

EXHIBIT NO. 1

8
9-15-07

Docket Item #7
SPECIAL USE PERMIT #2007-0058

Planning Commission Meeting
September 6, 2007

ISSUE: Consideration of a request for an amendment to an umbrella SUP to increase the allowable square footage for retail and commercial school in exchange for a reduction in the allowable square footage for office and personal services.

APPLICANT: Bruce Machanic

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

LOCATION: 300 Montgomery Street
Montgomery Center

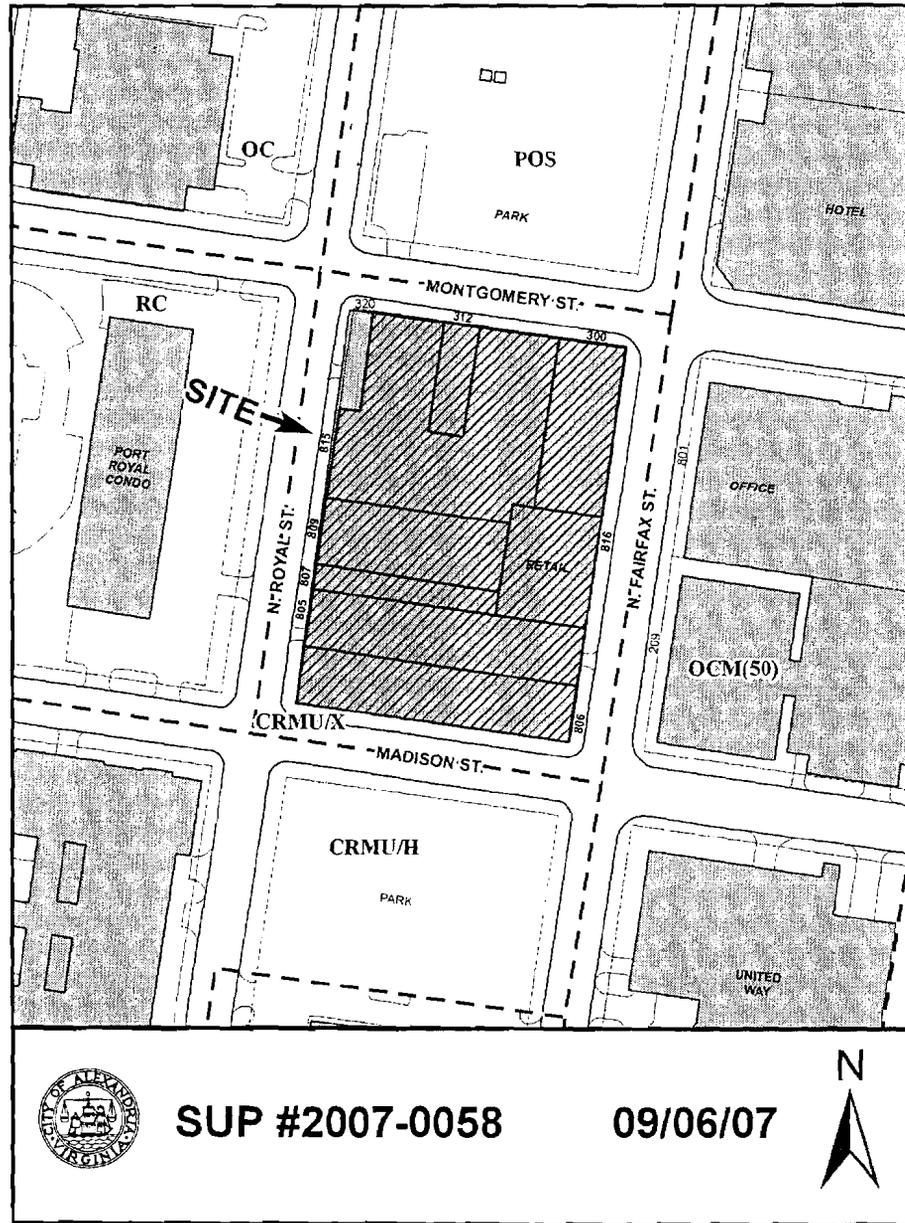
ZONE: CRMU-X/Commercial Residential Mixed Use

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2007: 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 #2007-0058
300 Montgomery Street



SUP #2007-0058

09/06/07



I. DISCUSSION

REQUEST

The applicant, Bruce Machanic, requests an amendment to special use permit #2004-0080 to transfer square footage from office and personal service uses to retail and commercial school uses.

