

DOCKET ITEM #3
Special Use Permit #2018-0002
4536-4598 Eisenhower Avenue – (Parcel Address: 4536
Eisenhower Avenue)
Umbrella SUP for Several Commercial Uses

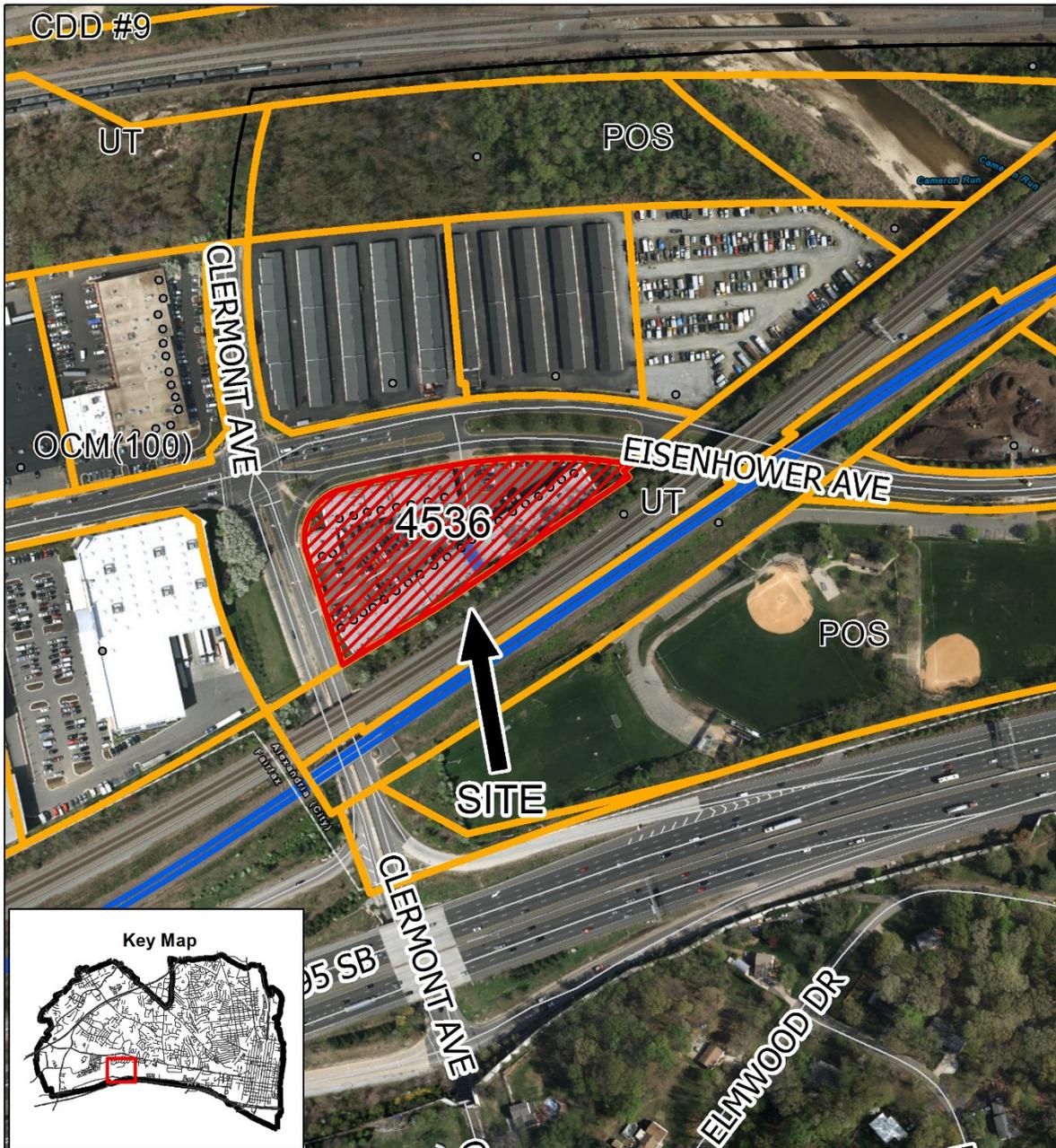
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

