



APPLICATION

2009-0002

Master Plan Amendment MPA # _____

Zoning Map Amendment REZ # _____

REVISED: 9/17/09

PROPERTY LOCATION: 2210 Eisenhower Avenue, Alexandria, Virginia

APPLICANT

Name: Hoffman Company, LLC
Address: 2461 Eisenhower Avenue, Alexandria, Virginia 22331-000

PROPERTY OWNER:

Name: Hoffman Family, LLC
Address: 2461 Eisenhower Avenue, Alexandria, Virginia 22331-0100

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

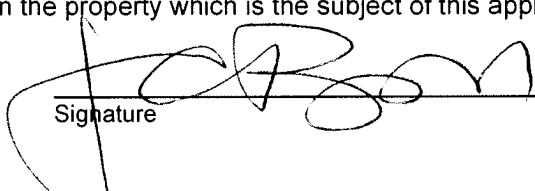
If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

yes: If yes, provide proof of current City business license.

no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Joanna C. Frizzell, Esq.
Print Name of Applicant or Agent


Signature

McGuireWoods LLP
1750 Tysons Blvd., Suite 1800
Mailing/Street Address

(703) 712-5349 (703) 712-5217
Telephone # Fax #

McLean, VA 22102
City and State Zip Code

9/17/09
Date

DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY	
Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION – PLANNING COMMISSION _____	ACTION – CITY COUNCIL: _____

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REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map – Block Lot	Land Use Existing - Proposed		Master Plan Designation Existing – Proposing		Zoning Designation Existing – Proposing		Frontage (ft.)
							Land Area (acres)
1. 078.02-01-01	Surface parking lot	Residential/ retail	Residential/ retail	Residential/ retail	CDD #2	CDD #2	See Plans. _____ 6.42 acres
2.							_____
3.							_____
4.							_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: Hubert N. Hoffman, Jr. Family Trust Extent of Interest: 21.78%
Address: c/o Hoffman Family, LLC, 2461 Eisenhower Avenue, Alexandria, VA 22331-0100
- Name: Hubert N. Hoffmany, III Extent of Interest: 21.52%
Address: c/o Hoffman Family, LLC, 2461 Eisenhower Avenue, Alexandria, VA 22331-0100
- Name: Nancy L. Conner Extent of Interest: 10.76%
Address: c/o Hoffman Family, LLC, 2461 Eisenhower Avenue, Alexandria, VA 22331-0100
- Name: Holly L. Nolting Extent of Interest: 19.73%
Address: c/o Hoffman Family, LLC, 2461 Eisenhower Avenue, Alexandria, VA 22331-0100
- Name: Thomas N. Hoffman Extent of Interest: 19.73%
Address: c/o Hoffman Family, LLC, 2461 Eisenhower Avenue, Alexandria, VA 22331-0100

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JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See attached.

- 2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

N/A

- 3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

N/A

- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

N/A

**Statement of Justification
Master Plan Amendment Application
Hoffman Blocks 11 and 12**

The applicant requests an amendment to the Eisenhower East Small Area Plan to amend Figure 4-9 to increase the Maximum Tower Height for blocks 11 and 12 to accommodate the Small Area Plan goal of the buildings stepping up to the Eisenhower Metro Station.

Recently, the City Council approved an increase in height for blocks 19 and 20 (to the east of blocks 11 and 12) that brought the maximum height on those blocks from 150 feet and 200 feet to 250 feet and 220 feet. The initial intention of the Eisenhower East Plan was to have the height of the buildings build up as you get closer to the metro station rather than having all of these buildings at the same height. Therefore, increasing the maximum height for blocks 11 and 12 would be consistent with the original plans laid out in the Eisenhower East Small Area Plan for the heights along Eisenhower Avenue to the metro station. The requested height increase is up to 275 feet for the east building on Block 11, up to 325 feet for the building on Block 12, and up to 380 feet for the building closest to the metro located on the west side of Block 11. This height increase would allow significant differences of height on this same block while still maintaining the level height of the buildings immediately adjacent to allow the gradual step up of the buildings as they approach the metro.

These blocks are located directly adjacent to the Eisenhower Metro Station which is the appropriate location to allow additional height. This is an opportunity for signature buildings in Alexandria and the height increase is necessary to provide appropriate building of this stature.

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