



***Special Use Permit #2022-00109
625 Burnside Place – Potomac Recycling
(Parcel Address: 619 Burnside Place)***

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit for (A) an increase in number of permitted vehicles per day (amending SUP #2007-00029); and (B) a Special Use Permit review.	Planning Commission Hearing:	March 7, 2023
	City Council Hearing:	March 18, 2023
Address: 625 Burnside Place (Parcel Address: 619 Burnside Place)	Zone:	I/Industrial
Applicant: AWRP, Inc., represented by Duncan W. Blair, attorney	Small Area Plan:	Eisenhower West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewer: Patrick Silva, patrick.silva@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 7, 2023: On a motion made by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of the special use permit request, with an amendment to Condition #2 and subject to all other conditions, code requirements and ordinances. The motion carried on a vote of 7-0.

Reason: The Planning Commission generally agreed with the staff analysis, with an exception to the staff recommended limit of 225 vehicle daily visits in Condition #2.

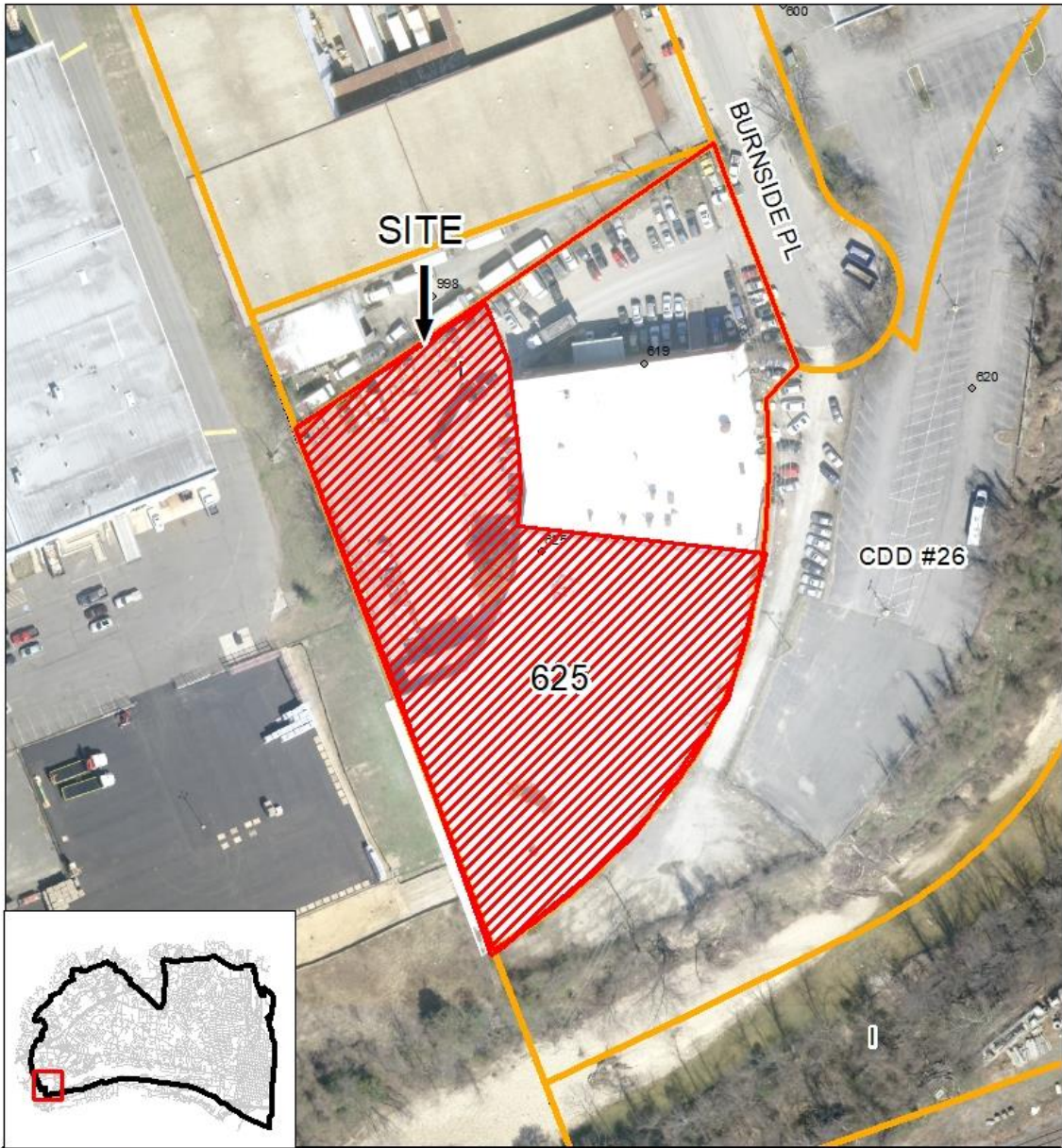
Discussion:


Commissioner Lyle recommended that the daily vehicle limit of 225 vehicles in Condition #2 was not necessary as other limits mitigated impacts, specifically the 1,000 ton limit each day. She recommended amending the condition to reflect this. She recognized that other City businesses are not limited by number of vehicles in SUPs.

Chair Macek agreed with Ms. Lyle's comments, confirming that a tonnage ceiling was sufficient to control vehicle visits. Prior to the hearing, he researched typical vehicle visits for businesses and found that 250 vehicle trips reflected a sharply lower figure representing trip demand for other retail uses.

Speakers:

Duncan Blair, applicant attorney, spoke in favor of the SUP request and stated that his client was in favor of removing the ceiling on the number of vehicle visits to the site.



 **Special Use Permit #2022-00109**
625 Burnside Place

0 40 80 160 Feet

N

PROJECT LOCATION MAP

I. DISCUSSION

REQUEST

The applicant, AWRP, Inc., requests Special Use Permit (SUP) approval to amend Special Use Permit #2007-00029 to increase the allowed daily vehicle visits to Potomac Recycling, located at 625 Burnside Place from 150 to 225 visits per day, amending condition #2. In addition, the overall Special Use Permit requires review as per Condition #39.

SITE DESCRIPTION

The subject property is one lot and parcel of record with 145.3 feet of frontage on Burnside Place, a depth of 359 feet, and an area of 93,774 square feet (see Figure 1). The lot is developed by a one-story warehouse building with a floor area of 56,560 square feet. Autocraft Body and Paint occupies 22,862 square feet on the northeast side of the building. The 37,214 square foot portion of the building the applicant occupies has been used for 27 years as a recycling facility. Access to the proposed recycling facility is through the parking lot used by the auto body shop (see Figure 2).



Figure 1: Site context



Figure 2: Site as viewed from entrance to Alexandria Waste Recovery

The surrounding area is occupied by a mix of industrial and commercial uses. To the north is an industrial park occupied by four commercial uses. To the south is an undeveloped parcel owned by the City of Alexandria as well as Backlick Run. The area located immediately west of the subject site is the jurisdiction of Fairfax County and is developed with an industrial park known as Plaza 500 which is occupied by five commercial uses and two churches. Backlick Run abuts the property to east.

BACKGROUND

In October 1995, a recycling facility was first approved to operate in this location as a result of City Council's approval of Special Use Permit #95-00107 which granted Waste Management Company to operate the use. In October 1999, City Council approved Special Use Permit #99-00069 to grant a change of ownership from Waste Management Company to Potomac Recycling for a change of ownership to operate a construction and demolition materials recycling facility and for a 51-space parking reduction at 625 Burnside Place. Most recently, in December 2007, City Council approved Special Use Permit #2007-00029 to increase the maximum permitted daily tonnage the facility is able to receive from 300 tons per day to 1,000 tons per day. In their approval of Special Use Permit #2007-00029, City Council also added Condition #39 which required the Special Use Permit to be brought forward for review within 120 days of the adoption of the Eisenhower West Small Area Plan which, was adopted by City Council on December 12, 2015. The Special Use Permit was ultimately not docketed within 120 days of the adoption of the Eisenhower West Small Area Plan. Recent research did not unveil why the review was not previously docketed, resulting in the review included in this staff report. Staff visited the property February 9, 2023 and found the business to be in compliance with the conditions of Special Use Permit #2007-00029.