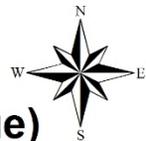
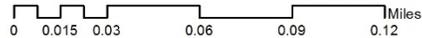
Application	General Data	
Public hearing and consideration of a request to amend SUP#2011-0082 to extend the SUP expiration date.	Planning Commission Hearing:	April 3, 2018
	City Council Hearing:	April 14, 2018
Address: 4536 -4598 Eisenhower Avenue (Parcel Address: 4536 Eisenhower Avenue)	Zone:	OCM (100) / Office Commercial Medium
Applicant: Claremont Investors, LLC, represented by M. Catharine Puskar, 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: Madeleine Sims, madeleine.sims@alexandriava.gov



Special Use Permit #2018-0002
4536 - 4598 Eisenhower Avenue
(parcel address: 4536 Eisenhower Avenue)



I. DISCUSSION

The applicant requests Special Use Permit approval for an amendment to SUP #2011 to extend the date of City Council SUP review from October 2023 to October 2033.

SITE DESCRIPTION

The subject parcel is one triangular-shaped lot of record at the intersection of Eisenhower and Clermont Avenues. It has an estimated 637 feet of frontage on Eisenhower Avenue, 300 feet of frontage on Clermont Avenue, and a total lot area of 123,475 square feet.

The subject parcel is developed with two warehouse-style buildings. The larger of the buildings contains over 34,000 square feet of area, and the smaller building fronting Eisenhower Avenue contains over 18,000 square feet of area. The site is also developed with a 90 space parking lot that is shared by all tenants. The buildings house multiple small businesses, including Peruvian Brothers catering, Kiwi Kuisine, flower designer Sweet Root Village, and automobile repair businesses.



The surrounding area is composed of commercial uses. In addition, the area along Eisenhower Avenue is notable for its concentration of similar buildings and uses, many with umbrella SUPs. American Self Storage is located to the north, Restaurant Depot, a large kitchen supply store, is located to the west, and to the south is I-495.

BACKGROUND

The site has been home to multiple businesses and tenants throughout the years. The subject site was constructed as approved through SIT #77-0013, to include two warehouse-type buildings and an on-site parking lot. City Council approved SUP #2829 to Exxon Mobil in 1994 for a variety of non-complying and special uses including, auto repair, and wholesale businesses. A City Council SUP review date was included as September 2004. Then in 2003, City Council approved SUP #2003-0080 for a change of ownership from Exxon Mobil to Claremont Business Center and an extension of the City Council SUP review date from September 2004 to October 2018. In 2004, staff administratively approved SUP #2003-0118 for a change of ownership from Claremont Business Center to Claremont Investors, LLC. In 2011, City Council approved SUP #2010-0078 to extend the date of review from 2018 to 2023. In 2012, City Council approved

SUP #2011-0082 to amend the SUP to include animal care facility with overnight accommodations.

In 2011, a violation for SUP #2372 was issued to 4540 Eisenhower Avenue, HP Mopeds, for outdoor display without SUP approval, the violation was corrected. In 2011, a Code complaint was filed for a missing Fire Prevention Permit at 4550 Eisenhower Avenue and another code complaint was filed that same year for an open dumpster and liquid spill at 4556 Eisenhower Avenue, the violations were corrected. A recent SUP inspection revealed that the applicant complied with all SUP conditions.

PROPOSAL

The applicant, Claremont Investors, LLC, proposes amending SUP #2011-0082, Condition #6, to extend the year of review by City Council from October 2023 to October 2033. The applicant has multiple leases that are due to expire prior to the October 2023 date of review, and in order to renew leases and ensure that tenants will be compliant with the conditions of the SUP, the applicant requested the extended date of review. The applicant proposes no other changes to the buildings, site, or the SUP conditions.