SITE DESCRIPTION

The subject property is one lot of record which encompasses most of an entire city block with approximately 250 feet of frontage along Madison and Montgomery Streets, and 362 feet of frontage along North Fairfax and North Royal Streets. This property is developed by the Montgomery Center, which is a collection of one and two story office/retail/warehouse buildings with 95,701 square feet of interior space. The center has a wide range of uses, including retail, personal service, office and restaurant uses.



BACKGROUND

In June, 1993, City Council approved Special Use Permit #2684 allowing a specified mix of uses to operate on the property and relieving the applicant of the requirement to secure an individual special use permit for every new tenant. The permit also provides for a parking reduction of 270 spaces, the maximum parking requirement possible under the allowed mix of uses. Per the two year review condition included in SUP#2684, City Council reviewed and reapproved the permit (SUP 95-0057). In December, 1996, Council added 15,000 square feet of commercial school use to the preapproved list of uses covered by the special use permit to allow the Art League to occupy space in the complex (SUP 96-0111). That permit was reviewed as required one year after approval (SUP 97-0153), at which time the SUP was also amended to increase the floor area allowed for restaurants from 3,000 to 5,000 square feet. In November, 2004, City Council approved an amendment to the umbrella special use permit to increase the space devoted to retail and restaurant uses and decrease personal service space.

PROPOSAL

The applicant proposes to increase retail and commercial school square footages at the Montgomery Center. The office and personal service uses will have decreased square footages to provide for the requested increases. The applicant also proposes to increase

the number of students allowed in the commercial schools from 78 to 125. The current and proposed square footages are outlined below:

| | <u>CURRENT</u> | <u>PROPOSED</u> |
|------------------------|---------------------------|----------------------------|
| Office | 50,000 s.f. | 35,000 s.f. |
| Personal Service | 25,000 s.f. | 15,000 s.f. |
| Retail | 20,000 s.f. | 30,000 s.f. |
| Restaurant (carry-out) | 10,000 s.f. | 10,000 s.f. |
| Commercial School | 15,000 s.f. & 78 students | 30,000 s.f. & 125 students |

PARKING

A parking reduction of 270 spaces, the parking requirement under the allowed mix of uses, was approved as part of the special use permit for this site. Constructed in 1951 without parking, the Center has always operated without off-street parking. The parking reduction was intended to allow the Center to continue to operate as it had prior to its 1992 rezoning, while protecting the community from an intensification of uses.

Dine-in restaurants that occupy space in the Montgomery Center are not included in the parking reduction. All restaurants in the Montgomery Center are required to obtain individual SUPs and dine-in establishments are required to provide off-street parking.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CRMU-X/Commercial Residential Mixed Use (Old Town North). All uses other than some residential uses require a special use permit in the CRMU-X zone. The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property commercial residential mixed use. The small area plan calls for long term redevelopment of the site in residential uses; however, in the interim a wide range of uses are permitted with a special use permit.

II. STAFF ANALYSIS

Staff supports this amendment to alter the floor space allotments within the Montgomery Center. The increase in retail and commercial school space suits the nature of uses in the Montgomery Center. The re-allocation of floor areas does not increase the technical parking requirements. Furthermore, staff has noticed that parking demand is greatest during the day, and evening parking is more than sufficient. Transferring floor space from office and personal service to retail and commercial school will provide for greater parking turnaround and shift the demand more towards the evening hours when parking is more readily available.

