

EXHIBIT NO. 1

5  
4-12-08

Docket Item # 4  
SPECIAL USE PERMIT #2008-0010

Planning Commission Meeting  
April 1, 2008

**ISSUE:** Consideration of an amendment to a special use permit for the expansion of a dog care facility and request for a parking reduction.

**APPLICANT:** Your Dog's Best Friend  
by Paul Haire

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

**LOCATION:** 2000 Jefferson Davis Hwy

**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, APRIL 1, 2008:** On a motion by Mr. Jennings, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances, staff recommendations and amended condition #12-B. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the staff analysis.

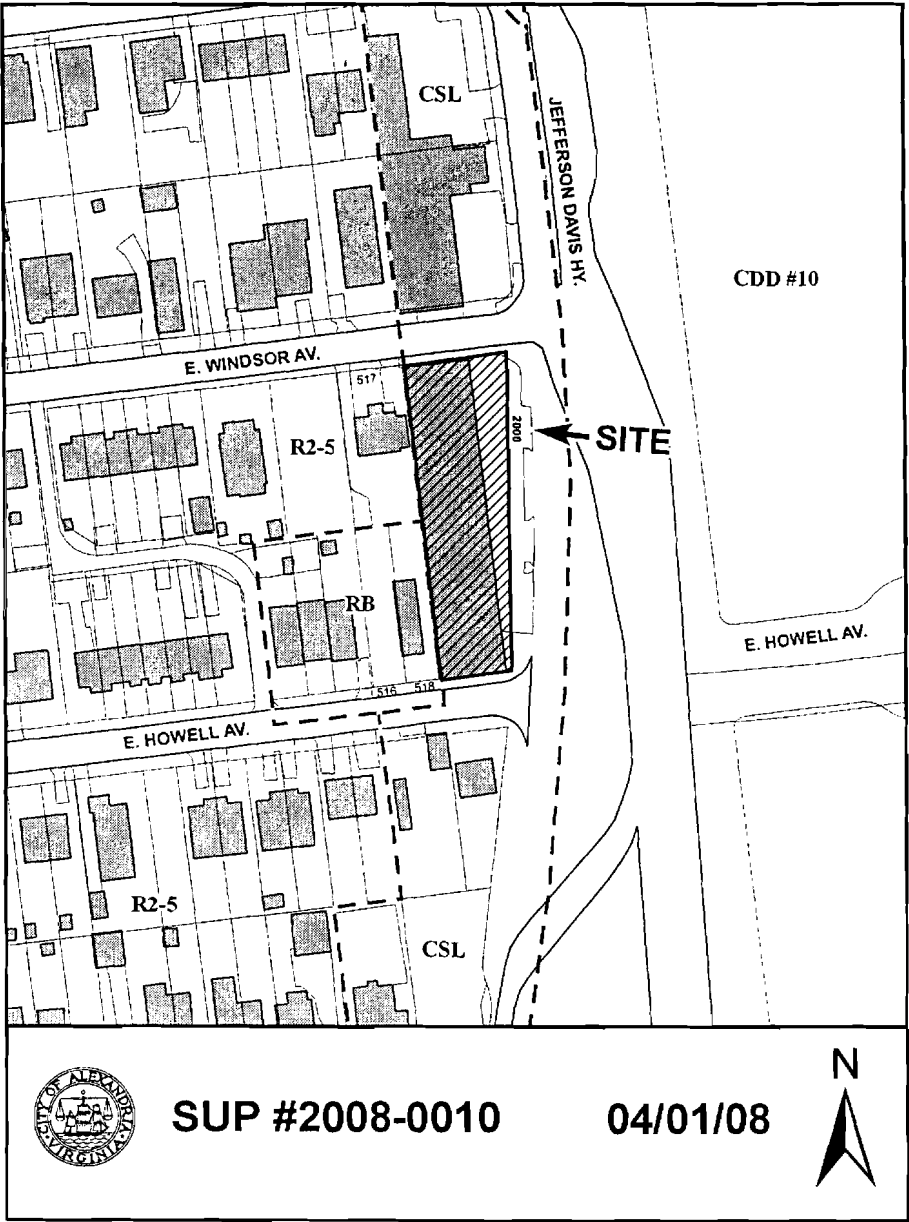
Speakers:

Paul Haire, 2000 A Jefferson Davis Highway, represented the application and expressed concerns that the City had not worked with him to arrange an adequate parking area. Although he agreed with all of the conditions in the Staff Recommendation, he wanted the record to reflect that there was disparity between what the City is proposing for the Route 1 frontage and what he desires for the parking lot.