PARKING

The parking requirement for all uses at the site is 57 spaces. An excess of 33 spaces exists in the 90-space parking lot. Section 8-200 (F)(7) of the Zoning Ordinance permits existing parking spaces to remain.

ZONING / MASTER PLAN DESIGNATION

The subject property is zoned OCM-100/Office Commercial Medium. The approval of SUP #2011-0082 granted special use permit approval for the SUP and legal non-complying uses as identified in Condition 2.

The subject property is located within the Eisenhower West Small Area Plan. The uses are consistent with the small area plan as interim uses. The Eisenhower West Small Area Plan envisions this site to be redeveloped for mixed-use (office/residential/retail).

II. STAFF ANALYSIS

Staff recommends approval of the request to extend the review date of this umbrella SUP as an amendment to Condition #6 of SUP #2011-0082. Staff has analyzed the timeline for redevelopment and affirms that an extension of the SUP date of review would not adversely affect redevelopment at this site and in the surrounding area. The Eisenhower West Small Area Plan provides the framework to guide anticipated redevelopment over the next 25-year time horizon and encourages interim uses as the market matures in the area. The City Council review date of October 2033 as proposed in Condition #6, is consistent with City Council approval of SUP #2017-0100 in November 2017 at 5380 Eisenhower Avenue for an umbrella SUP which

also includes a staff assessment of redevelopment potential five years in advance of a City Council review.

The site itself has been compliant with previous conditions and there are no zoning violations on record. The last code violation was in 2012 for trash in a storm drain which was immediately corrected. In addition, the continuation of the umbrella SUP would allow for small businesses to continue operating out of these tenant spaces.

Conditions have been carried forward from SUP #2011-0082, including provisions identifying the uses approved at the property (Condition #2), prohibiting the space from being largely occupied by a single tenant (Condition #3), mitigating odor (Condition #7), and requiring property maintenance (Condition #11). The date of City Council SUP review has been amended in Condition #6 from October 2023 to April 2033, in addition staff has included an administrative review in 2028 to analyze compatibility and redevelopment of the site. Staff has amended Conditions 8, 10, 14, and 15 related to cleaning, trash, employee training, and parking, respectively, to reflect standard condition language. Condition #16 was added to encourage employees to use public transportation while Condition #17 was added to require the applicant to monitor the area for litter.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

II. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or any business entity in which the applicant has a controlling interest. (P&Z) (SUP#2829)
2. The following uses are permitted on the subject property: (P&Z) (SUP#2011-0082)

- Light automobile repair
- Carpenter shop and repair services
- Wholesale business
- Bakery
- Warehouse and storage
- Building materials storage and sales
- Machine shop
- Pet supplies, grooming and training, with or without overnight accommodations
- Printing and publishing facilities
- Sheet metal shop
- Convenience store
- General automobile repair
- Catering operation

Private school
Research and testing
Social service use

3. No single tenant may occupy more than 25 percent of the total floor area of the subject building space, or 12,750 square feet, for one of the above uses. (P&Z) (SUP#2829)
4. This approval is valid as long as the existing buildings remain unchanged. A "change" of the existing buildings sufficient to invalidate this approval is one that requires a site plan under section 11-403 of the zoning ordinance. (P&Z) (SUP#2829)
5. **CONDITION AMENDED BY STAFF:** Any motor vehicle repair operation shall comply with the following conditions: (P&Z) (T&ES) ~~(SUP#2003-0080)~~
 - a) All vehicles stored on the property shall be parked in a ~~neat and orderly fashion~~ striped parking spot at all times.
 - b) No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure.
 - c) No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure.
 - d) No vehicles shall be displayed, parked, or stored on a public right-of-way.
 - e) The area around the garage shall be kept free of debris and maintained in an orderly and clean condition.
 - f) No vehicles shall be loaded or unloaded on the public right-of-way.
 - g) No debris or vehicle parts shall be discarded on the public right-of-way.
 - h) The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the buildings and no amplified mechanical sound shall be audible at the property line. (T&ES)
 - i) All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
 - j) The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications.