PROPOSAL

In addition to the SUP review, the applicant proposes to increase the allowed daily vehicles visits to 225 per day from 150 visits to accommodate a growing market for the collection of local recyclable material from construction and demolition sites and small volume residential waste drops offs.

As background regarding the operation, the facility accepts recyclable materials from construction and demolition sites and is also open to Alexandria residents, businesses and public collection programs. Hazardous materials are, however, not accepted at the facility. The majority of vehicles transporting waste to the facility arrive via I-495 to South Van Dorn to Pickett Street or I-395 to Edsall Road to South Van Dorn to Pickett Street. Loads that are generated in the City arrive via major streets such as Duke and Van Dorn.

Trucks delivering construction and demolition debris to the facility enter the building and dump their materials in a large receiving area (see Figures 3 and 4). The materials are sorted by backhoe and by hand and placed into individual containers according to material type. Materials that are non-recyclable are placed onto a truck in the facility to be transported to a landfill. The recyclable materials are taken to Dumfries, VA for further processing. After materials are unloaded, trucks exit the building through a separate bay and exit the property. At the end of the day, the facility is swept. Currently, the applicant patrols the subject property and Burnside Place for litter and debris several times daily. The applicant maintains a log of trucks entering the facility and tonnage amounts by each truck to not exceed the existing maximum daily tonnage threshold of 1,000 tons nor the existing maximum daily visit threshold of 150 visits.



Figure 3: Truck unloading waste for sorting.



Figure 4: Backhoe sorting waste

Other operational details of the existing business follow and would remain unchanged:

Hours:	6 a.m. to 5 p.m., Monday - Friday, 7 a.m. to 5 p.m., Saturday
Number of Employees:	12
Noise:	The trucks that deliver material to the site arrive via major roadways; their noise will not unduly impact the commercial and industrial neighborhood.
Trash:	Trash generated on site by staff is minimal
Litter Prevention:	Operations are within an existing warehouse building. All trucks are required to be securely covered. The property is inspected on-site daily for litter by employees.

PARKING

Pursuant to section 8-200(A)(21), a recycling facility with 20 employees or less, 32,214 square feet of industrial, and 5,000 square feet of office requires 20 off-street parking spaces. This requirement is satisfied by the 20 off-street parking spaces located at the subject site for exclusive use by Potomac Recycling.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned I/Industrial. Section 4-1203(R) of the zoning ordinance permits a recycling facility only with a special use permit in the I/Industrial zone.

The subject site is located within the Eisenhower West Small Area Plan (SAP) boundaries within its Van Dorn Innovation District neighborhood. The Eisenhower West SAP

envisions the uses within the Van Dorn Innovation District as moving toward a mix of retail, office, institution, residential, and PWR (production, wholesale, and repair) uses.

II. STAFF ANALYSIS

Staff does not object to the continued operation of the use nor the requested increase in maximum permitted vehicular visits from 150 to 225 per day. Since the approval of Special Use Permit #2007-00029, the applicant has operated the business with no violations. The facility has had multiple inspections over the past eight years with no violations reported during that time.