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) (SUP 2684)
2. This special use permit allows the following special uses within the existing Montgomery Center buildings: (P&Z)
 - a. office - up to 35,000 sq.ft.
 - b. personal service - up to 15,000 sq.ft.
 - c. retail - up to 30,000 sq.ft
 - d. carry-out restaurant - up to 10,000 sq.ft.
The owner/operator of any new restaurant shall be required to obtain a separate special use permit.
 - e. commercial school - up to 30,000 sq.ft. and up to 125 students.
3. New businesses that occupy more than 5,000 square feet and constitute a change in use shall require an amendment to this special use permit. (P&Z)
4. A parking reduction is granted for up to 270 spaces, including the four spaces waived in January 1992 for the Old Town Baker under SUP #1622-B. This waiver applies only to office, personal service, retail, commercial school and carry-out uses accommodated within the existing building and within the size limitations set out under Condition #2 above. (P&Z) (SUP 2684)
5. Each new business shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and a robbery awareness program for all employees. (P&Z)

6. The Director of Planning and Zoning shall review the special use permit one year after approval 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, 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 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 T&ES has no objection to the proposed amendment.

Code Enforcement:

F-1 No Comment

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department
- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Pool plans must comply with Title 11, Chapter 11, Swimming Pools. Tourist establishment pools must have six (6) sets of plans submitted.
- C-7 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C-8 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-9 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapist must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess and Alexandria massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

- C-10 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin Operated Dry Cleaning Establishments.
- C-11 Coin operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- C-12 Hotels/Motels must comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.
- C-13 Food must be protected to the point of service at any outdoor dining facility.

Parks and Recreation:

- F-1 No comment.

Police Department:

- F-1 The Police Department has no objections to the proposed Umbrella SUP amendments.
- R-1 Each new business shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 and request a security survey for the business and robbery readiness training for all employees.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0058

PROPERTY LOCATION: 300 Montgomery Street Alexandria VA 22314 ** See attached for complete address list.*

TAX MAP REFERENCE: 55.03-1,3,4,5,6,7,8,9,10 ** See attached* **ZONE:** CRMV-X

APPLICANT

Name: Bruce Machanic

Address: 300 Montgomery Street Alexandria, VA 22314

PROPERTY OWNER

Name: Montgomery Center, A Virginia Limited Partnership

Address: 300 Montgomery Street Alexandria, VA 22314

PROPOSED USE: Amendment to existing umbrella SUP 2004-0080 to allow for increase in retail and commercial school allowable footage in exchange for reduction in office space and personal services allowable footage.

[] **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 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.

