



***Special Use Permit #2024-00066***  
***2300 Burke Avenue***  
***First Agape Baptist Community of Faith Church***

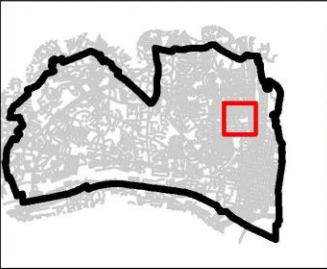
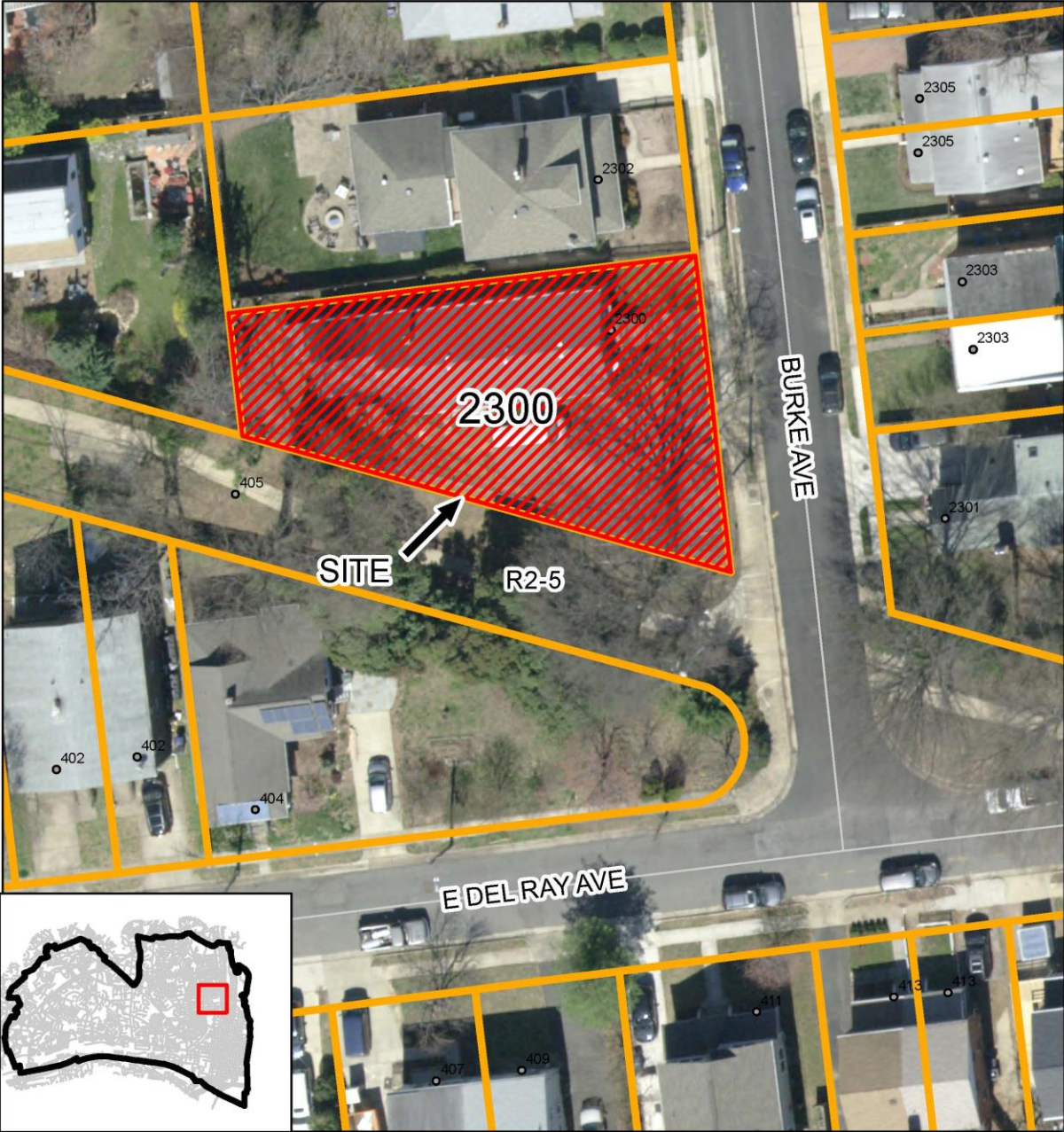
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Application	General Data	
<b>Request:</b> Public Hearing and consideration of a Special Use Permit for a parking reduction for a church	<b>Planning Commission Hearing:</b>	December 3, 2024
	<b>City Council Hearing:</b>	December 14, 2024
<b>Address:</b> 2300 Burke Avenue	<b>Zone:</b>	R-2-5/Residential
<b>Applicant:</b> First Agape Baptist Community of Faith Church, represented by Andrei Banks, R.A, MWB Architects, PC	<b>Small Area Plan:</b>	Potomac West


<b>Staff Recommendation:</b> APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
<b>Staff Reviewers:</b> Ann Horowitz, <a href="mailto:ann.horowitz@alexandriava.gov">ann.horowitz@alexandriava.gov</a>

<b><u>PLANNING COMMISSION ACTION, DECEMBER 3, 2024:</u></b> On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP#2024-00066 on the Consent Calendar. The motion carried on a vote of 6-0.
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 **SUP#2024-00066**  
**2300 Burke Avenue**