- k) No material shall be disposed of by venting into the atmosphere. (T&ES)
 - l) No paint or coatings shall be applied outside of a paint spray booth. (T&ES)
 - m) Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
6. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, 10 years from approval (April 2028) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. This special use permit shall also be reviewed by City Council in ~~October 2023~~ April 2033 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (~~SUP #2010-0078~~)
7. The applicant shall control odors, smoke 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 by the Department of Transportation and Environmental Services. (T&ES) (SUP #2003-0080)
8. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys, or storm sewers. (~~SUP #2003-0080~~) (T&ES)
9. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #2003-0080)~~
10. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers which that do not allow odors to escape, and shall be stored inside or in a closed container which does not allow invasion by animals, or leaking. No trash ~~and~~ or debris shall be allowed to accumulate ~~on site~~ outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES) (~~SUP #2003-0080~~)
11. The applicant shall continue to maintain the landscaping, parking lot, and buildings in good condition and to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2003-0080)
12. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact

on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP #2011-0082~~)

13. **CONDITION AMENDED BY STAFF:** The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained. (Police) (SUP #2003-0118)
14. **CONDITION AMENDED BY STAFF:** 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. ~~inform and remind tenants of all SUP provisions and requirements.~~ (P&Z) (~~SUP #2010-0078~~)
15. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. ~~and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.~~ (T&ES) (~~SUP #2010-0078~~)
16. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
17. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

STAFF: Mary Christesen, Acting Division Chief Land Use Services
Ann Horowitz, Urban Planner
Madeleine Sims, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1. Condition 5. Any motor vehicle repair operation shall comply with the following conditions:

- b) b. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (SUP#2011-00082)
- h.) **CONDITION AMENDED BY STAFF:** The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the buildings and no amplified ~~mechanical~~ sound shall be audible at the property line. (T&ES)
- i.) All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP#2011-00082)
- k.) No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP#2011-00082)
- l.) No paint or coatings shall be applied outside of a paint spray booth. (T&ES) (SUP#2011-00082)
- m.) Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES) (SUP#2011-00082)

R-2. Condition 7. The applicant shall control odors, smoke 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 by the Department of Transportation and Environmental Services. (T&ES) (SUP #20011-00082)

R-3. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys, or storm sewers. (T&ES)

R-4. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers ~~which that~~ do not allow odors to escape, ~~and shall be stored inside or in a closed container which does not allow~~ invasion by animals, or leaking. No

trash ~~and~~ or debris shall be allowed to accumulate ~~on-site~~ outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)

- R-5. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. ~~and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.~~(T&ES)
- R-6. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-7. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 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. (T&ES) (SUP2011-00082)
- C-2 **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of ~~City Council~~ SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (TES)
- C-3 **CITY CODE REQUIREMENT ADDED BY STAFF:** Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received.

Fire:

No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 4536 - 4598 Eisenhower Avenue

TAX MAP REFERENCE: 069.01-01-08 **ZONE:** OCM(100)

APPLICANT:

Name: Claremont Investors, LLC by M. Catharine Puskar, Attorney

Address: 1945 Old Gallows Road, Suite 300 Vienna Virginia 22812

PROPOSED USE: Request to amend Condition #6 of approved SUP #2011-0082 to extend the expiration date.

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.

M. Catharine Puskar, Attorney/Agent

MCPuskar By: ROB
Signature

1/8/2018
Date

2200 Clarendon Blvd, Suite 1300

(703) 528-4700
Telephone #

(703) 528-6050
Fax #

Arlington, Virginia 22201

cpuskar@thelandlawyers.com
Email address

City and State Zip Code

ACTION-PLANNING COMMISSION: _____ **DATE:** _____
ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached authorization letter, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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.