Amy Slack, 2307 East Randolph Avenue, representing the Del Ray Civic Association, spoke in support of the request and requested that the City allow the applicant the widest parking lot possible while ensuring an ADA compliant sidewalk.

Maria Wasowski, 306 Hume Avenue, representing the Del Ray Business Association, spoke in support of the request and urged the City and applicant to resolve the dispute over the parking lot to allow the business to continue to thrive.

**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, Paul Haire, requests an amendment to a special use permit for the expansion of a dog care facility and a parking reduction.

### SITE DESCRIPTION

The subject property is one lot of record with 236 feet of frontage on Jefferson Davis Highway, an average depth of 64 feet and a total lot area of 15,160 square feet. The site is developed with a warehouse building. The building currently houses Your Dog's Best Friend, Alexandria Marble, A-Z Printing and a photography studio. Access to the property is from Jefferson Davis Highway.



The surrounding area is occupied by a mix of residential, commercial and civic uses. Immediately to the north is a retail florist. To the south is a single family home. To the east is Landbay J of the Potomac Yard Development. To the west are residential houses.

### BACKGROUND

On February 21, 2004, City Council granted Special Use Permit #2003-0113 for the operation of a canine care center.

On March 12, 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 expand the existing canine care center into the adjacent tenant spaces in the subject property. The expansion will take place over a two year period as the spaces become vacant. The center provides overnight accommodation, day care, retail sales of pet supplies, grooming, training, pet transportation to and from the facility, pet medical care for non-veterinary personnel, and off-site canine care.

Capacity: 150 dogs per day, the number of dogs boarded overnight will vary depending on the day of the week and holiday season

Hours: Dog day care: Monday – Friday, 6:30 am – 7:00 pm

Saturday – Sunday, 8:00 am – 7:00 pm  
Boarding: 24 hours a day, 7 days a week

- Noise: The building has thick walls that contain the sound preventing the dogs from causing impacts in the neighborhood
- Trash/Litter: Trash is collected weekly, staff patrols the site for litter
- Safety: Dogs will be kept inside behind at least two doors to ensure that none escape.
- Dog Walking: According to the applicant, employees walking dogs outdoors will strictly adhere to all regulations regarding curbing, cleaning up, and maintaining the allowable ratio of dogs to handlers. Dogs will be walked to the Simpson dog park, the animal hospital if necessary, and through the neighborhood. The dog exercise area at the WO&D at Randolph is also in the near vicinity and could be used by the dogs.

#### PARKING

Overnight kenneling is identified as an industrial use in the ordinance. Industrial uses, other than long term storage, have a parking requirement of 1.1 spaces for every 600 square feet. Parking for the subject use would be most similar to an industrial use, therefore 21 spaces would be required under the zoning ordinance.

The applicant can provide 16 parking spaces on the premises, five parking spaces short of the requirement. Therefore, the applicant requests a parking reduction of five spaces. The applicant justifies the parking reduction by stating that patron visits will be staggered during peak times, with patrons on site for less than five to ten minutes. Peak hours for patron visits are anticipated to be in the morning between 6:30 a.m. and 9:30 a.m. when patrons are dropping off their dogs for care, and in the afternoons between 4:30 p.m. and 6:30 p.m. when patrons are picking up their dogs.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. The current uses in the building are non-complying industrial uses. Section 12-302(A) allows the expansion of an existing non-complying use only with a special use permit.

The proposed use is generally consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for community serving low impact uses.

## II. STAFF ANALYSIS

Staff supports the expansion of the canine care center. The center has operated for four years without documented complaints. Residents have expressed support for the business and a need for the service it provides. A site visit by staff found no disturbances from the current operations. The thick walls and ventilation system prevent sounds and smells from impacting the surrounding area.