0 15 30 60 Feet

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## I. DISCUSSION

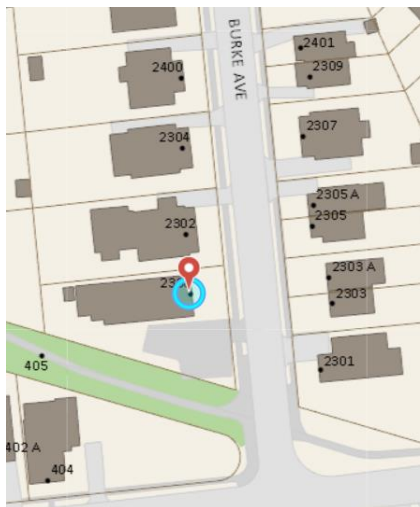
The applicant, First Agape Baptist Community of Faith Church, requests a 13-space parking reduction for a 74-seat church at 2300 Burke Avenue. The request is technical in nature as the applicant exceeds the number of parking spaces required by the Zoning Ordinance, but they are located off site at 2809 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is two lots of record, Lots 47 and 48, which in combination measure 7,524 square feet. The combined lots have 85 feet of frontage on 2300 Burke Avenue, a rear property line length of 34 feet, and a north property line measurement of 121 feet. To the south, the property borders the Mount Ida Greenway public park for 131 feet (Figure 1).

The lot is developed with a 3,506 square foot building and a three-space parking lot. Approximately 20 square feet of the parking lot encroaches into the Mount Ida Greenway, which has been City right-of-way since the 1920s and a park since at least 1995 (Figures 2 and 3).

Other than the public park to the south, the church building is surrounded by single and two-unit dwellings.



*Figure 1: Map of site*



*Figure 2: Photograph of site*

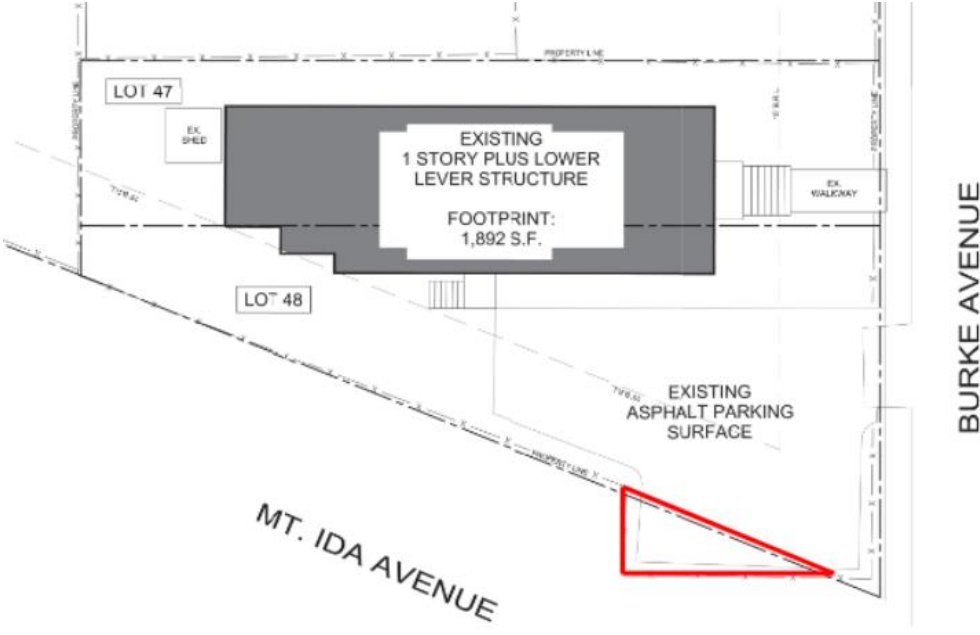


Figure 3: Area of encroachment outlined in red

BACKGROUND

The church building was constructed sometime between 1941 and 1949 and is within the Town of Potomac National Register Historic District as a noncontributing structure.

Mount Nebo Pentecostal Church most recently occupied the building until the applicant’s purchase of the property. The applicant, First Agape Baptist Community of Faith Church, has operated from 2423 Mount Vernon Avenue since 2001 and supplied 60 parking spaces for its congregants at 2809 Mount Vernon Avenue in the Truist Bank parking lot. It will relocate the congregation to 2300 Burke Avenue after completing renovations which include a 140 square-foot addition to accommodate ADA requirements (Figure 4).



Figure 4: Pending building addition

PROPOSAL

First Agape Baptist Community of Faith Church requests a 13-space parking reduction as only two spaces can be located on-site after removal of the encroachment (Figure 5). The 74-seat church use technically exceeds the parking requirement with its continuation of the Truist Bank

lease for 60 spaces at 2809 Mount Vernon Avenue. As previously arranged when operating at 2423 Mount Vernon Avenue, vans would transport parishioners between the parking lot and the church at 2300 Burke Avenue (Figure 6).

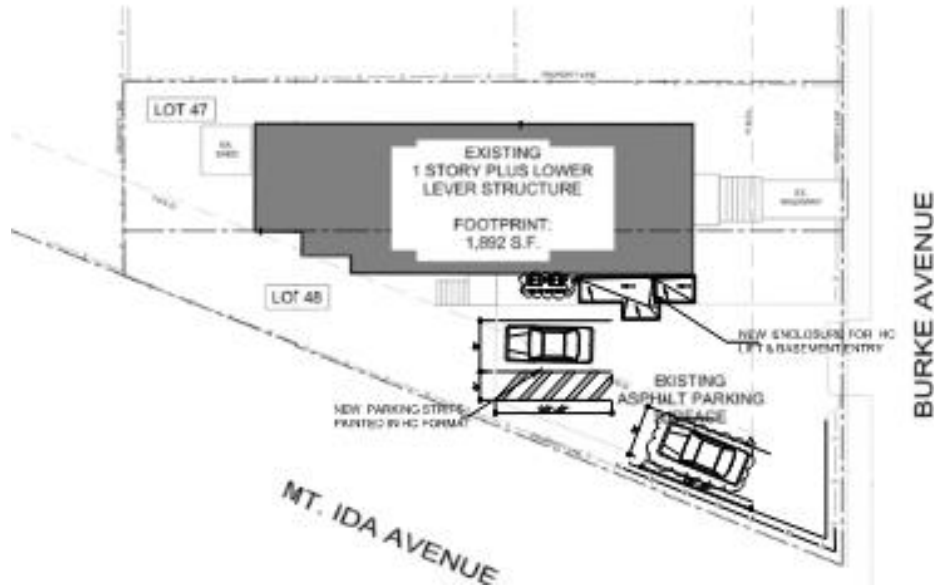


Figure 5: Two-space vehicle parking possible on site after removing encroachment area



