

EXHIBIT NO. 1

3
3-15-08

Docket Item # 3
SPECIAL USE PERMIT # 2007-0128

Planning Commission Meeting
March 4, 2008

ISSUE: Consideration of a request for a special use permit for the physical expansion of a non conforming use and a parking reduction

APPLICANT: Sophea Nuth

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

LOCATION: 700 North Patrick Street

ZONE: RB/Residential

PLANNING COMMISSION ACTION, MARCH 4, 2008: 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.



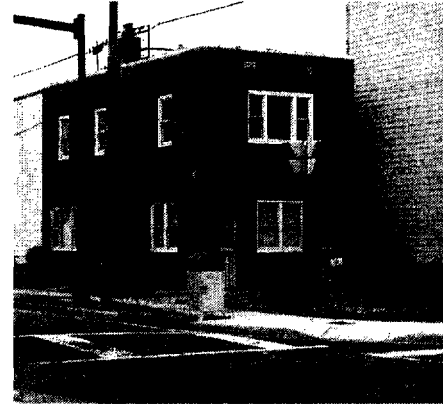
I. DISCUSSION

REQUEST

The applicant, Sophea Nuth, requests special use permit approval for the operation of a personal service hair salon located at 700 N. Patrick Street.

SITE DESCRIPTION

The subject property is one lot of record with 20 feet of frontage along North Patrick Street, 80 feet of frontage on Wythe Street, and a total lot area of 1,600 square feet. A two story brick building occupies the lot. The first floor was previously used as a barber shop and the second floor is currently a rental apartment unit. A beauty shop has operated from this location from 1939 until the present. Access to the property is from Wythe Street.



The surrounding area is occupied by a mix of residential, civic and religious uses. Immediately to the north is a residence. To the south is the Church of God and Saints of Christ Church. To the east across Patrick Street is the Charles Houston Recreation Center and to the west are residential uses.

BACKGROUND

The City's 1951 Zoning Ordinance required that any non-conforming commercial uses in residential zones be terminated after 40 years, giving owners until 1991 to amortize their investment. In 1989, City Council amended the Zoning Ordinance to allow those commercial uses made non-conforming by the 1951 law to continue beyond 1991, with approval of a special use permit. Under Section 12-210 (B)(4), the commercial use must serve and enhance the nearby neighborhood and meet the overarching standards for all special use permits in Section 11-504.

The subject location is one that fell within the 1951 group of non-conforming commercial sites in residential zones. It is located in the RB/Townhouse zone and has been operating as a non-conforming barber shop/ beauty shop since 1951. In 1961, City Council granted Special Use Permit #0443 to operate a barber shop/beauty shop at 700 N. Patrick Street. On December 14, 1991, City Council approved Special Use Permit #2544 for the continuation of a non conforming use. On September 16, 1995, City Council approved Special Use Permit #95-0090 for a change in ownership and expansion of hours for the existing non conforming use. On March 18, 2006, City Council approved Special Use Permit #2005-0136 for a change in ownership of the existing non conforming use.

On January 22, 2008, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant proposes to construct an addition to the existing beauty salon. The addition will create a reception area and waiting room on the first floor and storage space on the second floor. The addition of 314 square feet will require an additional parking space, necessitating a parking reduction.

There will be no change to the operation of the business.

Hours: Monday – Saturday, 10:00 am – 8:00 pm

Number of patrons: Maximum of 3 at a time

Noise: No noise impacts

Trash/Litter: Weekly trash collection, no littering impacts

PARKING

According to Section 8-200 (F)(1) the enlargement of the building at 700 North Patrick Street triggers the current parking requirements under Section 8-200 (A)(17).

According to Section 8-200 (A)(17) of the Zoning Ordinance, a beauty salon requires one parking space for every 400 square feet. A beauty salon with 858 square feet will be required to provide three off-street parking spaces.

The beauty salon currently provides two off-street parking spaces. The applicant requests a parking reduction of one space.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB Townhouse zone. The previous use of the property as a barber/beauty shop constitutes a non-conforming use in the RB zone. According to Section 12-210 (B)(3)(a) of the Zoning Ordinance, a non-conforming commercial use in a residential zone may continue if the use enhances, serves, and is compatible with the nearby neighborhood.

The Braddock Road Metro Small Area Plan designates the property for residential use only and does not propose any commercial uses for the subject property.