Staff finds that the existing recycling facility provides a valuable service to the City. The recycling of construction materials is especially important in urban areas such as Alexandria and the metropolitan region at large. As the importance of recycling construction and demolition debris becomes more widely recognized the need for facilities such as Potomac Recycling will increase. It is important to allow existing facilities to adapt to meet these increasing demands. In addition, though the Eisenhower West Small Area Plan envisions the Van Dorn Innovation District transitioning away from industrial uses in the future, staff believes that the both the objective value of having recycling facilities located in the City combined with the lack of any near-term redevelopment plans for this site result in a situation in which the use would continue to be appropriate in its current location.

Staff finds that the potential for additional trucks would not adversely affect the traffic on South Van Dorn and Pickett Streets. The peak truck traffic at the site occurs when the traffic volume is lower and does not coincide with the typical rush hour traffic. Additionally, if traffic is too heavy on the streets leading to the facility or at the facility itself, the trucks can be routed to the main processing facility in Dumfries. As the peak operating times the volume of truck traffic visiting the site will be 15 to 20 vehicles per hour, staff has determined that the light at South Van Dorn and Pickett Streets can accommodate this volume of traffic.

Staff has carried over the conditions of approval from Special Use Permit #2007-00029 and has included several conditions amendments to ensure that the use will not have negative impacts on the surrounding areas. Condition #1 has been amended at the applicant's request to clarify that Special Use Permit ownership is granted to AWRP, Inc. as opposed to Sandra L. Crippen Corporation. As Sandra L. Crippen Corporation owns AWRP, Inc. with 100% ownership interest, this does not require a Change of Ownership Special Use Permit. Condition #2 has been amended to permit 75 additional vehicle visits per day. In addition, Condition #25 regarding the requirement to encourage its employees to use public transportation to travel to and from work has been amended to also require that the applicant contact the Department of Transportation and Environmental Services for information on establishing an employee transportation benefits program. Furthermore, Condition #37 has been amended to reset the requirement for a one-year SUP review if the Special Use Permit is approved. Finally, Condition #39 has been amended to require that,

should this request be approved, the Special Use Permit is docketed for City Council review 10 years from its date of approval so that the use's compatibility with the Eisenhower West Small Area Plan can be reevaluated.

Pursuant to the conditions outlined in Section III of this report, 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. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be granted to AWRF, Inc. Sandra L. Crippen Corp. only or to any corporation or other entity in which AWRF, Inc. Sandra L. Crippen Corp. has a controlling interest. (P&Z) (SUP2007-00029)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** Deliveries to the facility shall not exceed ~~650 tons per day initially, and then 1,000 tons per day, after the six-month review, or exceed 150~~ 225 vehicles per day or whichever comes first on a particular day. ~~If, at the end of the initial six months of operation, the Director of Planning and Zoning determines (i) that there have been no documented violations of the permit conditions, and (ii) that there are no problems with the operation of the use such that new or revised conditions are needed, then the maximum permitted deliveries to the facility as specified in Condition #2 shall be revised to not exceed 1,000 tons per day or 150 vehicles per day.~~ (P&Z) (SUP2007-00029) (PC)
3. The facility must accept construction and demolition debris from City of Alexandria residents, businesses and public collection programs. (T&ES) (SUP2007-00029)
4. The applicant shall report annual recycling tonnages to the Office of Recycling indicating total recycling at the facility with materials originating within the City of Alexandria listed separately. (T&ES) (SUP99-0069)
5. The facility shall accept only clean, inert materials from which garbage, food wastes, putrifables, hazardous wastes and other objectionable substances have been previously removed. (T&ES) (SUP99-0069)
6. All commercial deliveries shall be unloaded within the building only. (T&ES) (SUP2007-00029)
7. No materials waiting for processing or shipment shall be stored in uncovered containers outside the building at any time. (T&ES) (SUP2007-00029)
8. Only compaction, processing or packaging of recyclable materials will be allowed. (T&ES) (SUP99-0069)
9. Residuals shall be disposed of daily, and any outdoor trash receptacles shall be covered at all times when not in use. (T&ES) (SUP99-0069)