See attached.

CLAREMONT INVESTORS, LLC
1945 Old Gallows Road, Suite 300
Vienna, Virginia 22182

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization and Consent to File Application for Special Use Permit
Amendment
4536-4598 Eisenhower Avenue
Tax Map ID 69.01-01-08 (the "Property")

Dear Mr. Moritz:

As the Applicant and owner of the above-referenced Property, Claremont Investors, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an amendment to the existing umbrella Special Use Permit for the Property and any related requests.

Very Truly Yours,

CLAREMONT INVESTORS, LLC

By: Moerka LLC, Managing Member

By: 
Glenn H. Rosenthal
Manager

Date: 1-8-2018

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. See Attached		
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 4536-4598 Eisenhower Avenue (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. See attached		
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 required 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 indicate 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](#).

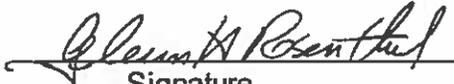
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	Not applicable
2.		
3.		

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.

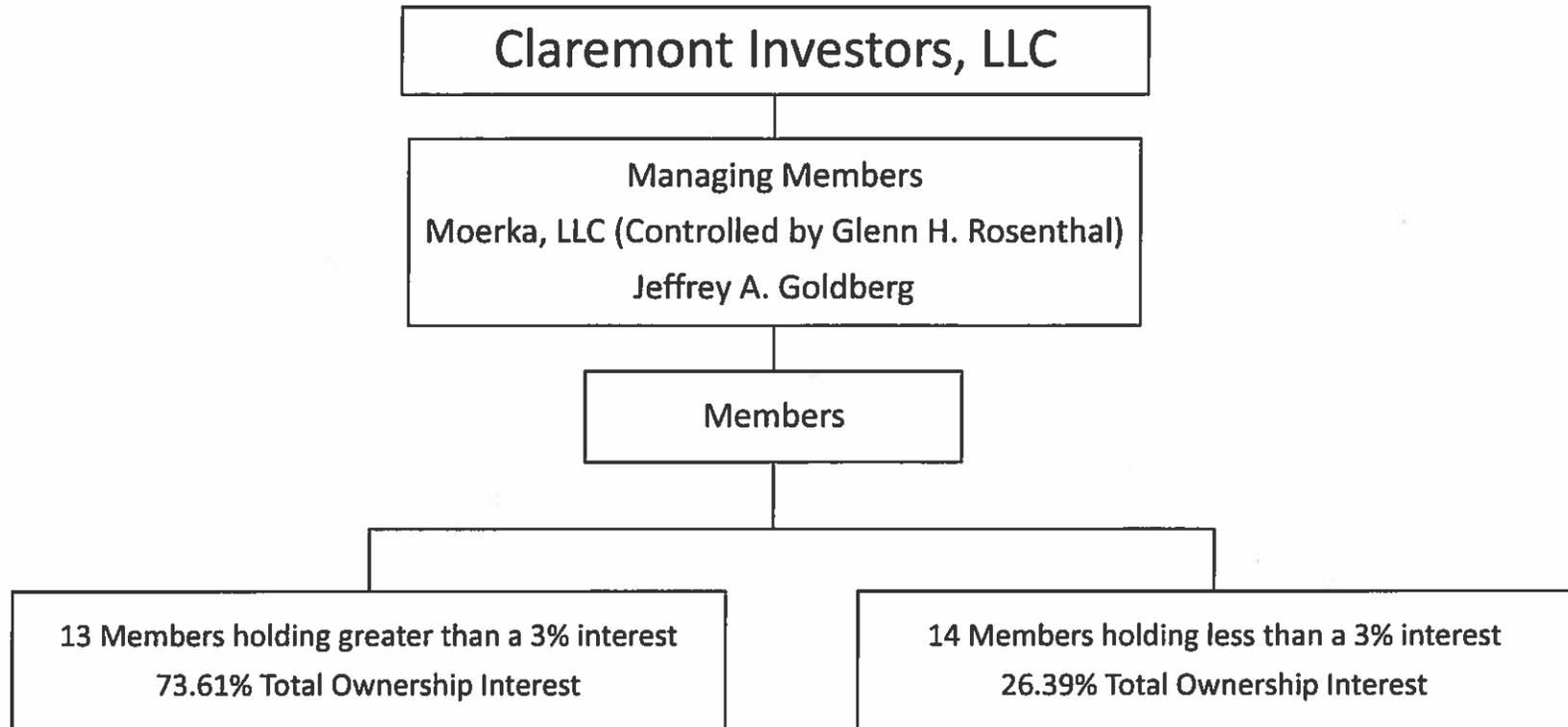
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1-8-2018
Date