II. STAFF ANALYSIS

Staff supports the expansion of the existing non conforming beauty salon. The salon is a neighborhood serving use that has been in operation for over 60 years. The Physical expansion will not increase the patronage of the salon or the impact on the neighborhood. Staff feels that the parking reduction will have no impact on the neighborhood because the intensity of the use is not being increased. There have been no parking related issues in the past and staff feels that the currently provided off-street parking will remain sufficient.

Given that the location is planned to remain zoned residential and that it is not a redevelopment priority site, staff recommends that City Council review the use in 10 years of the approval of the special use permit.

With the following conditions, staff recommends approval of the special use permit.

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 controlling interest. (P&CD)(SUP #2544)
2. The hours of operation of the hair salon shall be restricted to between 10:00 A.M. and 8:00 P.M., Monday through Saturday. (P&Z) (SUP2005-0136)
3. This special use permit shall be limited only to the operation of a hair salon on the first floor of the building only. (P&CD)(SUP #2544)
4. The second floor of the building shall be used for residential use only, and may not be used for commercial uses. (P&Z) (SUP#95-0090)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP2005-0136)
6. Prior to the issuance of the certificate of occupancy, the applicant shall submit a landscaping plan and install landscaping for the property in accordance with the plan approved by the Director of Planning and Zoning. (P&Z) (SUP2005-0136)
7. **CONDITION AMENDED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees.~~ The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the physical expansion of the business. (Police)

8. **CONDITION AMENDED BY STAFF:** The special use permit shall ~~expire~~ be reviewed 10 years from the date of approval by City Council. (P&Z)
9. **CONDITION ADDED BY STAFF:** The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
10. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
11. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
12. **CONDITION ADDED BY STAFF:** 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)
13. **CONDITION ADDED BY STAFF:** Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
14. **CONDITION ADDED BY STAFF:** All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
15. **CONDITION ADDED BY STAFF:** No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

16. 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 received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;
Richard Bray, 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:

- F-1 Staff has no objection to the parking reduction. (T&ES)
- R-1 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-2 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-3 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
- R-2 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)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- C-1 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).
- C-2 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)

Code Enforcement:

- F-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A soils report must be submitted with the building permit application.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. This facility is currently open as Old Town Salon & Spa under an Alexandria Health Department permit issued to Sophea Nuth.
- C-2 Permits are non transferable.
- C-3 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 7, Personal Grooming Establishments.
- C-4 Permits must be obtained prior to operation.
- C-5 This facility must meet current Alexandria City Code requirements.

Parks & Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the physical expansion of the business.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0128

PROPERTY LOCATION: 700 N. PATRICK ST.

TAX MAP REFERENCE: 54.04 - 05 - 15

ZONE: _____

APPLICANT:

Name: SOPHEA NUTH

Address: 700 N. PATRICK ST., ALEXANDRIA, VA 22314

PROPOSED USE: FIRST FLOOR - HAIR SALON, SECOND FLOOR -
RESIDENTIAL APARTMENT.

☒ **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.

ROBERT C. BYRNES
Print Name of Applicant or Agent

Robert Byrnes 11/28/07
Signature Date

25 W. MYRTLE ST., ALEX. VA. 22301
Mailing/Street Address

703-683-1011
Telephone #

703-683-1011
Fax #

City and State

Zip Code

rcbyrnes@verizon.net
Email address

ACTION-PLANNING COMMISSION: _____

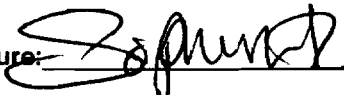
DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 700 N. PATRICK ST., I hereby
(Property Address)
 grant the applicant authorization to apply for the HAIR SALON use as
(use)
 described in this application.

Name: SOPHEA NUTH Phone 703-683-2662
Please Print
 Address: 700 N. PATRICK ST, ALEX. VA 22314 Email: _____
 Signature:  Date: NOV. 28, 2007

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.

SOPHEA NUTH IS THE SOLE OWNER OF THE BUILDING AND
THE BUSINESS.

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.

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.)

THE OWNER OF THE BUILDING AND BUSINESS SEEKS AN
IMPROVEMENT IN HER HAIR SALON BY BUILDING A
RECEPTION AND WAITING SPACE AS WELL AS ATTIC SPACE
FOR STORAGE OF PERSONAL CARE PRODUCTS. THERE WILL
BE NO CHANGE IN THE NUMBER OF STAFF OR PATRONS. TWO
PARKING SPACES ARE PROVIDED ON SITE AND PATRONS PARK
ON THE STREETS AS THEY HAVE IN THE PREVIOUS SUP'S
FOR THIS SITE.