10. No hazardous materials shall be handled, stored or processed. (T&ES) (SUP99-0069)
11. No organic compounds may be handled, stored or processed on-site. (T&ES) (SUP99-0069)
12. Applicant shall obtain all required permits including hauling permits from the City for its trucks and shall use only haul routes designated by T&ES. (T&ES) (SUP2007-00029)
13. No vehicles waiting to use the facility shall line up on the City's roadways, public rights-of-way, or beyond the subject property. (P&Z) (SUP99-00069)
14. The outside areas (parking lot, driveway, street, and sidewalk) shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas at least twice daily to insure proper upkeep. (T&ES) (SUP99-00069)
15. The hours of operation shall be Monday through Friday 6:00 a.m. to 5:00 p.m. and Saturday, 7:00 a.m. to 5:00 p.m., or as the City Code may apply. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP2007-00029)
16. All trucks entering and exiting the facility shall be covered to prevent spillage of materials in route. (T&ES) (SUP99-00069)
17. Residuals shall be disposed of at the Alexandria Waste-to-Energy Plant on Eisenhower Avenue or other facility, such as Lorton Resource Recovery Facility, satisfactory to the Department of Transportation and Environmental Services. (T&ES) (SUP99-00069)
18. The applicant shall operate under a permit from the Virginia Department of Environmental Quality (DEQ) prior to receiving a Certificate of Occupancy. (T&ES) (SUP2007-00029)
19. No noxious odors shall emanate from the property. (Health) (SUP2007-00029)
20. Condition satisfied.
21. Condition satisfied.
22. Condition satisfied.
23. Condition satisfied.
24. Lighting of the site shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP99-00069)

25. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work, mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z) (SUP2007-00029)
26. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP2007-00029)
27. The applicant shall maintain accurate logs of the number of vehicles and tonnage processed daily. These logs shall be made available to staff upon request. (P&Z) (SUP2007-00029)
28. The applicant shall control odors, smoke, fugitive dust, and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined the Department of Transportation and Environmental Services. (T&ES) (SUP2007-00029)
29. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP2007-00029)
30. Applicant shall spray water on all on-site paved surfaces, including truck ramps, at least twice daily to control fugitive dust due to vehicle traffic. More frequent water spraying shall be conducted if necessary to effectively control fugitive dust emissions from the on-site paved surfaces. (T&ES) (SUP2007-00029)
31. Applicant shall perform wet vacuuming of the paved road and parking lot at least twice daily. This shall include the driving lane in front of the Autocraft Body and Paint facility, as well as the entire length of Burnside Place up to its intersection with S. Pickett Street. More frequent wet vacuuming shall be conducted if necessary to effectively control fugitive dust emissions from the paved roads. For safety reasons, AWRP shall be exempt from wet vacuuming during periods when temperatures are, or are expected to drop, below 32 degrees Fahrenheit. The applicant shall maintain a daily log of water spraying and wet sweeping/wet-vacuuming operations, and shall make the log available to the City for review upon request. (T&ES) (SUP2007-00029)
32. Applicant shall maintain additional water sprays inside the building so as to provide adequate coverage on the entire floor area where waste is handled and stored. This shall include areas where waste is loaded and unloaded from trucks. AWRP shall maintain the water sprays in proper working condition at all times, and operate all

