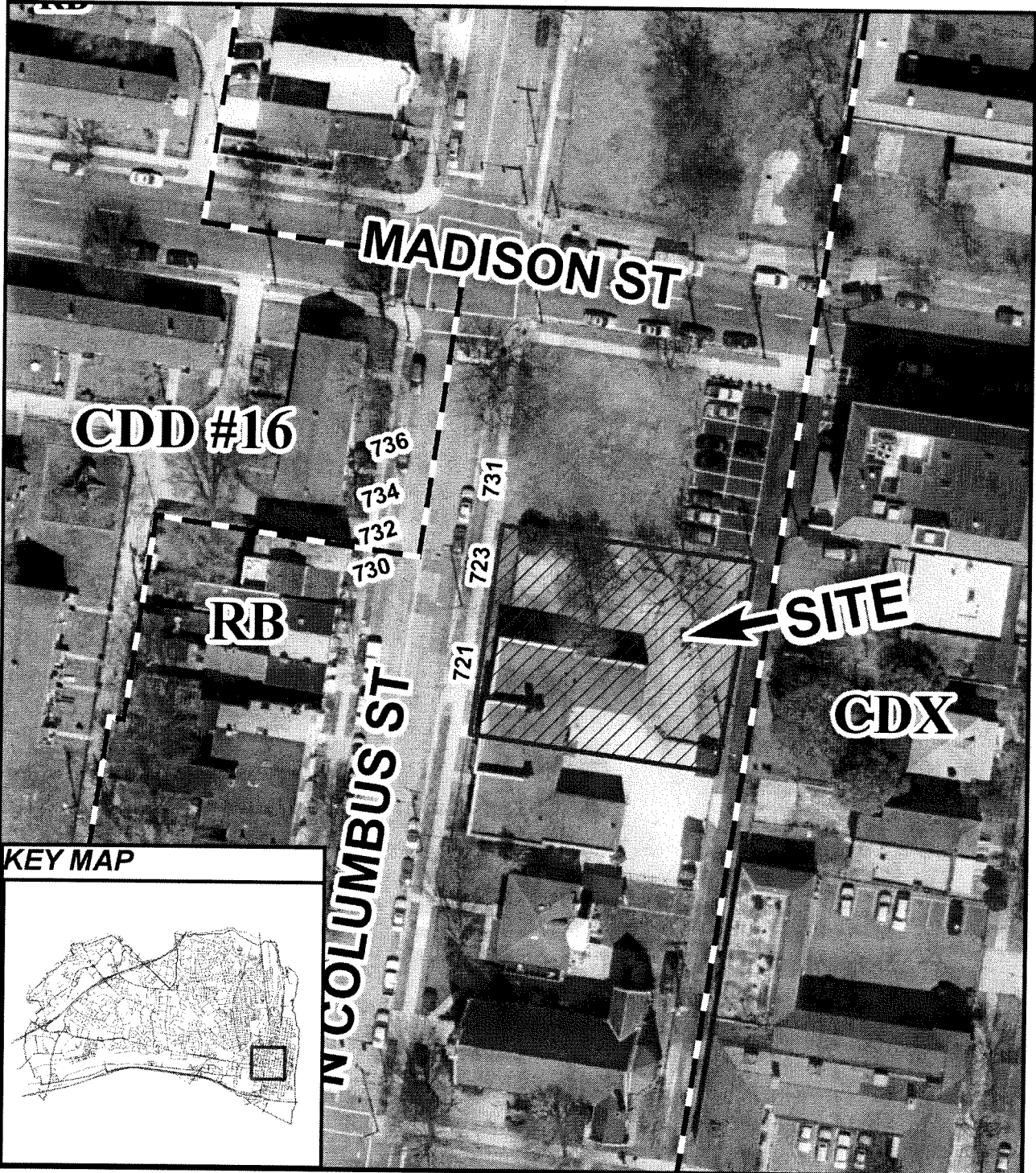




Docket Item #8
Development Site Plan #2009-0008
721 & 723 N. Columbus St. – St. Joseph’s Church Parking Lot

Application	General Data	
Project Name: St. Joseph’s Church Parking Lot	PC Hearing:	February 2, 2010
	CC Hearing:	N/A
	If approved, DSP Expiration:	February 2, 2013
	Plan Acreage:	0.256 acres or 11,180 sq. ft.
Location: Parking Lot: 721 & 723 N. Columbus Street Church: 711 N. Columbus Street	Zone:	RB
	Proposed Use:	Church and Parking Lot
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
Applicant: St. Joseph Parish/Rev. Paul S. Loverde, Bishop	Small Area Plan:	Braddock Road Metro
	Historic District:	Old and Historic Alexandria
	Green Building:	N/A