BRUCE MACHANIC

Print Name of Applicant or Agent

300 Montgomery St.

Mailing/Street Address

Alex, VA 22314

City and State

Zip Code

Bruce Machanic

Signature

703 836 8066 836 8091

Telephone #

Fax #

BMACHANIC@MREPROPERTIES.COM

Email address

6/27/07

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: 6/27/07

Date & Fee Paid: \$ 6/26/07 500.00

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Montgomery Center

ATTACHMENT A

| Actual Usage Breakdowns | | | | | | | | | Max |
|--------------------------------|------------------|--------------------|-----------------------|----------------------|------------------------|----------------------|-----------------------|----------------------|--------------------------|
| Address | Tenant | Total Sq/Ft | Category Usage | Total Office | Total P.Service | Total Retail | Total Food Svc | Total School | Students (School) |
| Common Areas,unleased | | 1,499 | | 0 | 0 | 0 | 0 | 0 | 0 |
| 318 Mo. | Harl Piano | 5,850 | Retail | 0 | 0 | 5,850 | 0 | 0 | 0 |
| 314 Mo. | Sacred Spaces | 5,500 | Office | 5,500 | 0 | 0 | 0 | 0 | 0 |
| 312 Mo. | W.Savage | 600 | Office | 600 | 0 | 0 | 0 | 0 | 0 |
| 312 Mo. | Totten Comm | 1,282 | Office | 1,282 | 0 | 0 | 0 | 0 | 0 |
| 312 Mo. | Foresters | 830 | Office | 830 | 0 | 0 | 0 | 0 | 0 |
| 312 Mo. | Harmony | 324 | Office | 324 | 0 | 0 | 0 | 0 | 0 |
| 310 Mo. | HIDA | 7,775 | Office | 7,775 | 0 | 0 | 0 | 0 | 0 |
| 302 Mo. | WheelNuts | 1,000 | P.Service | 0 | 1,000 | 0 | 0 | 0 | 0 |
| 300 Mo.A | MRE | 1,100 | Office | 1,100 | 0 | 0 | 0 | 0 | 0 |
| 300 Mo.B | Austin-Ku. | 2,232 | Office | 2,232 | 0 | 0 | 0 | 0 | 0 |
| 300 Mo.C | Int. Wellness | 850 | Office | 850 | 0 | 0 | 0 | 0 | 2 |
| 300 Mo. | RKG Assoc | 1,311 | Office | 1,311 | 0 | 0 | 0 | 0 | 0 |
| 300 Mo. | Riverside Y off | 480 | Office | 480 | 0 | 0 | 0 | 0 | 0 |
| 826 Fx. | Salon | 1,870 | P.Service | 0 | 1,870 | 0 | 0 | 0 | 0 |
| 822 Fx. | Perks | 1,137 | FoodService | 0 | 0 | 0 | 1,137 | 0 | 0 |
| 820 Fx. | MNB Art | 1,650 | P.Service | 0 | 1,650 | 0 | 0 | 0 | 0 |
| 820 Fx. | Didion Tvl | 1,100 | P.Service | 0 | 1,100 | 0 | 0 | 0 | 0 |
| 816/818 Fx | Renaissance | 4,700 | Retail | 0 | 0 | 4,700 | 0 | 0 | 0 |
| 814 Fx. | Bruscato | 1,650 | FoodService | 0 | 0 | 0 | 1,650 | 0 | 0 |
| 810 Fx. | Milliken | 2,274 | Retail | 0 | 0 | 2,274 | 0 | 0 | 0 |
| 808 Fx.A | SFWorkshp | 2,534 | Retail | 0 | 0 | 2,534 | 0 | 0 | 0 |
| Rear Fx. | Vacant | 2,812 | Office | 0 | 0 | 0 | 0 | 0 | 0 |
| 806 Fx.A | Pack n Ship | 971 | P.Service | 0 | 971 | 0 | 0 | 0 | 0 |
| 802 Fx. | Abingdon Row | 1,056 | P.Service | 0 | 1,056 | 0 | 0 | 0 | 0 |
| 800 Fx. | Kim Dress | 1,250 | P.Service | 0 | 1,250 | 0 | 0 | 0 | 0 |
| 305 Ma. | Art League | 10,425 | School | 0 | 0 | 0 | 0 | 10,425 | 44 |
| 315 Ma. | Lucia-restaurant | 2,600 | FoodService | 0 | 0 | 0 | 2,600 | 0 | 0 |
| 801 Ro. | Lucia-retail | 800 | Food Service | 0 | 0 | 0 | 800 | 0 | 0 |
| 805 Ro. | Cosmos Design | 3,725 | Retail | 0 | 0 | 3,725 | 0 | 0 | 0 |
| 807 Ro. | Vacant | 4,600 | Office | 0 | 0 | 0 | 0 | 0 | 0 |
| 809 Ro. | 3 PT Training | 4,500 | School | 0 | 0 | 0 | 0 | 4,500 | 20 |
| 809 Ro. | Vacant | 8,240 | Office | 0 | 0 | 0 | 0 | 0 | 0 |
| 815 Ro 1st | NewTarget | 2,950 | Office | 2,950 | 0 | 0 | 0 | 0 | 0 |
| 815 Ro 2nd | Larder Klein | 1,850 | Office | 1,850 | 0 | 0 | 0 | 0 | 0 |
| 815 Ro 2nd | Otis LLC | 600 | Office | 600 | 0 | 0 | 0 | 0 | 0 |
| 815 Ro 2nd | Amer.Cour. | 500 | Office | 500 | 0 | 0 | 0 | 0 | 0 |
| Unleasable core space | | 717 | | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Bldg Sq. Footage | 95,144 | | | 28,184 Office | 8,897 P.Service | 19,083 Retail | 6,187 Food Svc | 14,925 School | 66 Students |