- sprays during operations as necessary to minimize the generation of fugitive dust. (T&ES) (SUP2007-00029)
33. Applicant shall keep all exterior doors, except the bay doors used by transport trucks, closed or covered with hanging strip curtains as a routine matter during operations to prevent fugitive dust from leaving the building. To further minimize dust from leaving the building, AWRP shall install and maintain misters, as approved by Department of Transportation and Environmental Services (T&ES), on all bay doors used by transport trucks. (T&ES) (SUP2007-00029)
 34. Applicant shall employ all appropriate measures to prevent excessive idling of delivery trucks while on site so as to minimize truck exhaust emissions. The measures shall take into account the expected delivery schedules and the loading and unloading duration for each truck. (T&ES) (SUP2007-00029)
 35. Applicant shall allow access to the City of Alexandria at all times during normal business hours for inspection of the facility. Failure to allow such access shall be sufficient grounds for enforcement action. (T&ES) (SUP2007-00029)
 36. Applicant shall obtain all required permits including hauling permits from the City for its trucks and shall use only designated haul routes. (T&ES) (SUP2007-00029)
 37. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions, (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) (SUP2007-00029)
 38. The applicant shall designate an employee whose responsibility will be to assure compliance with all conditions of the special use permit. The name and phone number of that employee shall be provided to the Department of Planning and Zoning and to a representative of the surrounding property. (City Council) (SUP2007-00029)
 39. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be docketed for City Council review ~~within 120 days~~ 10 years (March 2033) after ~~of approval~~ dooption of Special Use Permit #2022-00109 ~~the Eisenhower West Small Area Plan.~~ ~~(City Council)~~ (P&Z) (SUP2007-00029)

STAFF: Patrick Silva, Urban Planner, Department of Planning and Zoning

Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, Division Chief, Department of Planning and Zoning

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 The existing SUP conditions shall remain in place.

Code Enforcement:

C-1 Accessible parking spaces shall comply with VCC and VEBC.

Health Department:

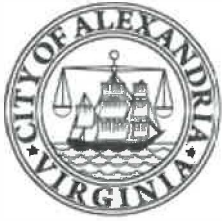
No comments received.

Parks & Recreation:

No comments received.

Police Department:

F-1 No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

625 Burnside Place, Alexandria, Virginia

PROPERTY LOCATION: _____

Part of 67.03 01 23

I/Industrial

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT: AWRP, Inc.

Name: _____

625 Burnside Place, Alexandria, Virginia

Address: _____

City review of Special Use Permit 2007-0029 pursuant to condition 39 and

PROPOSED USE: _____

request to amend condition 2 to permit more that 150 vehicles per day.

- 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.

Duncan W. Blair, attorney/agent

Duncan W Blair

Revised 1 10 22

12/1/22

Print Name of Applicant or Agent
524 King Street

Signature
703 836 1000

Date
703 549 3335

Mailing/Street Address
Alexandria, Virginia 22314

Telephone #
dblair@landcarroll.com

Fax #

City and State Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

625 Burnside Place, Alexandria, Virginia

As the property owner of _____, I hereby

(Property Address)

Recycling Facility

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name: TEK Joint Venture

Phone: 609 504 0127

Address: 8050 Sandhill Ct., W. Palm Beach

Email: JShiek@aol.com

Address: FL 33412-3105

Signature: By: [Signature] SUNATHA SHIEK

Date: 12/13/2022

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.

AWRF, Inc. is a Virginia corporation. The sole shareholder of AWRF, Inc is the Sandra L. Crippen

Corporation, a Virginia corporation.

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. AWRF, Inc.	625 Burnside Place, Alex. Va,	100%
2. Sandra L. Crippen, Corporation	625 Burnside Place, Alex. Va.	100% of AWRF, Inc.
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.		
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. AWRF, Inc.	None	
2. Sandra L. Crippen, Corporation	None	
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.

12/12/22
DORCAS W BARR
[Signature]

Date
Printed Name
Signature

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 625 Barnside Place, Alex. VA. (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. TEK Joint Venture	8060 Sandhill Ct. West Palm Beach, FL. 33412	100%
2. Jonathan Shiekman	8 clubhouse Lane Boynton Beach 33436	50% of TEK
3. Steve Davidson 4. Michelle Davidson	8060 Sandhill Ct. West Palm Beach, FL. 33412	25% of TEK 25% of TEK

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).