Purpose of Application
The applicant is seeking approval of construction of a 14-space parking lot behind the existing school.
Modifications Requested:
1. A modification to the required drive-aisle width from 22 ft. to 20 ft.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewer(s): Colleen Rafferty, AICP colleen.rafferty@alexandriava.gov



DSP #2009-0008

02/02/10



I. SUMMARY

St. Joseph's Catholic Church, located on the 700 block of North Columbus Street, is requesting development site plan approval for a surface parking lot and a modification to the required drive-aisle width. The parking lot will be located behind the church's school on land currently used for storage and play area. The parking spaces will be accessible via the existing alley. The proposal includes a total of 14 parking spaces, all of which will be tandem spaces.

Staff recommends **approval** of this application, with the conditions as noted.

II. BACKGROUND

A. Plan Evolution

In 2004, St. Joseph's Catholic Church applied for approval of a development site plan for a parking lot at the corner of North Columbus and Madison Streets (DSP#2004-0006). This application was approved; however, the parish has decided not to pursue this design. Instead, St. Joseph's devised the current proposal for parking at the rear of the existing church property.

As discussed in the previous scheme's report, surface parking on corner lots creates urban design concerns due to the suburban nature of open surface parking lots, particularly when located within an historic district. Based on the surrounding context and urban nature of the neighborhood, surface parking on a corner lot is not an optimal solution. A more sensitive approach is to locate parking behind buildings and away from street frontages. However, at the time of the previous application, St. Joseph's believed the idea of placing the parking behind the school building was not a viable alternative, due to the amount and cost of work to prepare the site for construction. Therefore, St. Joseph's decided to utilize the vacant corner lot. The proposal was originally heard at the Planning Commission in 2008 and approved unanimously.

The church has now reconsidered their previous proposal and has submitted a new application which is consistent with the character of the neighborhood and appropriate for the historic district. They have shown great sensitivity to the surrounding context in putting forward this revised design solution.

B. Site Context

St. Joseph's is located in the Old and Historic Alexandria District, just one block west of North Washington Street. The neighborhood can be described as residential with historic attached and detached townhouses located along North Columbus Street. The church currently occupies half a city block bounded by Wythe Street to the south, North Columbus Street to the west, Madison Street to the north and an alley to the east. Much of the property is developed with the church anchoring the corner of Wythe and North Columbus Streets, and the rectory and school building located towards the center. The church property at the corner of North Columbus and Madison Streets is currently vacant. Several large shade trees and an iron perimeter fence contribute to the attractiveness of the property.

Four parking spaces, including one that is identified as an accessible space, are located at the rear of the school building and adjoin the alley. The new parking spaces will be located immediately adjacent to these existing parking spaces.

C. Project Description

The current proposal includes a total of 14 parking spaces located adjacent to the alley behind the church’s school. Currently the space is occupied by two storage sheds and a play area for the school. The two storage sheds will be relocated to the north side of the proposed parking lot. The play area will be consolidated with the other play area on the north side of the school. The new parking spaces will consist of eight (8) compact and six (6) standard parking spaces. All of the spaces will be tandem, creating a double row of seven spaces. The parking will be screened by plantings on the west, north, and south sides. A concrete sidewalk will be constructed to provide parishioners with improved access to the church. A fence will border the west, north, and south portions of the parking lot.

Special attention has been made to create a bioretention area between the existing four parking spaces and the new spaces. Not only will this provide a pleasant break in the asphalt lot but will provide an attractive solution to managing rainwater runoff and filtering pollutants through the use of appropriate plant material.

III. ZONING

The property is currently zoned Townhouse (RB), which is intended to provide and maintain land areas for medium density residential neighborhoods in which single-family, two-family, and townhouse dwellings are permitted. Permitted uses also include nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods, such as a church and a church parking lot. Only in situations where parking for a church exceeds the required number of spaces is a special use permit required (Section 3-703(I)). The proposed parking for St. Joseph’s will not exceed the required parking and thus is being processed as a development site plan (DSP).