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: _____
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).
MAXIMUM 3 PATRONS AT A TIME AND A MAXIMUM
OF 15 PATRONS PER DAY.
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
MAXIMUM OF TWO PER DAY.
6. Please describe the proposed hours and days of operation of the proposed use:
- Day: MONDAY THROUGH SATURDAY Hours: 10:00 AM UNTIL 8:00 PM
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NO CHANGE FROM EXISTING.
- B. How will the noise be controlled?
THERE WILL BE NO NOISE FROM PATRONS.

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

THERE WILL BE NO ODORS EMANATING FROM THE USE.

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)

CUT HAIR AND A FEW PRODUCT WRAPPERS.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

LESS TRASH THAN A RESIDENTIAL USE WILL BE
GENERATED.

- C. How often will trash be collected?

TRASH WILL BE COLLECTED WEEKLY.

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

THERE WILL BE NO MATERIALS TO LITTER.

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:

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:

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

DEAD BOLT LOCKS

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:

0 Standard spaces
2 Compact spaces
0 Handicapped accessible spaces.
 _____ Other.

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- 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?

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

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. Where are off-street loading facilities located? NONE

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

THERE WILL BE NO OFF-STREET LOADING. SUPPLIES WILL BE
PICKED UP BY THE OWNER.

D. 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?

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? 314 square feet.

18. What will the total area occupied by the proposed use be?

544 sq. ft. (existing) + 314 sq. ft. (addition if any) = 858 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

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

THE ADDITION OF 314 SQ. FT. REQUIRES THE ADDITION OF ONE MORE PARKING SPACE FOR A PERSONAL SERVICE USE.

2. Provide a statement of justification for the proposed parking reduction.

THERE WILL BE NO CHANGE IN STAFF OR PATRON NUMBERS AND, THEREFORE NO NEED TO INCREASE PARKING SPACES.

3. Why is it not feasible to provide the required parking?

THERE IS NO SPACE ON THE LOT TO PROVIDE MORE PARKING AND BACK-UP AISLES.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes.

☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

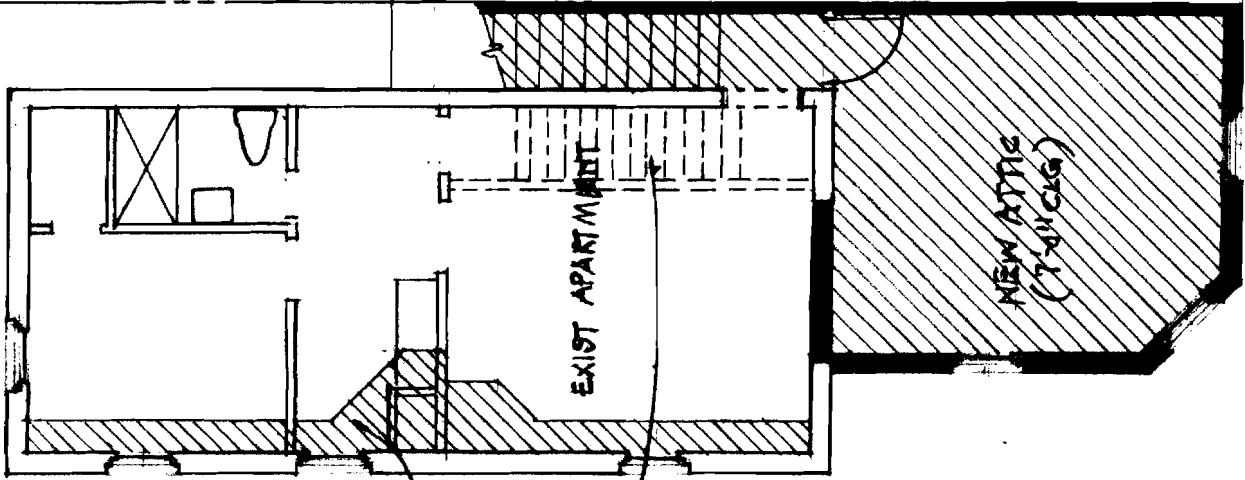
THERE WILL BE NO INCREASED DEMAND IN PARKING.