During peak hours the applicant proposes to generate 100 to 150 trips. The applicant notes that the average time that patrons spend when dropping dogs off or picking them up is less than 10 minutes. This rapid turnover in parking helps to relieve potential parking impacts. Furthermore, any use occupying this building will have a greater parking requirement, and create the potential for parking congestion. Compared to a retail or personal service use that would have a higher number of employees and a longer duration of patron visits, the subject use creates less of a parking impact. The applicant also proposes to offer an off-site pick up and drop-off service which will reduce the number of patron vehicles visiting the site during peak hours. In addition, the applicant has identified strategies that will reduce the likelihood of a parking problem at this location, including that employees will use public transportation or bicycles, that patrons dropping off will not be on the premises long and staff will go to the parking lot to retrieve dogs if necessary, and that clients will be offered the option to have dogs picked up from their homes. While the expansion in the number of dogs to be cared for is significant, the center is also increasing the parking available to customers. Under the previous SUP the applicant was allowed up to 60 dogs with only five parking spaces. The current request would allow up to 150 dogs while providing 16 parking spaces.

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 a controlling interest. (P&Z) (SUP2003-0113)
2. The hours during which the facility is open to the public shall be limited to between 6:30 a.m. and 10:00 p.m. daily. Overnight canine kenneling facilities are permitted. (PC) (SUP2003-0113)
3. **CONDITION AMENDED BY STAFF:** ~~Five~~ Sixteen designated parking spaces shall be provided on site, and shall be marked with signs or paint. Parking spaces may be compact in size, ~~and may be tandem if the interior spaces are used by employees.~~ (P&Z)

4. **CONDITION AMENDED BY STAFF:** The applicant shall provide an ~~parking schematic~~ engineered parking plan based on the Potomac Yard/ Route 1 Frontage Plan for the area in front of the building with space locations, size and ~~backup drive~~ aisle satisfactory to the Directors of T&ES and P&Z. (P&Z) (T&ES)
5. **CONDITION AMENDED BY STAFF:** The applicant shall stripe the on-site parking lot pursuant to the approved parking schematic and ~~designate those spaces allocated to the canine facility with~~ post appropriate enforcement language with respect to towing and citing of vehicles for unlawful use. (P&Z)
6. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery awareness program for all employees. (P&Z) (SUP2003-0113)
7. **CONDITION DELETED BY STAFF:** ~~The property owner shall invest a minimum of \$2,000 to complete a landscaping improvement project on the southern 20 feet of the property by June 30, 2004. Such a project shall be designed to beautify the site using a design concept based on the WaterWise Garden at the Simpson Park. The implemented plan shall be reviewed during the one year review for this SUP. The property owner shall provide Planning and Zoning with a copy of the landscaping plan by May of 2004. (PC)~~
8. Lighting on the property shall be to the satisfaction of the Department of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z) (SUP2003-0113)
9. The applicant shall conduct staff training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z) (SUP2003-0113)
10. The applicant shall encourage its staff and members to use mass transit or to car pool when traveling to and from the facility, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and the advertising of car pooling opportunities. (P&Z) (SUP2003-0113)
11. The applicant shall screen the dumpster to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP2003-0113)
12. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall implement a parking management plan to prevent vehicular stacking and congestion in the parking lot and surrounding neighborhood to include, but not limited to, the following strategies:
  - A) Encouraging staff to use public transportation or bicycles (as discussed in condition #10);

