



# APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 404-A East Alexandria Ave

**TAX MAP REFERENCE:** 43.04 **ZONE:** R-2-5

**APPLICANT:**

Name: Eric Teran and Daniela Gross

Address: \_\_\_\_\_  
[Redacted]

**PROPOSED USE:** Single Family Residence

- 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.

Eric Teran  
Print Name of Applicant or Agent

[Redacted]

Mailing/Street Address

[Redacted]

City and State \_\_\_\_\_ Zip Code \_\_\_\_\_

*E. Teran*

Signature

[Redacted]

Telephone #

[Redacted]

Email address

2/23/26

Date

Fax #

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 404-A East Alexandria Ave, I hereby  
(Property Address)  
grant the applicant authorization to apply for the SUP use as  
(use)  
described in this application.

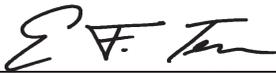
Name: Eric Teran

Phone: [REDACTED]

Please Print

Address: \_\_\_\_\_

Email: [REDACTED]

Signature: 

Date: 2/23/26

**1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

**Required floor plan and plot/site plan attached.**

**Requesting a waiver. See attached written request.**

**2.** The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Eric Teran		50%
2. Daniela Gross		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 N. Rosser ST, Alexandria, VA 22311 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NA		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

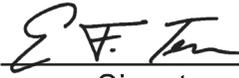
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/23/26                      Eric Teran  
 \_\_\_\_\_  
 Date                                      Printed Name

  
 \_\_\_\_\_  
 Signature



## 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).  
NA  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Day:	Hours:
NA	NA
_____	_____
_____	_____
_____	_____

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

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

B. How will the noise be controlled?  
NA  
\_\_\_\_\_  
\_\_\_\_\_

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

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**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)  
Typical of a single family residence

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

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C. How often will trash be collected?  
Weekly per the trash collection schedule for this neighborhood

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

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**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:

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**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?

NA

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## **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:

1 \_\_\_\_\_ Standard spaces  
\_\_\_\_\_ 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? [ ] Yes [ ] 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? NA

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? [ ] Yes [ ] No

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

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

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

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**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?

Access is through an alley

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## **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?

0 sq. ft. (existing) + 588 sq. ft. (addition if any) = 588 sq. ft. (total)

**19.** The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: \_\_\_\_\_

other. Please describe: \_\_\_\_\_

**End of Application**



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address       Zone

A2.  Total Lot Area      x  Floor Area Ratio Allowed by Zone      =  Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	(subtract B2 from B1)
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
<b>B1. Total Gross</b> <input type="text" value="0.00"/>	<b>B2. Total Exclusions</b> <input type="text" value="0.00"/>	

**Comments for Existing Gross Floor Area**

#### C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text" value="1,212.00"/>	Basement** <input type="text" value="1,212.00"/>	C1. <input type="text" value="2,428.00"/> Sq. Ft.
First Floor <input type="text" value="588.00"/>	Stairways** <input type="text" value="78.00"/>	Proposed Gross Floor Area*
Second Floor <input type="text" value="588.00"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="1,330.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text" value="40.00"/>	C3. <input type="text" value="1,098.00"/> Sq. Ft.
Porches <input type="text" value="40.00"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Garage** <input type="text"/>	(subtract C2 from C1)
Garage <input type="text"/>	Other*** <input type="text"/>	
Other*** <input type="text"/>	Other*** <input type="text"/>	
<b>C1. Total Gross</b> <input type="text" value="2,428.00"/>	<b>C2. Total Exclusions</b> <input type="text" value="1,330.00"/>	

#### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 1/16/2026

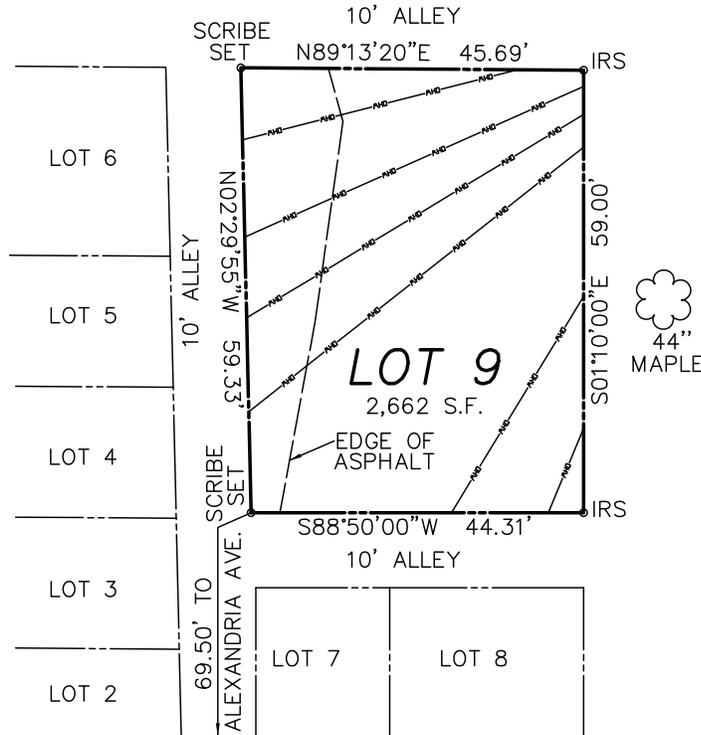
**LINE TYPES:**

- BOUNDARY LINE
- - - EASEMENT
- DRIVEWAY/ROAD
- x - x - x - FENCING
- OVERHEAD WIRE
- STRUCTURE

**LEGEND:**

- ADW—ASPHALT DRIVEWAY
- A/C—AIR CONDITIONING
- A/W—AREAWAY
- B.E.—BASEMENT ENTRANCE
- BRL—BUILDING RESTRICTION LINE
- CDW—CONCRETE DRIVEWAY
- CO—CLEANOUT
- CONC.—CONCRETE
- ER—ELECTRICAL RISER
- FIOS—FIBER OPTICS UTILITY BOX
- GDW—GRAVEL DRIVEWAY
- IPF—IRON PIPE FOUND
- IRS—IRON ROD SET
- IRF—IRON ROD FOUND
- MH—MANHOLE
- O.H.—OVERHANG

- PAD—CONCRETE PAD
- PP—POWER POLE
- R/W—RIGHT OF WAY
- SMH—SANITARY MANHOLE
- ST.—STOOP
- TELE—TELEPHONE PEDESTAL
- TR/TRANS—TRANSFORMER
- WM—WATER METER
- WV—WATER VALVE



**FOURTH STREET**  
 (UNDEVELOPED)



44"  
MAPLE

**LOCATION SURVEY**

LOT 9 BLOCK 10  
PARK ADDITION TO  
ALEXANDRIA

CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20' DATE 07-21-23



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

**MERESTONE LAND SURVEYING, PLLC.**

LAND SURVEYING & G.P.S. SERVICES  
 MERESTONE LAND SURVEYING, PLLC  
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