Table 1. Zoning Tabulations

Property Address:	711, 721 and 723 N. Columbus St.			
Total Site Area:	11,180 sq. ft. or 0.256 acres			
Zone:	RB/Townhouse			
Current Use:	Church			
Proposed Use:	Church and parking lot			
	Permitted/Required	Existing	Proposed	Total
FAR	0.75	N/A	N/A	N/A
Parking:				
Standard	0	3	6	9
Compact	0	0	8	8
Accessible	0	1	0	1
Total	0	4	14	18

The property is located within the Old and Historic Alexandria District. Thus, the elements of the parking lot, such as the fencing and relocation of the sheds, are subject to review and approval by the Board of Architectural Review. The fence was approved by the Board of Architectural Review in October and the relocation of the sheds is anticipated to be approved at the Board's January meeting.

IV. STAFF ANALYSIS

A. Consistency with Master Plan/Small Area Plan/Old & Historic District

The proposal is consistent with the Plan's goal to respect, protect, and enhance the natural environment. The parking lot is incorporating planted areas on the west and south of the parking spaces. These areas aid in capturing and naturally filtering rain and stormwater runoff. Additionally, street trees are proposed to expand the canopy coverage over the property and parking lot. The property is located in the Braddock Metro Small Area Plan boundary and is consistent with the objectives of this plan. The application also addresses the Old and Historic District's design guidelines by providing screening of the re-located storage sheds and parking lot with landscaping. Additionally, the site design respects the goal of restricting the creation of new curb cuts by providing access via an existing alley.

B. Modification to Drive-Aisle Width

The applicant is requesting a modification to the drive-aisle width from the required 22 feet to approximately 20 feet. The existing alley is approximately 20 feet wide and in some areas, slightly narrower due to existing buildings. The existing buildings, parking spaces, and utility poles restrict the possibility of widening the alley to accommodate the required drive-aisle width. The proposed width is sufficient for vehicles to adequately maneuver in and out of parking spaces, as well as carry two-way traffic. Staff supports the request to modify the drive aisle width.

C. Site Plan Layout

Staff supports the location and layout of the parking lot. The placement of the parking behind the school is consistent with the urban design goals of the City to position parking off of street frontages and behind buildings. The prominent green corner at North Columbus and Madison Streets remains green, with the potential of becoming a garden for church gatherings and events. The parking lot will have minimal visual impact on the neighborhood. While positioned behind the school, the few remaining views into the lot will be screened and softened with trees, shrubs, and seasonal, annual plantings.

D. Parking

The church's parking needs are during mass and events, which typically occur during the weekends and some weeknights. Today, the parishioners use on-street parking where available. Although there is currently one accessible parking space on the church's property, elderly parishioners and those with mobility issues must also use on-street parking. These spaces are not always located within a convenient distance to ramps or the church itself. The new parking lot

will minimally impact the neighborhood, will reduce the use of on-street parking, and provide spaces that are more proximate to the church than the on-street parking.

V. COMMUNITY

Throughout the evolution of the previously approved application and this current proposal, the church and staff have informed the community of the project. St. Joseph's held community meetings with Northeast Civic Association and staff informed the West Old Town Citizens Association (formerly called Inner City Civic Association) of the project. The proposal was positively received.

VI. CONCLUSION

Staff recommends **approval** of the Development Site Plan to construct a parking lot for a church subject to compliance with all applicable codes and the following recommended conditions.

Staff: Faroll Hamer, Director of Planning and Zoning;
Gwen Wright, Division Chief, Development;
Dirk Geratz, AICP, Principal Planner; and
Colleen Rafferty, AICP, Urban Planner.

VII. STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

A. PARKING

1. The parking lot configuration and design shall be constructed as depicted on the preliminary site plan dated December 2009, to include the following elements to the satisfaction of the Directors of P&Z and T&ES:
 - a. 14 total tandem parking spaces with six (6) standard and eight (8) compact spaces;
 - b. A five-foot concrete sidewalk along the west side of the parking lot;
 - c. Wheel stops shall be provided for the front seven tandem parking spaces. (P&Z) (T&ES)

2. If additional lighting is required, provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RPCA in consultation with the Chief of Police and shall include the following:
 - a. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - b. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - c. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
 - d. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - e. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - f. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (RPC&A) (T&ES) (P&Z) (Police)

3. Provide one, two-space bike rack, to the satisfaction of the Director of T&ES. (T&ES)

B. LANDSCAPING

4. Develop, provide, install and maintain an integrated Landscape Plan in compliance with City of Alexandria Landscape Guidelines to the satisfaction of the Directors of

Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall:

- a. Be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- b. Per the Preliminary Plan, provide trees and plantings that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
- c. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines. Street trees and plantings in the Right of Way do not count toward Crown Coverage requirements.
- d. Provide height specification for all trees.
- e. Plantings must be coordinated with access to site utilities.
- f. Provide required notes on landscape drawings in compliance with City of Alexandria Landscape Guidelines.
- g. Provide note on drawings indicating that the applicant shall be responsible for maintenance of all proposed site plantings and improvements, including street trees. (RPCA)(P&Z)(T&ES)