- B) ~~Posting a 15-minute~~ Enforcing maximum time limits for customer parking to the satisfaction of the Director of Planning and Zoning, and providing information to customers regarding enforcement language with respect to towing and unlawful use;
- C) Offering a service to pick up and drop off dogs at their place of origin. (P&Z)(T&ES)
13. The applicant shall comply with the guidelines for dog handlers in dog exercise areas found in the Master Plan for Dog Exercise Areas and Fenced Dog Parks. (Recreation, Parks and Cultural Activities) (SUP2003-0113)
14. **CONDITION ADDED BY STAFF:** A parking reduction of five spaces is granted to the applicant. (P&Z)
15. **CONDITION ADDED BY STAFF:** The applicant shall provide plantings for the landscaping strip adjacent to Route 1 to the satisfaction of the directors of P&Z and RP&CA. (P&Z)
16. **CONDITION ADDED BY STAFF:** The applicant shall be responsible for all parking lot signage and striping. (P&Z)
17. **CONDITION ADDED BY STAFF:** Freestanding signs are prohibited. (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall control odors 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 and Environmental Services. (T&ES)
19. The Director of Planning and Zoning shall review the special use permit one year after the use is operational 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 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, 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:** Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Richard W. Bray, Urban Planner.

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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 T&ES has no objections to the proposed parking reduction.
- R-1 The applicant shall control odors 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 and Environmental Services. (T&ES)
- 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.

##### Code Enforcement:

- F-1 No Comment

##### Health Department:

- F-1 No Comment

##### Parks and Recreation:

- F-1 No Comment

##### Police Department:

- F-1 The Police Department has no objections to the parking reduction for the dog daycare and boarding facility.





## APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0010

PROPERTY LOCATION: 2000 A - D JEFF DAVIS HWY

TAX MAP REFERENCE: 35.01-11-4 ZONE: CSL

**APPLICANT:**

Name: PAUL HAIRE YOUR DOG'S BEST FRIENDS

Address: 2000 A JEFF DAVIS HWY ALEXANDRIA VA 22301

PROPOSED USE: DOG DAYCARE & BOARDING, GROOMING, TRAINING

☒ **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.

PAUL HAIRE  
Print Name of Applicant or Agent

2000 A JEFF DAVIS HWY  
Mailing/Street Address

ALEXANDRIA VA 22301  
City and State Zip Code

Paul Haire 1/15/08  
Signature Date

703 566 1111 703 567 1112  
Telephone # Fax #

DIRECTORY.YOURDOGSBESTFRIENDS.COM  
Email address  
CELL PHONE 202 361 7818

Recommended approval with amendments: 6-0.4-1-08  
ACTION-PLANNING COMMISSION:

DATE: \_\_\_\_\_

ACTION-CITY COUNCIL:

DATE: \_\_\_\_\_

SUP # 2008-0010

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2000 A - JEFF DAVIS HWY, I hereby  
(Property Address)  
grant the applicant authorization to apply for the DOG DAYCARE BOARDING ETC use as  
(use)  
described in this application.

Name: PAUL HAIRE  
Please Print

Phone 703 566 1111

Address: 2000 A JEFF DAVIS HWY

Email: DIRECTOR @ YOUR DOGS BEST FRIENDS  
- COM

Signature: Paul Haire

Date: 1/17/08

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

AND ☒ 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.

A MATT KISSAIP 18 ALEXANDER ST ALEXANDRIA VA 22314 60%

PAUL HAIRE 1872 NEWTON ST NW WASHINGTON DC 20000 40%

SUP #

☐ **Yes.** Provide proof of current City business license

### NARRATIVE DESCRIPTION

See attached

### **Application for special use permit: response to Question #3**

The applicant currently operates a cageless dog daycare and boarding facility under special use permit #2003-0113 approved by City Council on Feb. 21, 2004. The applicant operates in 4,600 square feet of an 11,250 sqft concrete-block warehouse/industrial building that formerly housed the Wallmer Dollhouse manufacturing operation. The building is located at 2000 Jeff Davis Highway between Windsor and Howell Avenues. The applicant currently occupies the southern 40% of the building

The applicant wishes to expand the operation, in phases, to the entire 11,250 sqft. The first phase will be undertaken as soon as the SUP is approved. The second phase will occur 18 – 30 months after approval.

The property is zoned CSI but retains grandfathered rights for factory uses. The applicant is seeking to replace the remaining existing non-complying uses in the building with a new non-complying use. The areas of the building that the applicant seeks to expand into are currently occupied by a granite storage and cutting operation, a large scale printer including heavy presses and a non-retail, art and industrial photographer's studio and lab.