Glenn H. Rosenthal
Printed Name


Signature

CLAREMONT INVESTORS, LLC ORGANIZATIONAL CHART



Claremont Investors, LLC
Schedule of Ownership Interests

Managing Members	Percentage Interest
Moerka, LLC c/o Glenn H. Rosenthal 8391 Old Courthouse Road, Suite 320 Vienna, VA 22182	50%
Jeffrey A. Goldberg 7615 McWhorter Place Annandale, VA 22003	50%

Members	Percentage Interest
James R. Burns 10328 Sager Ave., #305 Fairfax, VA 22030	5.5556%
Robert P. and Laurie R. Cohen 1905 Sunrise Drive Potomac, MD 20854	4.1667%
Robert and Anna Marie Ganassa 19117 Jerusalem Road Poolesville, MD 20837	5.5556%
Robert M. Goldberg 5829 Plainview Road Bethesda, MD 20817	9.7221%
Stuart S. Levin 5103 Chevy Chase Pkwy, NW Washington, DC 20008	5.5556%
Alan Meltzer 6707 Democracy Blvd, Suite 500 Bethesda, MD 20817	5.5556%
Carol Murphy 29009 Marbury Place Oakton, VA 22124	5.5556%
Moerka, LLC c/o Glenn H, Rosenthal 1795 Hawthore Ridge Court Vienna, VA 22182	5.5555%
Steven Rosenthal 9709 Ceralene Drive Fairfax, VA 22032	4.1667%
Barbara S. Roth 34 Pepperell Ct. Bethesda, MD 20817	5.5556%

Eugene Schonberger and Frances E. Schonberger, Tenants by the Entirety with the Common Law Rights of Survivorship 1300 Knox Place Alexandria, VA 22304	5.5556%
Wing, LLC c/o Mitchell Racoosin 7016 Natelli Woods Lane Bethesda, MD 20817	5.5556%
Zimmerman Investment Partnership, LP c/o Peter Zimmermann 3715 North 30 th Street Arlington, VA 22207	5.5556%

Statement of Justification
4536-4598 Eisenhower Avenue
Tax Map ID: 069.01-01-08

Claremont Investors, LLC (the "Applicant") owns 4536-4598 Eisenhower Avenue (the "Property") and requests to amend Condition #6 of the previously approved umbrella SUP #2011-0082 to extend the current expiration date of October 2023 by an additional ten (10) years to October 2033.

The Property is located in the southeast quadrant of the intersection of Eisenhower Avenue and Clermont Avenue. The Property contains 127,986 square feet of site area and is zoned to the OCM(100) Office Commercial Mixed-Use Zone. The Property is developed with two one-story industrial flex buildings constructed in 1978 that consist of 51,000 square feet. The buildings are occupied by a variety of uses that operate in accordance with SUP #2011-0082. The surrounding area is comprised of industrial and commercial uses to the north and west. The Capital Beltway abuts the Property to the south and east.