C. STORMWATER

5. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
6. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
7. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
8. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

D. COMBINED SEWER

9. The stormwater discharge from the site as shown on the Preliminary Plan is against the State of Virginia Law of not increasing the stormwater contribution to the existing combined sewer system; therefore, the applicant shall continue to work with staff to develop and implement an alternative that is within the framework of State of Virginia and City of Alexandria Laws, Ordinances, Code, Policies, and Practices. The preferred alternative shall be finalized prior to the submission of the Final Site Plan.
10. The project site lies within the City's Combined Sewer District (Hooff's Run). Proposed stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with City's policy for management of storm water discharge within the Combined Sewer District. (T&ES)

E. WATERSHED, WETLANDS, & RPAs

11. The storm water collection system is located within the Potomac River watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
12. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

F. BMP FACILITIES

13. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
14. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
15. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
16. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
17. The Applicant shall submit two originals of a storm water quality BMP and detention facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
18. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
19. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)

G. CONTAMINATED LAND

20. Due to the proximity of historic landfill and the potential for contamination, design and install a vapor barrier and ventilation system for the parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)

H. STREETS/TRAFFIC

21. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
22. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
23. The applicant shall be responsible for repair or upgrading of the sidewalks, curb, gutter, and storm water drop inlet structures serving the site, if in a state of disrepair or broken during the construction. The applicant shall repair the streets and public alleys serving the site, if these are in a state of disrepair or damaged during construction. If a luminaire head on a street light is in a state of disrepair, broken or damaged during construction

then the applicant shall pay to the Director of Transportation and Environmental Services the cost of replacement of such a luminaire head. (T&ES)

I. UTILITIES

24. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
25. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities serving the site. (T&ES)

J. CONSTRUCTION

26. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
27. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
28. Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
29. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
30. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
31. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

K. NOISE

32. All exterior building mounted loudspeakers are prohibited and no amplified sound should be audible at the property line. (T&ES)
33. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

L. SOLID WASTE

34. The applicant shall provide a solid waste disposal plan to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
35. Applicant shall provide \$500 for the installation of additional litter receptacles along the public right-of-ways. (T&ES) (PC)

VIII. CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

A. T&ES:

- F - 1. Sheet C8: BMP calculations as shown are incorrect (worksheet C). Correct as appropriate.
- F - 2. Sheet C8: An aboveground BMP sign location and detail needs to be shown on the plan.
- F - 3. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 4. The plan shall show storm sewer in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed storm sewer at manholes on the profiles. (T&ES)
- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 8. The proposed parking lot lies in the combined sewer district and will be exempted from the contribution towards combined sewer separation as per the City's practice of not seeking contribution from parking lot development; however, shall be subjected to a monetary contribution towards combined sewer separation for future development.
- C-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 plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. 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)
- C-2. The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C-3. Bond for the public improvements must be posted prior to release of the plan.
- C-4. The sewer tap fee must be paid prior to release of the plan.
- C-5. All easements and/or dedications must be recorded prior to release of the plan.
- C-6. Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.
- C-7. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-8. Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-9. Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (Site Plans)
- C-10. Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)

- C-11. 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.
- C-12. The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-13. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-14. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.



APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2009-0008

Project Name: Parking Lot Project

PROPERTY LOCATION: 721-723
731-735 North Columbus Street

TAX MAP REFERENCE: TM 05.04-08-01 & TM 05.04-08-02 ZONE: RB

APPLICANT

Name: St. Joseph Parish /Property Owner

Address: 711 North Columbus Street, Alexandria, VA 22314

PROPERTY OWNER

Name: Most Rev. Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA., and his successors in office.

Address: 200 North Glebe Road, Suite 704, Arlington, VA 22203

PROPOSED USE: Additional Parking

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the 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** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Daniel Straub, ASLA APA LEED
Print Name of Applicant or Agent
711 North Columbus Street, Alex. VA 22314
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

Daniel Straub, representing
Signature Rev. Francis M. Hull, SSJ
Pastor, St. Joseph Church
Alexandria, VA 22314

703-684-8575
Telephone # Fax #

dnstraub@netscape.net
Email address

16 November 2009
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Fee Paid and Date: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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.

100% Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA.,
and his successors in office.

200 North Glebe Road, Suite 704

Arlington, Virginia 22203

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.