Parking and access are major considerations in evaluating this property. The property is directly impacted by the relocation of the roadbed of Route 1 at the Monroe Avenue Bridge. At the time of this application the reconfiguration of the parking and access has not been resolved.

It is clear, however, that there is a major tradeoff between choosing a wide sidewalk and landscape strip along the Route 1 frontage and accommodating parking. While there may be ways to exceed 20 spaces serving the building, it appears impossible to accommodate the 31 spaces that are required for an 11,250 sqft building. A parking reduction request is inevitable. The number of spaces covered by the request can not be specifically determined at this time as that number will be impacted by decisions currently being reviewed by TES and Planning and Zoning.

From the perspective of a low parking utilization per square foot, the applicant believes that the proposed use would be one of the best alternative uses available to the community. At this time we handle a 60 dog daycare day with only 2 spaces for clients without complaints from either clients or neighbors.

We estimate that over 90% of the visits by current clients to drop or pick-up dogs involve parking for less than 5 minutes and often less than 2 minutes. At an average of 5 minutes, 10 spaces devoted to clients could handle 120 clients per hour.

Dogs are typically dropped between 6:30AM and 10:30AM with 50 % arriving before 8:30AM. Pick up is typically between 3:30 and 8:00 with 50% departing before 6:15 and 95% before 7:00.

When the entire building is occupied by the dog daycare and boarding facility we anticipate having 14 staff on-site between 6:30 AM and 8:00 PM. As the facility provides overnight boarding as well as daycare there are dogs and staff in the facility 24 hours a day 365 days of the year. There are never dogs on site without staff present. On full occupancy of the building we anticipate an over night staff of 2 – 3 on a non-holiday night and up to 6 – 8 on holidays like Christmas and the 4<sup>th</sup> of July.

## 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).

100-150 DAY CARE DOGS EACH WEEKDAY

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

14 staff 6:30 AM - 8:30 PM 2 staff 8:30 PM to 6:30 AM

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

Day: Monday - Fri Hours: 6:30 AM - 7: PM  
SAT - SUN 8 AM - 7 PM  
BOARDING DOGS ONSITE 24/7

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

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

BARKING DOGS FULLY CONTAINED INSIDE

B. How will the noise be controlled?

THE BUILDING IS CINDERBLOCK CONSTRUCTION AND OUR EXPERIENCE WITH THE EXISTING OPERATION IS THAT THE DOGS CANNOT BE HEARD BY OUR NEIGHBORS

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

The experience of the existing operation is  
that our current sanitation & cleaning  
procedures prevent odors.

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)

Minimal Paper trash & Dog Hair

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

2-4 Super Cans per week

- C. How often will trash be collected?

Weekly.

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

The business does not generate litter. The grounds  
will be patrolled on a regular schedule sufficient to control public  
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:

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

*The primary safety concern is to ensure doors cannot escape to harm the public or themselves. There will be at least two doors & one gate between the doors and the outdoors*

### 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.

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**PARKING AND ACCESS REQUIREMENTS**

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

10+ Standard spaces  
5+ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

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

- 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? 0

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

B. Where are off-street loading facilities located? NA

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

NA

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

NA

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?

TES IS CURRENTLY DESIGNING NEW ACCESS FROM RELOCATED RT 1 ROADBED.

### 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?

4,600 sq. ft. (existing) + 2,400 sq. ft. <sup>IN EXISTING BUILDING</sup> ~~(addition)~~ = 7,000 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: FORMER FACTORY

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)

A REDUCTION FROM THE 31 SPACES REQUIRED FOR FACTORY USE OF 1.1 SPACES PER 400 SQ FT TO 15 SPACES

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

THIS LOT WAS SUBJECT TO A "TAKING" WHEN THE SOON-TO-BE EXTINCT MONROE AVE BRIDGE WAS BUILT. THE "TAKEN" LAND WAS NOT RESTORED WHEN THE NEW BRIDGE WAS PLANNED. THE LOT IS PERMANENTLY TOO SMALL FOR THE EXISTING STRUCTURE.

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

BECAUSE OF THE PRIOR TAKING.