Figure 6: Church and parking lot locations are 0.6 miles apart by vehicle

PARKING

Section 8-200(A)(10) of the Zoning Ordinance requires that churches provide one parking space for each five seats. A 74-seat church must allow for 15 on-site parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-2-5/Residential zone. Churches are permitted uses in the R-2-5 zone pursuant to Section 3-502(E). Section 8-100(A)(4) allows for reductions in the parking requirement through City Council approval of a Special Use Permit.

According to Section 8-200(F)(1)(b), when a prior existing building has been significantly altered it must comply with the current parking standards, such as one parking space for every five seats for a church in the case of this SUP request. Significantly altered for this purpose is defined by Section 8-200(F)(4)(a) as: "Significantly altered and significant alteration shall mean the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, over any two-year period, whether or not involving any supporting members of the structure or building and whether altering interior or exterior components of the structure or building, which involves expenditures amounting to 33 $\frac{1}{3}$  percent or more of the market value of the structure or building, or portion thereof, at the time of the application for an alteration permit." As the value of the 2300 Burke Avenue building in the City's real estate assessment records is \$232,782 and the building permit estimated cost for the church renovation is \$250,000, the 33 $\frac{1}{3}$  percent threshold is exceeded, and the use must comply with present-day parking requirements.

The proposed use is situated within the Potomac West Small Area Plan chapter of the Master Plan, supporting uses that are compatible with the area's residential character.

**II. STAFF ANALYSIS**

Staff recommends approval of the 13-space technical parking reduction given that the required parking is infeasible to accommodate at 2300 Burke Avenue and the applicant's continuation of a parking management plan with 60 parking spaces at 2809 Mount Vernon Avenue has proven successful for several years. Additionally, alternatives to driving are also possible as three bus routes run along Mount Vernon Avenue. The buses stop twice-an-hour and are located within one-quarter mile of the church site.

At the time of the SUP application, staff identified two site characteristics which must be recognized to ensure zoning and City Code compliance. The encroachment of the parking lot into the Mount Ida Greenway shall be removed according to the guidance outlined in Condition 2. Secondly, given the location of the building on two lots, Condition 4 alerts the applicant to consolidate the lots prior to submission of the wall check associated with the addition.

Although parking impacts were not recorded for the previous church at the property, staff includes two conditions to ensure on-street parking impacts are minimized in the residential neighborhood. The applicant must require employees and parishioners to park in the lots at 2309 Burke or 2809 Mount Vernon Avenues, according to Condition 5, and it must post information for alternative modes of transportation to the church and the parking lot locations in its communication materials, as stated in Condition 6.

Subject to the following conditions, staff recommends approval.

### III. 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 to any entity in which the applicant has a controlling interest. (P&Z)
2. In the area of encroachment, remove the asphalt, parking stops, and fence by handwork only to protect the adjacent City tree. Restore the area to its natural state, ensuring compatibility with the existing landscape (RPCA) (T&ES) (P&Z)
3. Upon removal of the parking lot encroachment, add one parking space and stripe both parking spaces at 2300 Burke Avenue, as indicated in Figure 4. (P&Z)
4. Lots 47 and 48 shall be consolidated prior to the submission of a wall check survey. (P&Z)
5. The applicant shall require its employees and congregants who drive to use off-street parking at 2300 Burke Avenue or 2809 Mount Vernon Avenue. (P&Z)
6. The applicant shall provide information about alternative forms of transportation to access the site and parking lot locations, including but not limited to printed and electronic promotional material, posting on the website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z)
7. 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)
8. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City

Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services  
Ann Horowitz, Principal Planner

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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

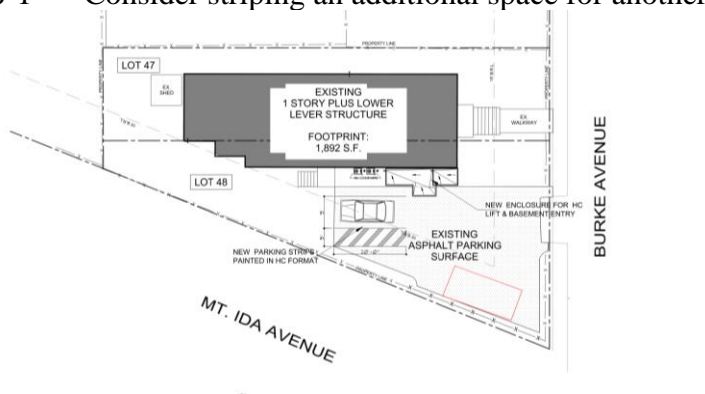
Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

R-1 Remove the existing parking lot encroachment into the public right-of-way.

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. (TES)

S-1 Consider striping an additional space for another vehicle as shown. (TES)



##### Code Enforcement:

No comments received.

##### Health:

No comments received.

##### Fire:

No comments received.

##### Recreation, Parks and Cultural Activities:

R-1 In the area of encroachment, remove the asphalt, parking stops, and fence by handwork only to protect the adjacent City tree. Restore the area to its natural state, ensuring compatibility with the existing landscape.