SUP20070128

OLD TOWN SALON & SPA

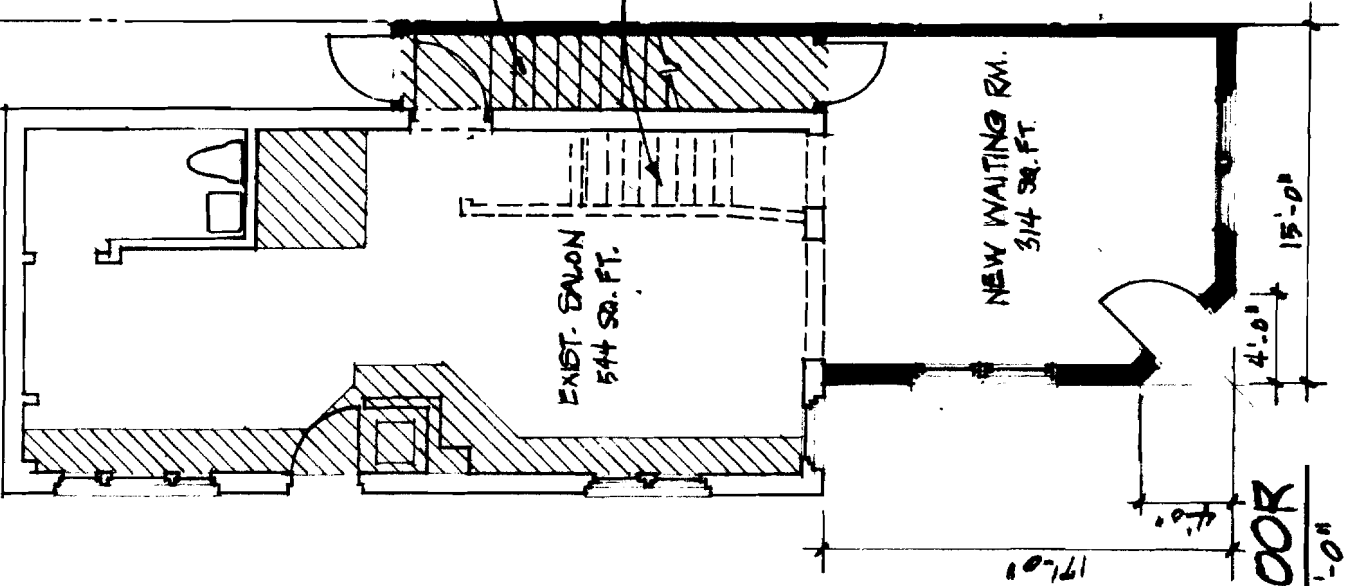
700 N. PATRICK ST.