The Property was rezoned from I-2/Industrial to OCM(100) in June 1992. On September 8, 1994, City Council approved SUP #2829 to allow a variety of noncomplying uses on the Property that existed prior to the rezoning. On October 18, 2003, City Council approved SUP #2003-0080 for a change in ownership and an extension of umbrella SUP #2829. On February 27, 2004, the Director of the Department of Planning and Zoning approved SUP #2003-0118 for a change in ownership only. On February 12, 2011, City Council approved SUP #2010-0078 extending the expiration date of the umbrella SUP to 2023. On February 25, 2012, City Council approved SUP #2011-0082 to add overnight pet boarding as a permitted use to the umbrella SUP.

The Applicant now requests to amend Condition #6 of SUP #2011-0082 to extend the current expiration date to October 2033. The Applicant has a number of leases that will expire prior to October 2023. As indicated on the submitted tenant list, some of spaces in the buildings are vacant. In order to retain existing tenants and attract prospective tenants to fill the vacancies, the Applicant requests an extension of the SUP to provide current and future tenants with assurance that their businesses will be permitted to operate on the Property in the future. As new tenants are often required to make significant capital investments and interior alterations prior to occupancy, the requested ten (10) year extension will also provide sufficient time to allow these tenants to recoup their investment.

The Property is located in the easternmost portion of the Eisenhower West Small Area Plan (SAP), one mile from the Van Dorn Metro Station, and is ultimately planned for mixed use development at such time as redevelopment occurs. Based on current market conditions, and considering that redevelopment will likely occur first in areas proximate to Metro, the Applicant anticipates that redevelopment of the Property will not occur in the foreseeable future. Given the need for industrial and commercial space for

small businesses in the City, the requested extension will allow the Applicant to meet this demand until such time as this area redevelops.

The Applicant proposes no changes to the size of the buildings, site layout, operations, or other conditions previously approved in conjunction with SUP #2011-0082.

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: A ten-year extension of the expiration date of SUP #2011-0082

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).
Varies by tenant (no change)

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Varies by tenant (no change)

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

Day:
Varies by tenant. Up to 24 hrs/day, 7 days/week (no change).

Hours:

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
All maintenance activities are conducted inside the facility (no change).

B. How will the noise be controlled?
Varies by tenant (no change).

SUP # _____

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

All venting will be done in conformance with City Code requirements

(no change).

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)
The type of trash varies by tenant. Trash is the responsibility of the tenants
and is contained in dumpsters provided by their service companies (no change).

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Varies by tenant (no change).

C. How often will trash be collected?
Tenant trash pick up is typically one (1) to two (2) times per week (no change).

D. How will you prevent littering on the property, streets and nearby properties?
The property management company provides a sweeping service twice per
month and also on an as-needed basis (no change).

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:
Petroleum products. The amount varies by use, but all such products are disposed, stored
and utilized in compliance with applicable local, state and federal regulations (no change).

SUP # _____

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:
Varies. The Applicant will comply with existing SUP conditions and all

_____ applicable regulations (no change).

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
The Applicant will comply with the existing SUP conditions and all applicable

_____ regulations (no change).

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

- 86 Standard spaces
- _____ Compact spaces
- 4 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?
<input type="checkbox"/> Yes <input type="checkbox"/> 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?

N/A

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? None required (no change)

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

SUP # _____

- B. Where are off-street loading facilities located? N/A (no change).
- C. During what hours of the day do you expect loading/unloading operations to occur?
Varies (no change)
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Varies (no change).

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?
Yes (no change).

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?
51,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 51,000 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



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: General automobile repair and light automobile repair in accordance with approved SUP (no change).

2. What types of repairs do you propose to perform?

General and light motor vehicle repair in conformance with the approved SUP (no change).