##### Police Department:

No comments received.



# APPLICATION SPECIAL USE PERMIT

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

**PROPERTY LOCATION:** 2300 Burke Avenue

**TAX MAP REFERENCE:** \_\_\_\_\_ **ZONE:** R-2-5

**APPLICANT:**

Name: First Agape Baptist Community of Faith Church

Address: 2300 Burke Avenue, Alexandria, Va. 22301

**PROPOSED USE:** Parking reduction for a Church

- 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.

MWB Architects, PC Andrei Banks, RA

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

Washington, DC 20011

City and State

Zip Code

Signature

09/23/2024

Date

\_\_\_\_\_

Telephone #

Fax #

\_\_\_\_\_

Email address

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of First Agape Baptist Community of Faith Church, I hereby  
(Property Address)  
grant the applicant authorization to apply for the special use permit approval of a reduction in the required parking use as  
(use)  
described in this application.

Name: David L. Taylor, Vice-Chair, Deacon Ministry Phone: 703-347-2948

Please Print  
Address: [REDACTED] Email: [REDACTED]

Signature:  Date: Sept. 23, 2024

**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.

First Agape Baptist Community of Faith Church

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 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. First Agape Baptist	2300 Burke Ave	100
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 2300 Burke Avenue, Alexandria, Va. 22301 (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. First Agape Baptist	2300 Burke Ave	100
2.		
3.	7431 Brentford Terrace Fredericksburg, Va 22407	

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).**

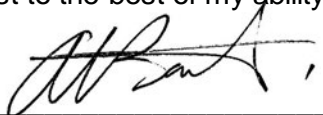
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

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. First Agape Baptist	None	None
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.

09/23/24                      Andrei Banks, RA  
 \_\_\_\_\_  
 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.)

First Agape Baptist Community of Faith Church purchased, approximately a year ago, the existing church property at 2300 Burke Ave, in Alexandria. In an effort to add ADA access, and improve the interior layout of the church, the Zoning department has determined that the cost of the improvements exceeds the trigger which requires parking compliance with current code. The church sanctuary seats 74 parishioners. Based on that occupancy, the required number of parking spaces is 15. The property cannot physically hold that number of parking spaces. The church has an agreement with the Truist Bank, a remote location at 2809 Mount Vernon Avenue, to park 60 cars which was established many years ago and is currently on-going. (See Attachment A.) The church shuttle, by van/bus, members from the bank parking lot to the church. Though the distance from the Burke Ave church to the Truist Bank parking lot exceeds 300', the church is requesting a Special Use Permit for a Reduction of parking. The Church currently has 3 parking spaces on site, however, the former owners, years back, built and paved the spaces such that they encroach onto the adjacent public park property. Zoning has said that we must remove the encroachment, and thereby eliminating the 3 parking spaces. We are adding a small additon, less than 140 sq. ft. to house the ADA access, and will provide 1 ADA compliant parking space on site.

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## 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: Special Use Permit for a parking reduction

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).

70 to 90 church parishioners on Sunday from 8am to 3pm, and  
on two weeknights from 6pm to 9pm.

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

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

4 to 6 church employees, staff on Sunday from 8am to 3pm. and  
on two weeknights from 6pm to 9pm.

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

Day:

Sunday

Hours:

7am to 4pm

Tuesday

6pm to 9pm

Thursday

6pm to 9pm

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

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

The potential noise emanation from the church will be the small Choir  
which will emanate 70 to 80 decibels intermittently during service.

B. How will the noise be controlled?

The church is on a independent lot where it has operated as a church since  
1970, more than 50 years. Noise has not been a overriding issue for its  
neighbors, and will not be increased by it continued use as a church.

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

No potential odors will be emanating from the continued church use.

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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)  
Printed paper (church programs) and paper plates and cups

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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)  
3 or 4 bags of garbage per week.

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C. How often will trash be collected?  
Trash pick up is scheduled twice per week on Wednesday and Saturday

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D. How will you prevent littering on the property, streets and nearby properties?  
The church maintains trash receptacles interior and exterior to the church, and has a church steward who monitors cleanliness of interior and exterior of church property.

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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? The normal functions of the Church, worship, communion and fellowship present no safety issues for the nearby residents, which are the majority of neighbors in the immediate area. Church employees and parishioners gather for Church worship and are not exposed to safety issues.

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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:

0 Standard spaces  
0 Compact spaces  
1 Handicapped accessible spaces.  
0 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?

Truist Bank, 2809 Mount Vernon Avenue, Alexandria

**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? 0

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

- B. Where are off-street loading facilities located? Cars or Vans delivering baked goods or floral arrangements will stop on the paved area south of the building, deliver and leave. No large-scale deliveries.
- C. During what hours of the day do you expect loading/unloading operations to occur? Saturday, 2pm to 6pm, prior to the Sunday service.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? One day per week over the weekend.

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 street access is adequate.