SECOND FLOOR

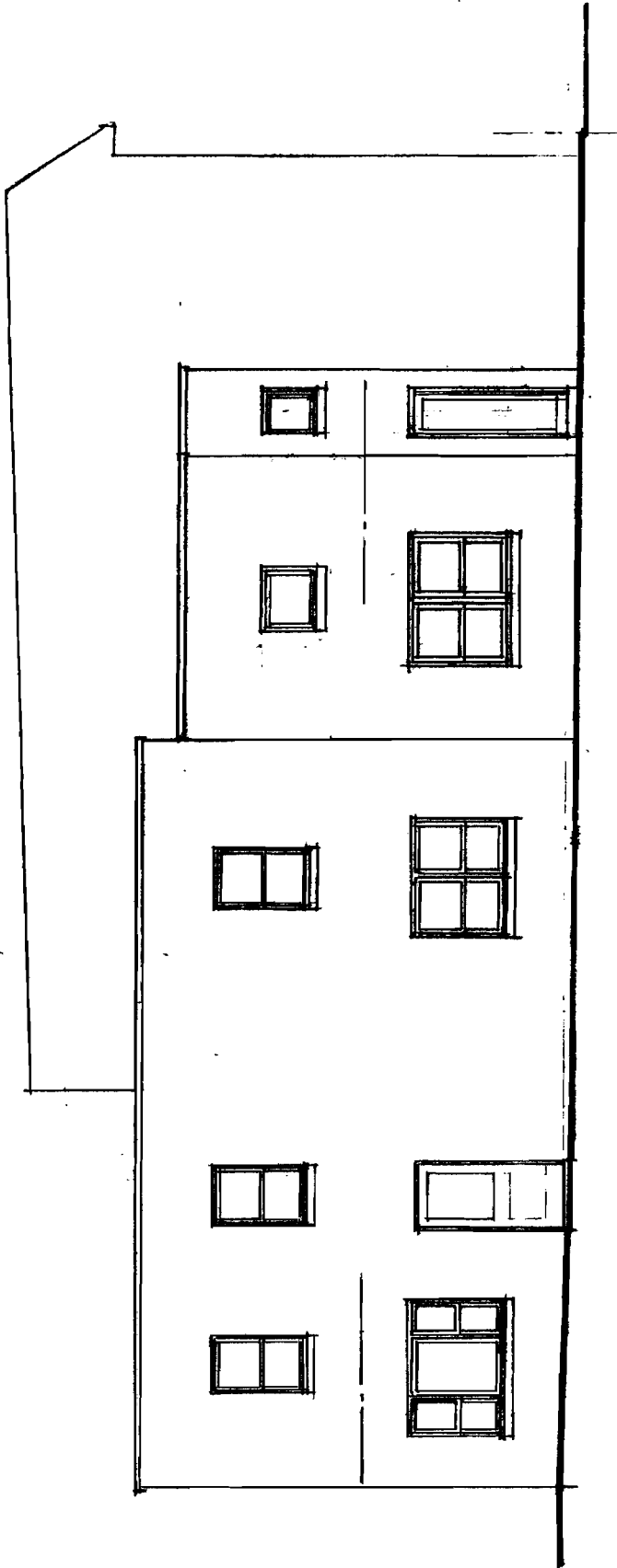


FIRST FLOOR

SCALE 1/8" = 1'-0"

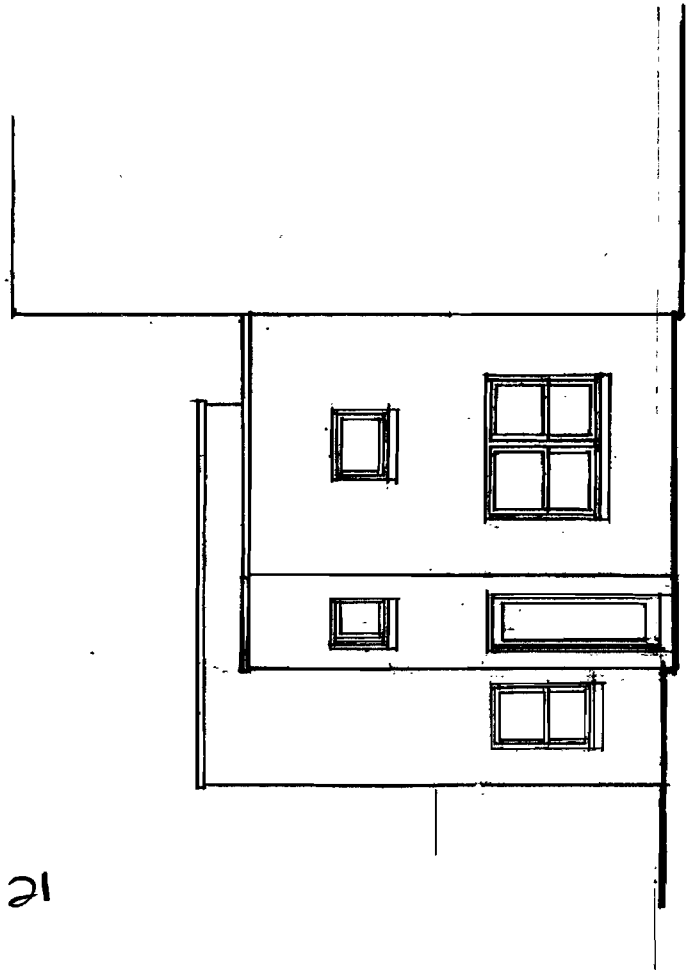


SUP2007-0128



WYTHE STREET
SCALE 1/8" = 1'-0"

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N. PATRICK ST.