10

SUP2007-005E

Complete address list for SUP2007-00058

| | |
|-------------|-----------------------|
| 55.03-01-03 | 815 N. Royal Street |
| 55.03-01-04 | 312 Montgomery Street |
| 55.03-01-05 | 300 Montgomery Street |
| 55.03-01-06 | 816 N. Fairfax Street |
| 55.03-01-07 | 809 N. Royal Street |
| 55.03-01-08 | 807 N. Royal Street |
| 55.03-01-09 | 805 N. Royal Street |
| 55.03-01-10 | 806 N. Fairfax Street |

SUP # 2007-005B



APPLICATION

SPECIAL USE PERMIT

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

1. 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

| | |
|-----------------|-----|
| Bruce Machanic | 55% |
| Darrie Richards | 30% |
| Roger Machanic | 15% |

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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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. The description should include 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.)

The Montgomery Center would like to amend its umbrella SUP in order to increase the allowable square footage used for retail and commercial schools in the building in exchange for lowering allowances for office space and personal services. With the loss last year of the building's largest office tenant, we are in the process of releasing approximately 20% of the building. The main interest from potential new tenants has come from athletic-training type users that would be classified as commercial schools/assembly. We are currently right at our limit of 15,000 sf allowance for commercial schools, with the Art League School Annex taking up the majority of our allowance. We also have increased our retail usage near our limit. We are not requesting any change for the allowance for restaurants/carry outs.

The following show our current actual usage and limits, as well as proposed new limits:

| | Current Usage | Current Allowable | Proposed Allowable |
|----------------------|------------------|----------------------|-----------------------|
| Office | 28,184 | 50,000 SF | 35,000 SF |
| Personal Service | 8,897 | 25,000 | 20,000 |
| Retail | 19,083 | 20,000 | 30,000 |
| Restaurant/Carry-out | 6,187 | 10,000 | 10,000 |
| Commercial School | <u>14,925</u> | <u>15,000</u> | <u>30,000</u> |
| | 77,276 SF | 120,000 SF | 120,000 SF |

Please attachment A for a more detailed breakdown by address of individual tenants' usage.

Currently we are limited to 75 students under the commercial school category. We would propose increasing that to 125. The majority of classes that are held at Montgomery Center occur during non-business hours when parking demand is at its lowest.

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).
N/A

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

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|-------|--------|
| Day: | Hours: |
| _____ | _____ |
| N/A | |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
N/A

- B. How will the noise from patrons be controlled?
N/A

SUP # 2007-0058

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

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use?

N/A

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

N/A

C. How often will trash be collected?

N/A

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

N/A

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:

SUP # 2007-0058

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. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

N/A

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. [X] 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.

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?

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? (check one)

- on-site
- off-site

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: N/A

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located?

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

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

SUP # 2007-0058

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?

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?
_____ 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: _____
 other. Please describe: mixed use building

#9



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0058

PROPERTY LOCATION: 300 Montgomery Street ^{# see attached for complete address list.} Alexandria VA 22314

TAX MAP REFERENCE: 55.03-1,3,4,5,6,7,8,9,10 [#] ZONE: CRMV-X

APPLICANT see attached

Name: Bruce Machanic

Address: 300 Montgomery Street Alexandria, VA 22314

PROPERTY OWNER Name: Montgomery Center, A Virginia Limited Partnership

Address: 300 Montgomery Street Alexandria, VA 22314

PROPOSED USE: Amendment to existing umbrella SUP 2004-0080 to allow for increase in retail and commercial school allowable footage in exchange for reduction in office space and personal services allowable footage.

[] **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 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.

BRUCE MACHANIC
Print Name of Applicant or Agent

Bruce Machanic
Signature

300 Montgomery St.
Mailing/Street Address

703 836 8066 836 8091
Telephone # Fax #

Alex, VA 22314
City and State Zip Code

BMACHANIC@MREPROPERTIES.COM
Email address

6/27/07
Date

| DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY | |
|--|---|
| Application Received: <u>6/27/07</u> | Date & Fee Paid: \$ <u>6/26/07 500.00</u> |
| ACTION - PLANNING COMMISSION: <u>by unanimous consent, recommended approval 9-6-07</u> | |
| ACTION - CITY COUNCIL: <u>9/15/07- CC approved the PC recommendation 7-0</u> | |

49