## 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? 140 square feet.

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

1,892 sq. ft. (existing) + 140 sq. ft. (addition if any) = 2,032 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



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

*Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).*

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

First Agape Baptist Community of Faith Church purchased 2300 Burke Avenue from the former church owner in 2023. ~~3 spaces existed on the site but encroached significantly onto Park property. First Agape is doing ADA access and other renovations, which require it to meet current parking requirement of 15 spaces. We can provide 1 ADA compliant space, but the elimination of the encroachment has removed the former 3 existing spaces. So we are requesting a reduction of 14 spaces because there is not area on the current property to provide the required parking.~~

2. Provide a statement of justification for the proposed parking reduction.

The church sanctuary seats 74 parishioners. The required number of parking spaces is 15. The property cannot physically hold that number of parking spaces. ~~The church has an agreement with the Truist Bank, a remote location at 2809 Mount Vernon Avenue, to park 60 cars, an agreement which was established many years ago and is currently on-going. The church shuttles, by van/bus, members from the bank parking lot to the church. Though the distance from the Burke Ave church to the Truist Bank parking lot exceeds 300', the church is requesting a Special Use Permit for a parking reduction.~~

3. Why is it not feasible to provide the required parking?

Zoning review has required we resolve the encroachment which will eliminate the 3 existing parking spaces. The provision for ADA access requires 1 ADA compliant space which we can provide on site. There is physically not additional area on the site to provide additional parking especially with the removal of the encroachment.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

\_\_\_\_\_ Yes.       No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

# Parking Management Plan

## First Agape Baptist Community of Faith Church

### On-Site Parking:

First Agape Baptist Community of Faith Church purchased 2300 Burke Avenue from the former church owner in 2023. Three (3) spaces existed on the site but encroached significantly onto Park property. Zoning has determined that the encroachment must be corrected, so the three existing spaces will be eliminated. The result is the existing site has no parking spaces.

First Agape is doing ADA access and other renovations to the building, which require it to meet current parking requirement of 15 spaces. We can provide 1 ADA compliant space on the site.



### Remote Parking:



The church sanctuary seats 74 parishioners. The property cannot physically hold the required number of parking spaces. The church has an agreement with the Truist Bank, a remote location at 2809 Mount Vernon Avenue, to park 60 cars, an agreement which was established many years ago and is currently on-going. The church shuttles, by van/bus, members from the bank parking lot to the church. Though the distance from the Burke Ave church to the Truist Bank parking lot exceeds 300', the church is requesting a Special Use Permit for a parking reduction at the church site in lieu of parking on the remote property.

### On-Street Parking:

There are two (2) to three (3) spaces maximum of on-street parking in front of the church property. There is a posted sign "No Parking – Sunday Only 10am to 2pm" which limits those spaces. Other street parking is in front of private residences, and church members use the remote lot to the greatest extent possible to maintain good neighbor relationships.



### Mitigating Negative Effects of the Parking Reduction:

The normal result of the reduction of on-site parking would be an increase of street parking in the neighborhood. However, in this case, First Agape Baptist has been remote parking at the Truist parking lot on Mount Vernon Avenue for several years at their original church, and so parishioners are familiar with the shuttle process to this location, and will continue to use the shuttle method at 2300 Burke. There will be, on Sunday, an increase of the shuttle vehicle traffic, a 10-12-seater van, but it is no louder than any other passenger vehicle and should not be a disruptive presence. The Truist parking lot is a commercial facility, and therefore 60 cars parking in this commercial area, on a Sunday, will not create any negative impact to that area.



David W. Crosby, CCIM  
Vice President  
Real Estate Manager

February 29, 2024

First Agape Baptist  
Community of Faith

Attn: Lauren Fallen

Via Email - [laurenfallen@gmail.com](mailto:laurenfallen@gmail.com)

Re: Revocable License for Parking dated December 4, 2002, as amended by Letter Agreement dated November 18, 2020, as amended by Letter Agreement dated October 19, 2021, and as amended by Letter Agreement dated November 15, 2022 (as amended, collectively, the "Parking Agreement",) between Truist Bank, as successor in interest to SunTrust Bank, and First Agape Baptist Community of Faith for parking lot at Truist Mount Vernon Branch located at 2809 Mt. Vernon Avenue, Alexandria, Virginia; Truist Property ID- 400595

Dear Ms. Fallen,

The Parking Agreement is hereby amended to extend the term of five (5) years, commencing December 1, 2023 and expiring November 30, 2028 at the current annual rate of \$600.00. Either party may elect to terminate, with or without cause, at any time with thirty (30) days prior written notice.

Except as expressly amended hereby, the Parking Agreement is hereby ratified and confirmed and remains in full force and effect. In the event of any inconsistency between the terms of the Parking Agreement and this extension, the terms of this extension shall in all cases govern.