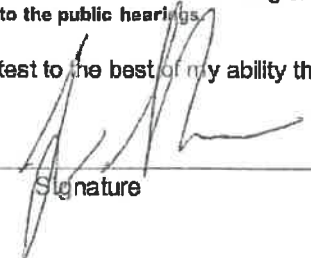
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. TEK Joint Venture	None	
2. Jonathan Shiekman	None	
3. Steve Davidson 4. Michelle Davidson	None None	

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.

12/13/24 Jonathan Shiekman
Date Printed Name


Signature

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Pursuant to SUP#99-00029, condition #39 which provides "the special use permit shall be docketed _____ for review within 120 days of adoption of the Eisenhower West Small Area Plan." Based on similar conditions _____ the review is to assess the redevelopment potential of the site and the compatibility of the use with other uses _____ in the area. Since 2008, the facility has operated without any complaints. The facility is the only place in the City where building materials can be dropped off for further processing by both commercial and residential users. The facility serves an important role in the City Sustainability Goals and objectives. Residents are directed to the facility by the City. Perhaps not a glamorous use, but it is a important use for the City.

_____ AWRF, Inc. is requesting that condition # 2 be amended to change the number of permitted _____ vehicles per day from 150 vehicles to 225 vehicles. The requested number of vehicles _____ will accomodate the increase in private vehicles owned by Alexandria residents who come to _____ facility to dispose of and recycle materials that are not accepted at the Waste to Energy Facility or _____ as residential trash or recycling. The number of residential vehicles per day has dramatically _____ increased over the past few years. The increase will allow the facility to meet demand rather _____ than turn away vehicles. _____

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: City review and request to amend SUP condition.

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).

The number of vehicles (patrons) is limited by SUP condition 2 to 150 vehicles per day.
AWRF, Inc. is requesting to increase the number of permitted vehicle per day to 225 vehicles.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

10 -12 employees are onsite Monday-Saturday 5 am to 7 pm.

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

Day: Monday - Saturday

Hours: 6 am to 5 pm

No vehicles are allowed onto the rounds once the maximum vehicles per day is exceeded.

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

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

The recycling facility has operated since 1999 without any complaints

concerning noise generated by the recycling facility.

B. How will the noise be controlled?

It is not anticipated that any new noise measures are required.

concerning noise generated by the recycling facility.

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

The recycling facility has operated since 1999 without any complaints

concerning odor generated by the recycling facility.

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)
Trash generated will be minimal office trash and disposed of in an 4.0 cubic yard
dumpster collected by a commercial collection company.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per
week) Approximately 4.0 cubic yards per month.

C. How often will trash be collected?
Monthly by a commercial collection company.

D. How will you prevent littering on the property, streets and nearby properties?
Littering has not been a problem. However, the property is inspected daily for
litter and street sweeping is performed 2 times a day on the property, Burnside
to its intersection with Pickett Street.

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:

There is a 500 gallon diesel fuel tank on the property for fueling equipment
used as part of the facilities' operations. The tank is refilled monthly.

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:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
The safety protocols that have been in place since 1999 (SUP#99-0069) will

remain in place and it is not anticipated that additional measures be needed to

ensure the safety of nearby residents, employees and patrons.

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.

PARKING AND ACCESS REQUIREMENTS

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

_____ 20 Standard spaces 11 in front paved area and 9 at rear of the building
_____ 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?
Not applicable.

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? _____ 1

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? In side of the facility.

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

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

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?

The existing public facilities are adequate to serve the facility.

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? N/A square feet.

