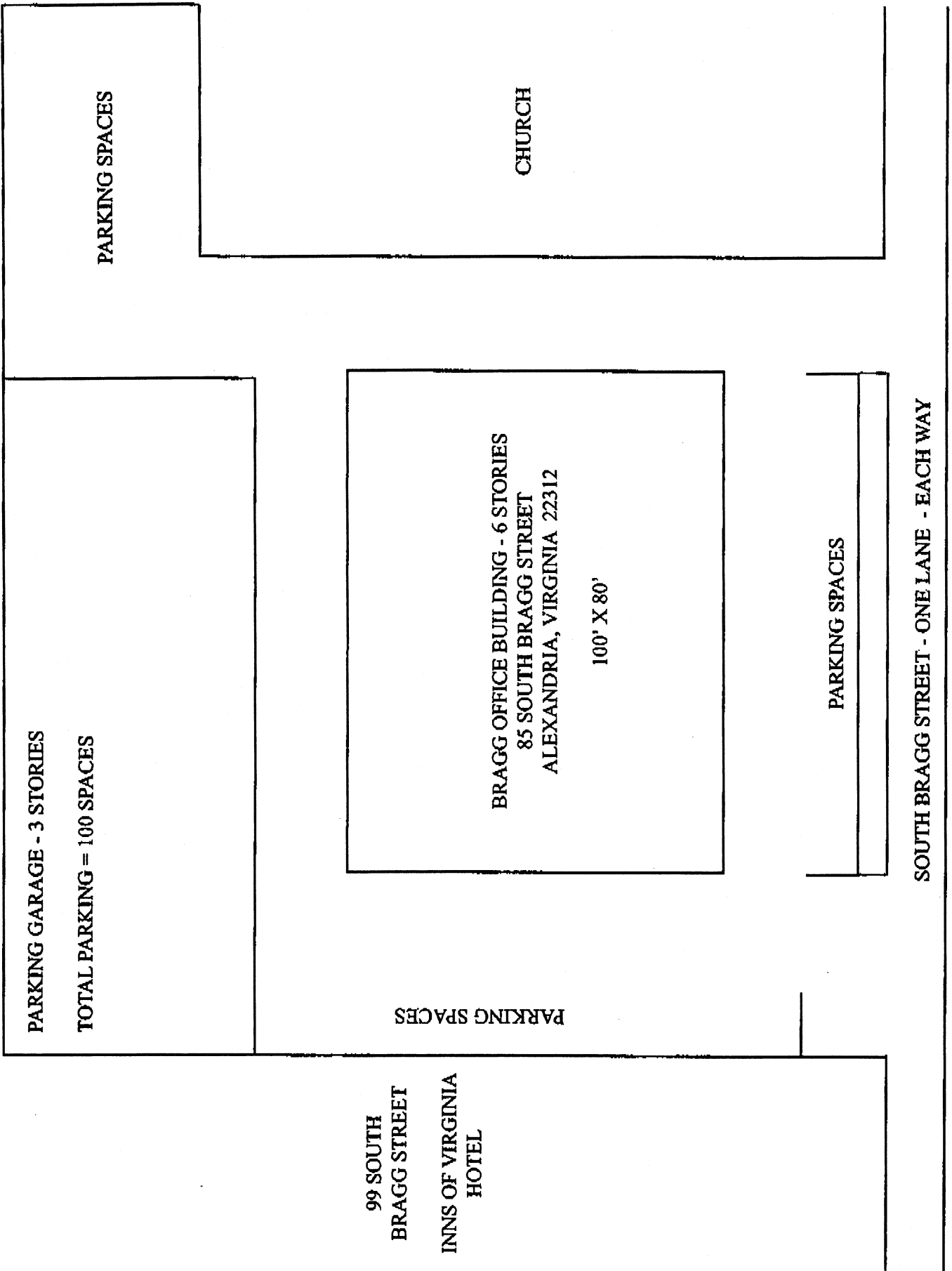
18. What will the total area occupied by the proposed use be?  
600 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

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: 85 S. Bragg Street office  
 other, please describe: \_\_\_\_\_

H

Alexandria, VA 22312





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APPLICATION for SPECIAL USE PERMIT # 2004-0100

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PROPERTY LOCATION: 85 South Bragg Street, suite 102G, Alex. VA 22304

TAX MAP REFERENCE: 46.02-01-04 ZONE: OCM (100)

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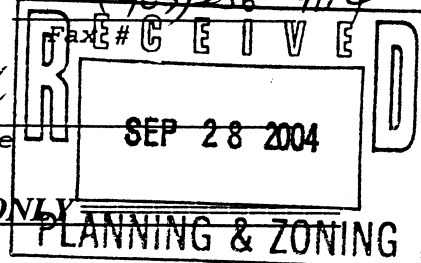
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Signature

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Telephone #

Alex. VA. 22312  
City and State Zip Code

9/28/04  
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 12/7/2004 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 12/18/2004 City Council approved 7-0