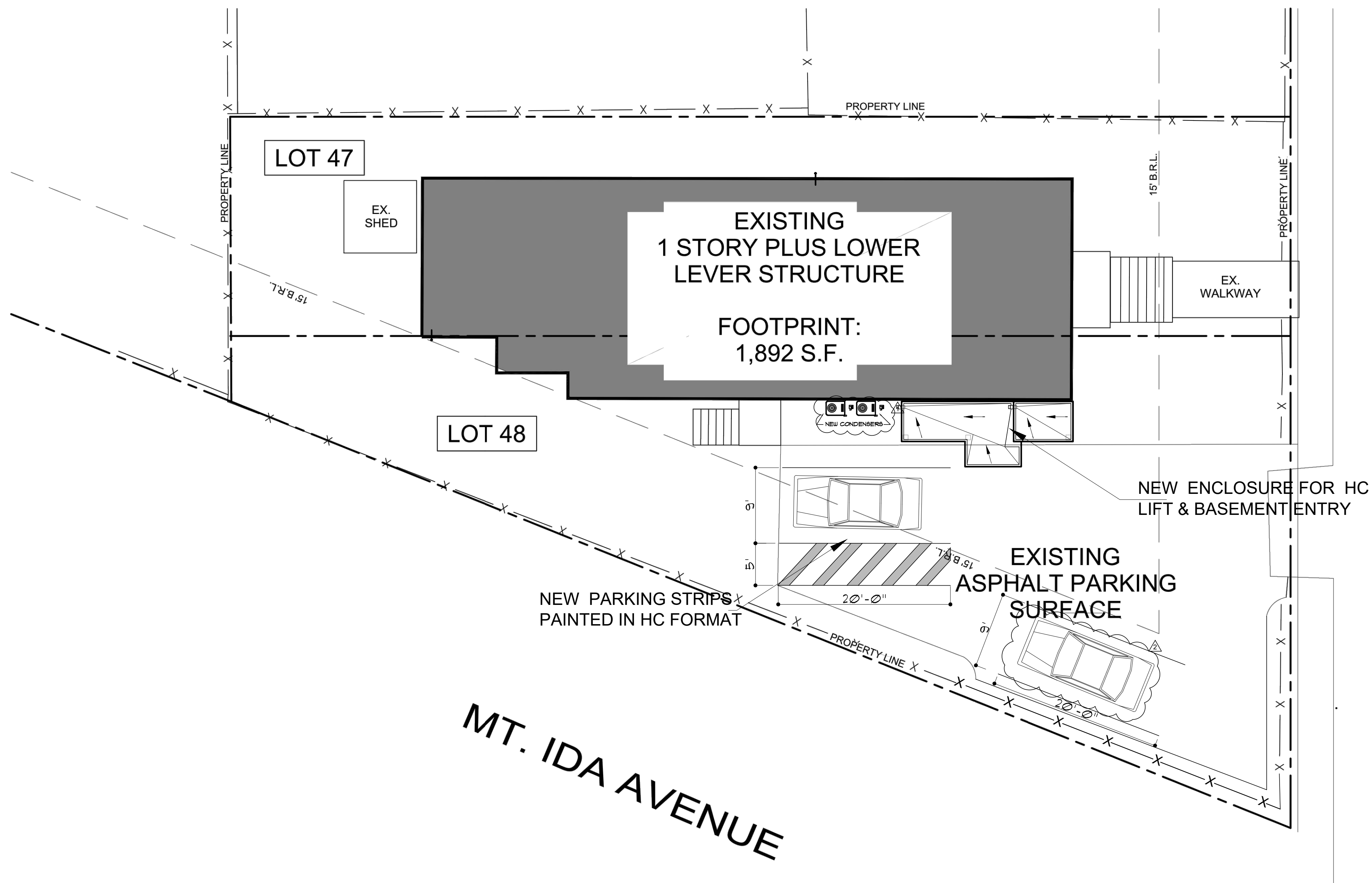
Please sign below to affirm your agreement with these terms. Should you have any questions or concerns, please do not hesitate to contact me.

TRUIST BANK, a North Carolina banking corporation

By: Ryan Schuetz  
Print Name: Ryan Schuetz  
Title: Vice President  
Date: March 12, 2024

**AGREED AND ACCEPTED:**  
**FIRST AGAPE BAPTIST COMMUNITY OF FAITH**

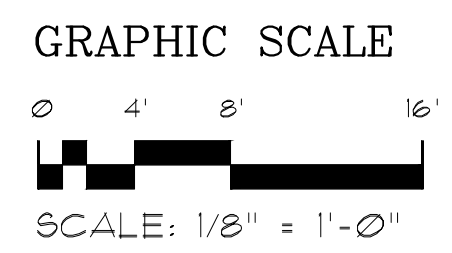
By: [Signature]  
Print Name: Lauren Fallen  
Title: Trustee Chair  
Date: 2/29, 2024



MT. IDA AVENUE

BURKE AVENUE

1  
C020 PROPOSED SITE PLAN AT 2300 BURKE AVENUE  
SCALE: 1/8" = 1'-0"



Design by:  
**TD Creations LLC**  
 7512 Earnshaw Drive  
 Brandywine, Maryland 20613  
 301 518-7606  
 e-mail: td-creations@verizon.net  
 ARCHITECT OF RECORD  
**M-W-B Architects, PC**  
 4552 Argyle Terrace, NW Suite B  
 Washington, DC 20011  
 202 674 1287  
 E-mail: atbanks@mwbarchitects.com

**PROJECT NAME**  
 FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH  
 CHURCH RENOVATION

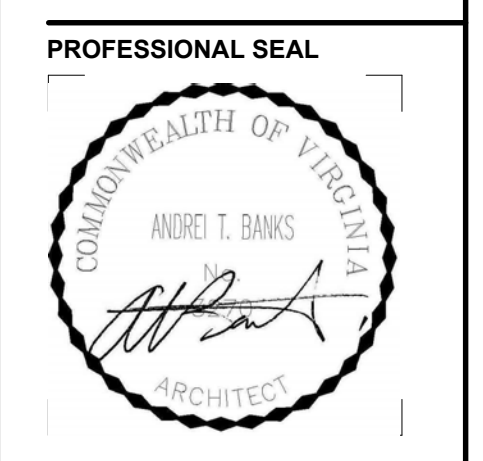
**CLIENT**  
 FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH CHURCH  
 ELDERS & DEACON BOARD

**FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH  
 CHURCH RENOVATION**  
 2300 BURKE AVE.  
 ALEXANDRIA, VA 22301