- 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 effects 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.**

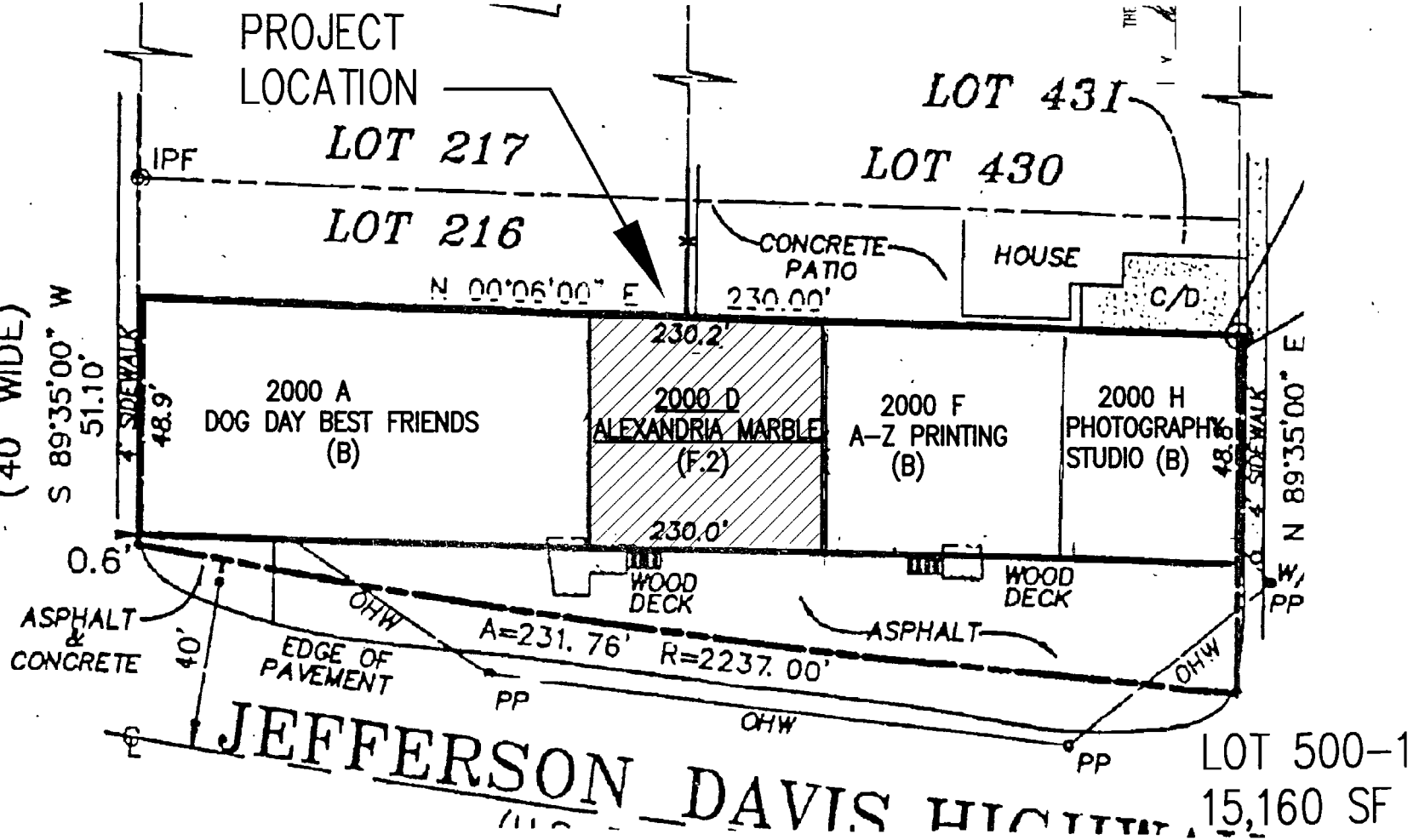
Applicant requests a postponement for submittal of PARKING MANAGEMENT PLAN DUE TO UNRESOLVED ISSUES WITH TES.

# KEY PLAN

20

HOWELL AVENUE

(40' WIDE)



# HOWELL AVENUE