18. What will the total area occupied by the proposed use be?

37,214 sq. ft. (existing) + _____ sq. ft. (addition if any) = 37,214 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 & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

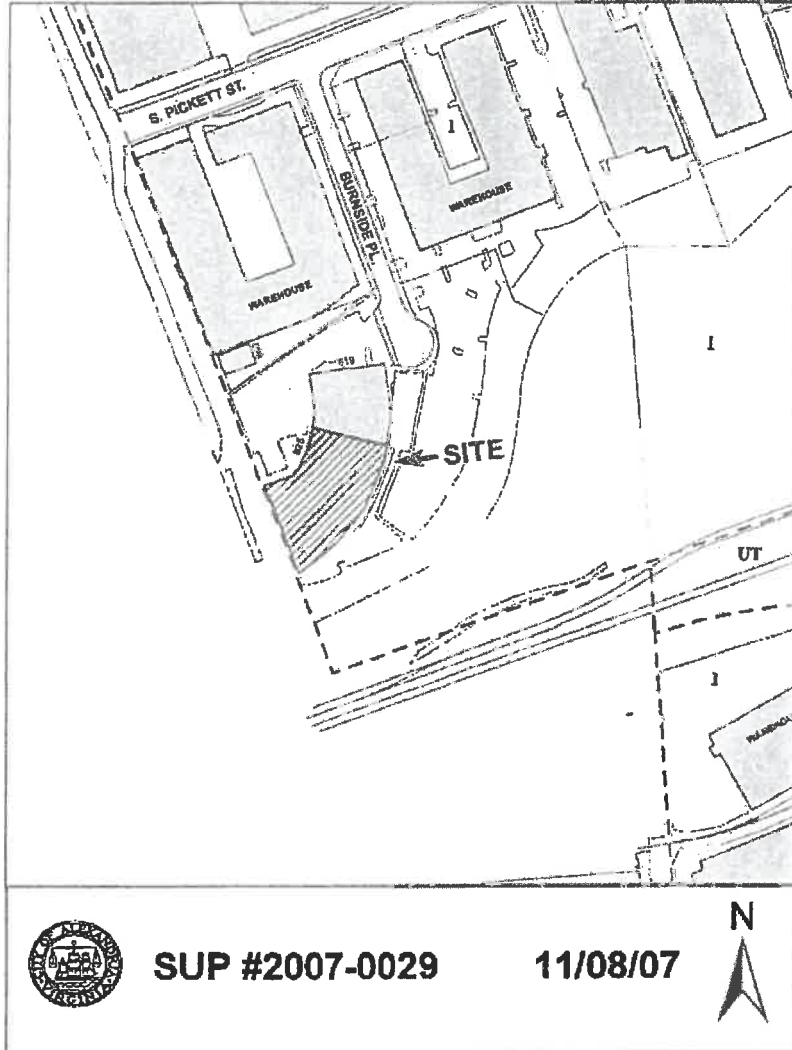
If Applicable

- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets

SUP #2007-0029
625 Burnside Place





2022 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):

Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2022
Account Number: 110827
Tax Period: 2022
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 7, 2023

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUP #2022-00109 –
625 BURNSIDE PLACE, POTOMAC RECYCLING

This memorandum provides additional information as a follow-up to a question raised by Chair Macek at this briefing with Commissioner Koenig.

Chair Macek asked about potentially removing the cap of 225 vehicles visiting the recycling plant at 625 Burnside Place, as the applicant requested and as staff amended in Condition #2. He followed by asking staff to find if other similar businesses are regulated with a vehicle limitation. Staff learned this business is unique in the City, as it accommodates a broad range of visits by residents, company and construction vehicles, no other uses with SUPs were found to be similar and, therefore, references to another condition limitation was not available for comparison.

A nearby use, Virginia Paving, does not have a limit on the number of trips but truck traffic is regulated in other ways to minimize off-site impacts, largely noise. When a metal recycling center was proposed for a location on Wheeler Avenue, truck traffic and noise were the two major concerns expressed by neighbors.

Given that the applicant requested an increase in vehicle visits from 150 to 225 in its application, staff evaluated the traffic volume generated from only from an additional 75 daily vehicles for this SUP request and found that traffic impacts would not be significant. Staff continues to recommend approval of Special Use Permit #2022-00109, Condition #2 with a cap on number of vehicle visits as it finds that a defined number is an easily monitored method for the applicant to mitigate traffic and truck impacts.