**REVISIONS**

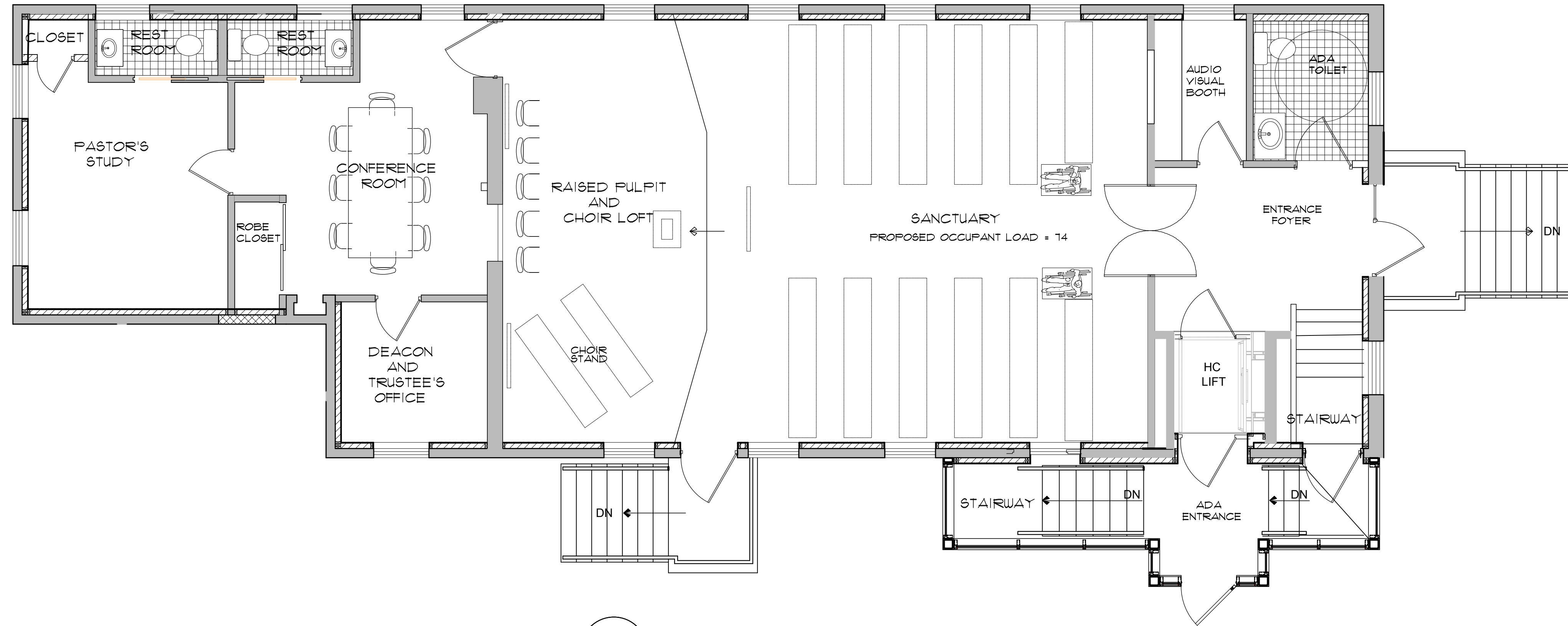
1	REVIEW COMMENT MODS 09-16-2024
2	TRANSPORTATION DIV. MODS 10-30-2024
3	
4	
5	

**DRAWING TITLE**  
 PROPOSED  
 SITE  
 PLAN

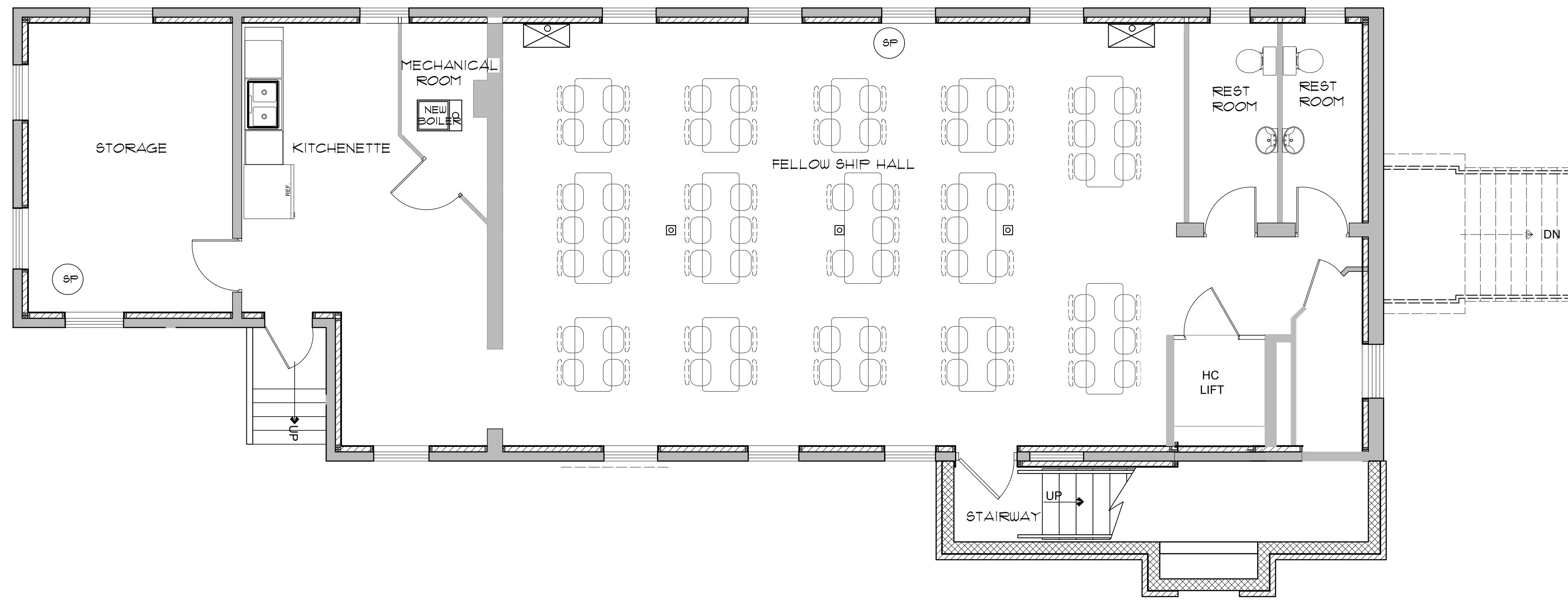


FEBRUARY 12, 2024  
 DATE OF ISSUE  
 ISSUED FOR REVIEW  
 DESCRIPTION  
 AS SHOWN TD  
 SCALE DRAWN BY  
 123123 C100  
 PROJECT # FILE NAME