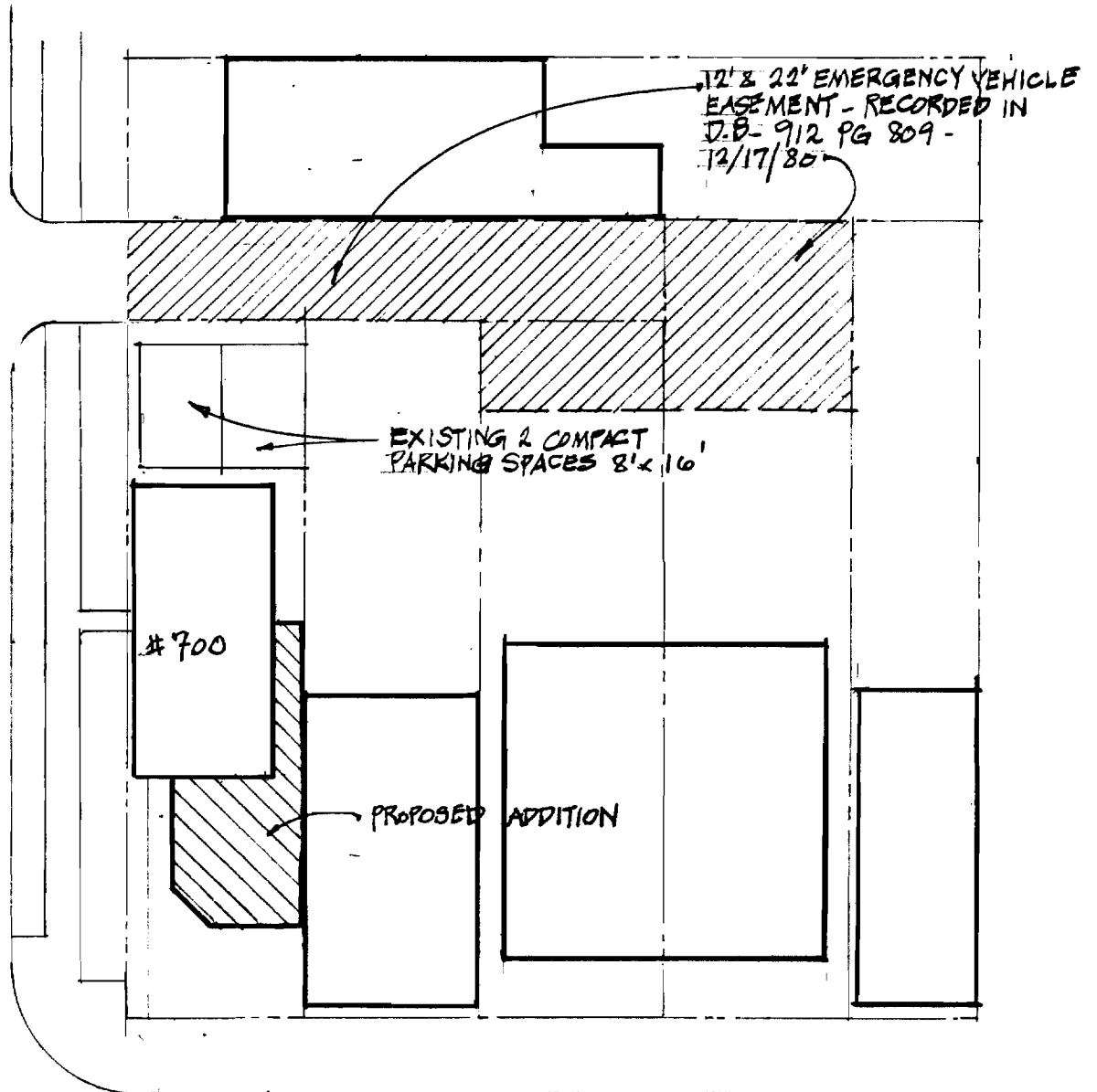
700 N. PATRICK ST.

11/28/07

SUP2001 0128



WYTHE ST.



N. PATRICK ST.

PLOT PLAN SCALE 1"=20'
700 N. PATRICK STREET

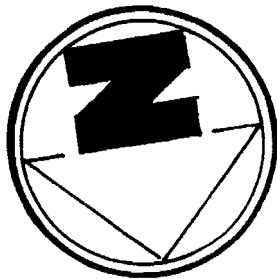
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ROBERT C. BYRNES ARCHITECT