3. How many of each of the following will be provided?

- 16 hydraulic lifts or racks
- _____ service pits
- 1 service bays

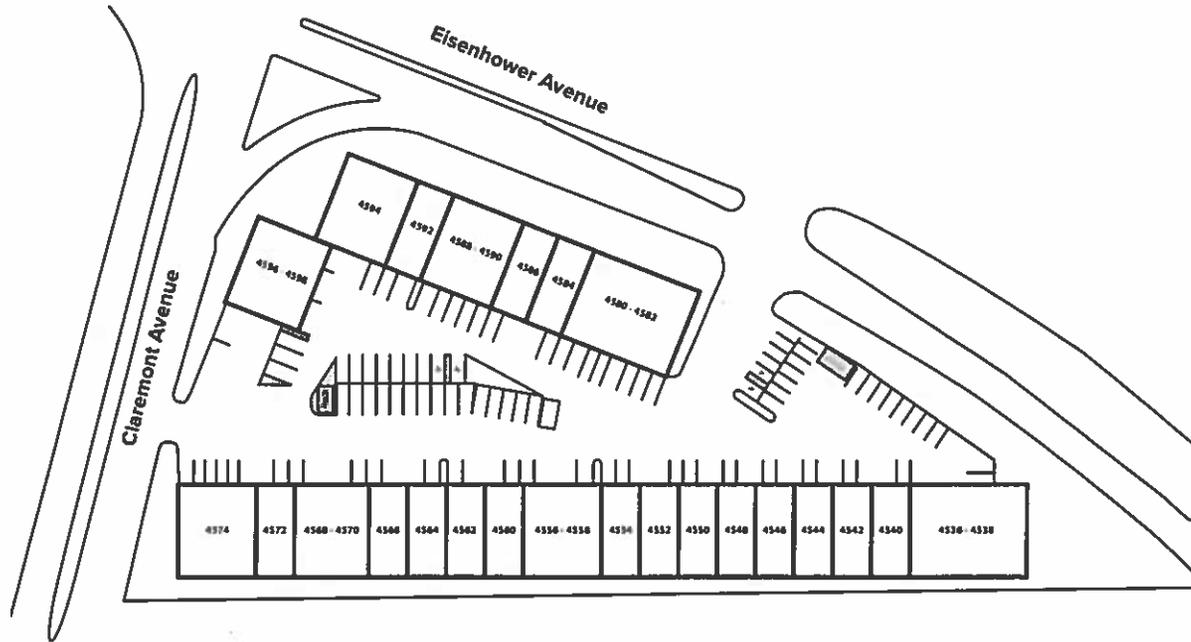
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

During the day, during normal business hours, the parking lot is approximately 90% occupied by vehicles. Vehicles belong to customers and employees. (No change).

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes No

Please note: All repair work must occur within an enclosed building.

4536 - 4598 Eisenhower Avenue
Site Plan



Note: All parking spaces are a minimum of 18.5' in length and 9' in width



Legend

- Tax Map Index
- Parcels
- Blocks
- M Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

1:4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CLAREMONT BUSINESS CENTER TENANT LIST

January 8 2018

4536-4598 Eisenhower Avenue, Alexandria, Virginia

<u>Address/Unit</u>	<u>Square Footage</u>	<u>Tenant</u>
4536-4538	5,100	A Dog's Day Out
4540	1,500	HP Mopeds
4542	1,500	Kiwi Kuisine
4544	1,500	Pacers Events
4546	1,500	ServPro
4548	1,500	Vacant
4550	1,500	Kiwi Kuisine
4552	1,500	Farsh, Inc.
4554	1,500	RIPE, LLC
4556-4558	3,000	Benz Elite
4560	1,500	Xerox
4562	1,500	Draeger Safety Diagnostics
4564	1,500	Dave's Floors
4566	1,500	Vacant
4568-4570	3,000	Sweet Root Village
4572	1,500	Roverland
4574	3,000	Roverland
4580-4582	4,500	Old Blue Barbeque
4584	1,500	K&G Auto
4586	1,500	Potomac Riverboat
4588-4590	3,000	K&G Auto
4592	1,500	Peruvian Brothers
4594	1,500	Vacant
4596-4598	3,000	Beltway Tires