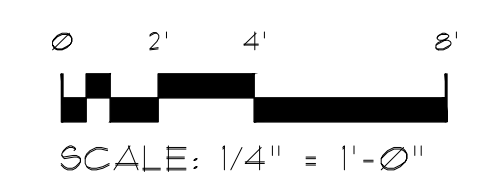
**DRAWING NUMBER**  
 C020  
 OF



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



Design by:  
**TD Creations LLC**  
 7512 Earnshaw Drive  
 Brandywine, Maryland 20613  
 301 518-7606  
 e-mail: td-creations@verizon.net  
 ARCHITECT OF RECORD  
**M-W-B Architects, PC**  
 4552 Argyle Terrace, NW Suite B  
 Washington, DC 20011  
 202 674 1287  
 E-mail: atbanks@mwbarchitects.com

PROJECT NAME  
 FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH  
 CHURCH RENOVATION  
 CLIENT  
 FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH CHURCH  
 ELDERS & DEACON BOARD

FIRST AGAPE BAPTIST  
 COMMUNITY OF FAITH  
 CHURCH RENOVATION  
 2300 BURKE AVE.  
 ALEXANDRIA, VA 22301

REVISIONS

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DRAWING TITLE  
**BASEMENT &  
 FIRST FLOOR  
 PROPOSED  
 PLANS**

PROFESSIONAL SEAL

FEBRUARY 12, 2024  
 DATE OF ISSUE  
 ISSUED FOR REVIEW  
 DESCRIPTION  
 AS SHOWN TD  
 SCALE DRAWN BY  
 1/23123 A100  
 PROJECT # FILE NAME

DRAWING NUMBER

**A100**  
 OF



# First Agape Baptist Church

2300 Burke Ave., Alex. VA. Contextual Site Image



Google Earth

Image Landsat / Copernicus  
Image © 2024 Maxar Technologies

1  
C020 SITE PLAN AT 2300 BURKE AVENUE  
SCALE: NTS

Design by:  
**TD Creations LLC**  
7512 Earnshaw Drive  
Brandywine, Maryland 20613  
301 518-7606  
e-mail: td-creations@verizon.net

ARCHITECT OF RECORD  
**M-W-B Architects, PC**  
4552 Argyle Terrace, NW Suite B  
Washington, DC 20011  
202 674 1287  
E-mail: atbanks@mwbarchitects.com

PROJECT NAME  
FIRST AGAPE BAPTIST  
COMMUNITY OF FAITH  
CHURCH RENOVATION

CLIENT  
FIRST AGAPE BAPTIST  
COMMUNITY OF FAITH CHURCH  
ELDERS & DEACON BOARD

FIRST AGAPE BAPTIST  
COMMUNITY OF FAITH  
CHURCH RENOVATION

2300 BURKE AVE.  
ALEXANDRIA, VA 22301

REVISIONS

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3	
4	
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DRAWING TITLE

CONTEXTUAL  
SITE  
PLAN

PROFESSIONAL SEAL

FEBRUARY 12, 2024  
DATE OF ISSUE  
ISSUED FOR REVIEW  
DESCRIPTION  
AS SHOWN TD  
SCALE DRAWN BY  
123123 C100  
PROJECT # FILE NAME

DRAWING NUMBER

C020-A  
OF



## First Agape Baptist Community of Faith

Date: October 10, 2024  
From: David L. Taylor, Vice-Chair, Deacon Ministry  
TO: Ann Horowitz, Principal Urban Planner – City of Alexandria  
RE: Commercial Building Alteration Review - BLDC2024-00400  
2300 Burke Avenue Alexandria, VA

We are writing to request that the Commercial Building Alteration review of our project BLDC2024-00400 building permit for renovations continue to approval with all items in order, prior to the special use permit (SUP) approval for parking reduction.

We are aware of the financial risk of moving forward with construction and do acknowledge and understand that we will not be able to hold services in the facility without SUP for parking reduction approval.

We trust that this acknowledgment, along with our revised submission of the modified drawings addressing your latest comments, allows for the approval of the building permit.

Sincerely,

A handwritten signature in black ink that reads 'David L. Taylor'.

David L. Taylor  
Vice-Chair, Deacon Ministry  
First Agape Baptist Community of Faith

**From:** [td-creations@verizon.net](mailto:td-creations@verizon.net) <[td-creations@verizon.net](mailto:td-creations@verizon.net)>

**Sent:** Saturday, November 30, 2024 9:43 PM

**To:** Ann Horowitz <[ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)>

**Subject:** [EXTERNAL]Agape Church Van route

Ms. Horowitz,

Please find attached a copy of the route that the Agape Church Van will take to services on Sundays

Thomas Dorsey

MWB Architects, PC

TD Creations, LLC

4552 Argyle terrace, NW Suite B-01

Washington, DC 20011-4253

and

7512 Earnshaw Dr. Suite B

Brandywine, MD. 20613

c. 301 518 7606

e-mail. [td-creations@verizon.net](mailto:td-creations@verizon.net)

First Agape Baptist Community of Faith van route from Truist Bank, 2809 Mt. Vernon Avenue, Alexandria, Virginia 22301 to the church location at 2300 Burke Avenue, Alexandria, Virginia 22301.

Starting Trip -South on Mt. Vernon Avenue, turn left on East Del Ray Avenue turn left onto Burke Avenue. The destination is on the left.

Return Trip – South on Burke Avenue, turn right onto R. Del Ray Avenue, turn right onto Mt. Vernon Avenue. The bank destination is on the right.