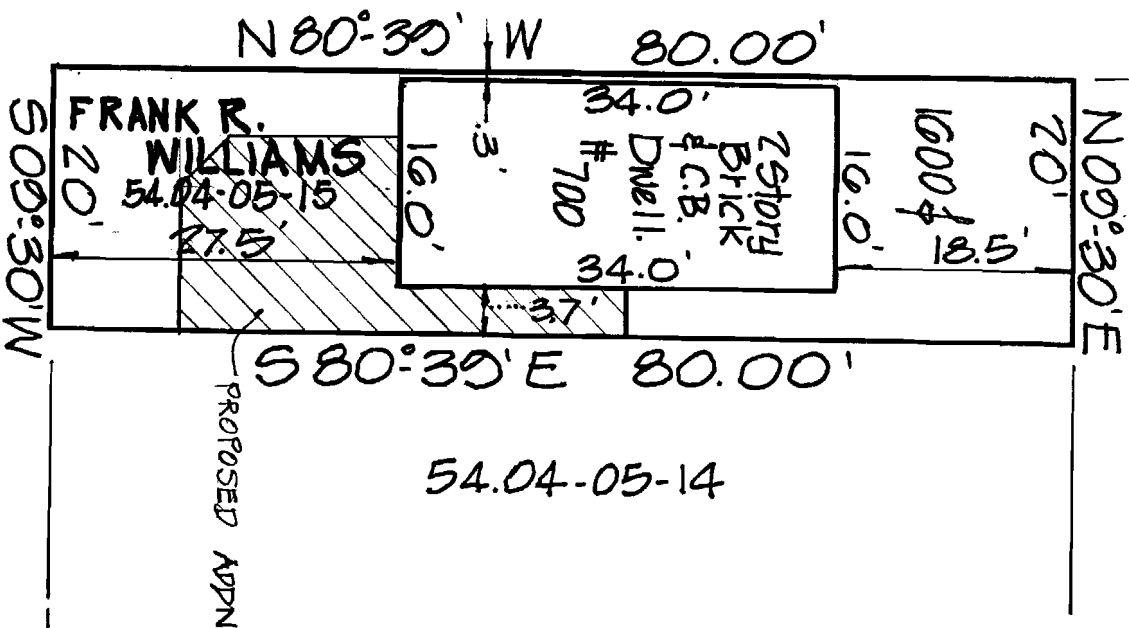
703-683-1011

12/27/05

REVISED 11/28/07



WYTHE STREET



NO. PATRICK STREET

PLAT

HOUSE LOCATION SURVEY
TAX ID #10961000; PROP. ID. 54.04-05-15

700 NORTH PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=15'

DATE: JULY 25, 2005

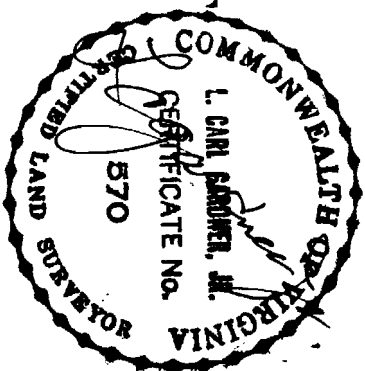
F.B.#: 45-84-A

FOR: FRANK R. WILLIAMS

NOTES:

1. UNLESS OTHERWISE INDICATED, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA.
2. BOUNDARY DATA TAKEN FROM THE LAND RECORDS.
3. NO TITLE REPORT FURNISHED.

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CERTIFIED CORRECT:

L. Carl Gardner, Jr.
L. CARL GARDNER, JR.
CERTIFIED LAND SURVEYOR
1045 RECTOR LANE
MCLEAN VIRGINIA 22102-703-893-5555

54.04-05-16
SUP2001-0128



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0128

PROPERTY LOCATION: 700 N. PATRICK ST.

TAX MAP REFERENCE: 54.04-05-15

ZONE: _____

APPLICANT:

Name: SOPHEA NUTH

Address: 700 N. PATRICK ST., ALEXANDRIA, VA 22314

PROPOSED USE: FIRST FLOOR - HAIR SALON, SECOND FLOOR -
RESIDENTIAL APARTMENT.

☒ **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.

ROBERT C. BYRNES
Print Name of Applicant or Agent

Robert C. Byrnes 11/28/07
Signature Date

25 W. MYRTLE ST., ALEX. VA. 22301
Mailing/Street Address

703-683-1011 703-683-1011
Telephone # Fax #

City and State

Zip Code

rchyrnes@verizon.net
Email address

By unanimous consent, recommended approval 3-03-08
ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: CC approved PC recommendation 7-0 3/15/08
DATE: _____