

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Docket

**Tuesday, September 3, 2013**

**7:00 PM**

**City Hall Council Chambers**

## **Planning Commission**

*The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.*

*The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.*

**Sign Up to Speak - Anyone who wishes to speak at a public hearing must complete a speaker form. Speaker forms may be completed online before the hearing at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form> . Speaker forms may also be completed at the hearing or in the Planning & Zoning Office in City Hall, 301 King Street Suite 2100. If this is the first time speaking before the Planning Commission, some helpful information may be found at <http://alexandriava.gov/uploadedFiles/planning/revise%20speaker.pdf>**

**The Planning Commission will hold a work session on September 3, 2013 at 6:00pm in the City Hall Council Workroom to discuss the long range education facilities plan.**

**1. Call To Order**

**Consent Calendar**

*An item on the consent calendar will be heard only if a Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.*

- 2.** Special Use Permit #2013-0041  
2800 Eisenhower Ave. - Private Academic School  
Public hearing and consideration of a request to operate a private academic school and a request for parking reduction; zoned OCM(100) / Office Commercial Medium.  
Applicant: Westwood College represented by M. Catharine Puskar, attorney

**Attachments:** [SUP13-041 Staff Report to PC](#)

- 3.** Special Use Permit #2013-0050  
5428 Eisenhower Ave. - Commercial School  
Public hearing and consideration of a request to operate a martial arts school (private commercial school); zoned OCH / Office Commercial High.  
Applicant: European Martial Arts, LLC represented by Jennifer Lankford

**Attachments:** [SUP13-050 Staff Report to PC](#)

- 4.** Special Use Permit #2013-0054  
1001 S. Washington St. and 714 Church St - Cemetery Memorial  
Public hearing and consideration of a request for the increase in height of a public art sculpture for the Contrabands and Freedmen's Cemetery Memorial; zoned POS / Public Open Space.  
Applicant: City of Alexandria Recreation, Parks and Cultural Activities

**Attachments:** [SUP13-054 Staff Report to PC](#)

5. Development Special Use Permit #2013-0012  
923 King Street - King Building at 923  
Public hearing and consideration of a request for an extension of a previously approved development special use permit and site plan (DSUP2010-0002) to construct an addition for restaurant and apartment units; zoned KR/King St Retail.  
Applicant: Shoja-Maddahi Seyed Hossein  
**Attachments:** [DSUP13-012 Staff Report to PC](#)

- 6A&B. Development Site Plan #2013-0015  
Transportation Management Plan SUP #2013-0058  
5001 Eisenhower Ave. - Victory Center  
Public hearing and consideration of a request for A) an extension of a previously approved development site plan (DSP #2010-0011) for office buildings; and B) new associated Transportation Management Plan (TMP #2005-0057); zoned OCM (100) / Office Commercial Medium  
Applicant: Eisenhower Real Estate Holdings LLC by Kenneth W. Wire, Esq.  
  
**Attachments:** [DSP13-015 Staff Report to PC](#)

### Unfinished Business and Items Previously Deferred

7. Special Use Permit #2013-0018  
1024 Cameron Street - Restaurant  
Public Hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Peyman Eskandari  
**Attachments:** [SUP13-018 Staff Report to PC](#)

### New Business

8. Special Use Permit #2013-0037  
500 & 510 N. Fayette St. and 1201 Oronoco St. - Auto Repair Shop  
Public hearing and consideration of a request to amend an existing SUP to allow additional vehicles to be stored at a noncomplying general automobile repair business with the installation of on-site parking lifts; zoned CRMU-M / Commercial Residential Mixed Use Medium.  
Applicant: Automotive Service Garage Inc. represented by Dennis Whitestone  
  
**Attachments:** [SUP13-037 Staff Report to PC](#)  
[SUP13-037 Additional Materials](#)

9. Special Use Permit #2013-0039  
111 S. Payne St. - Gelato Shop  
Public hearing and consideration of a request to operate a gelato shop (restaurant); zoned CD / Commercial Downtown.  
Applicant: Benjamin and Perla Umansky
- Attachments:** [SUP13-039 Staff Report to PC](#)
10. Special Use Permit #2013-0043  
2900 Seay Street  
Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RC / High Density Apartment.  
Applicant: AHDC Acquisition I LLC represented by Duncan W. Blair, attorney
- Attachments:** [SUP13-043 Staff Report to PC](#)  
[SUP13-043 Additional Materials](#)  
[SUP13-043 Additional Materials](#)
11. Special Use Permit #2013-0044  
831 & 833 Bashford Lane  
Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RB / Townhouse.  
Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney
- Attachments:** [SUP13-044 Staff Report to PC](#)  
[SUP13-044 Additional Materials](#)
12. Special Use Permit #2013-0045  
4 W. Nelson Ave. & 1502 & 1512 Commonwealth Ave.  
Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RA / Residential Multi-Family.  
Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney
- Attachments:** [SUP13-045 Staff Report to PC](#)
13. Special Use Permit #2013-0046  
625 E. Monroe Avenue - Potomac Yard, Landbay L, Coordinated Sign Program  
Public hearing and consideration of a request for a coordinated sign program; zoned CDD #10 / Coordinated Development District.  
Applicant: Monroe Square Partners, LLC represented by M. Catharine Puskar, attorney
- Attachments:** [SUP13-046 Staff Report to PC](#)  
[SUP13-046 Additional Materials](#)

14. Special Use Permit #2013-0048  
4746 Eisenhower Ave. (parking lot at 4740 Eisenhower Ave and 4875 Eisenhower Ave.) - Shared Parking  
Public hearing and consideration of a request for a shared parking arrangement for an existing church; zoned OCM(100) / Office Commercial Medium.  
Applicant: My Father's House Christian Church represented by Louis G. Whiting

**Attachments:** [SUP13-048 Staff Report to PC](#)

## Oral Reports By Members of the Planning Commission

### New Business Continued

15. Development Site Plan #2013-0010  
519 & 521 E Howell Ave. - The Dorn Building  
Public hearing and consideration of a request to construct a retail/office building; zoned CSL / Commercial Service Low.  
Applicant: Howell Properties, LLC represented by Duncan W. Blair, attorney

**Attachments:** [DSP13-010 Staff Report to PC](#)

### Other Business

16. What's Next Alexandria briefing
17. Staff update on the sale of 200 North Royal Street

### Minutes

18. Consideration of the Planning Commission minutes of July 2, 2013.

**Attachments:** [July 2, 2013 Planning Commission Minutes](#)

### 19. Adjournment

### Information

### Administrative Approvals

*The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.*

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

**Special Use Permit #2013-0030**

**4537 and 4539 Duke St. - Massage Establishment**

Administrative Special Use Permit for approval of a request to operate a new massage establishment.

APPLICANT: Foxchase Envy LLC

**Special Use Permit #2013-0031**

**1900 N. Beauregard St. - Restaurant**

Administrative Special Use Permit for approval of a request for a change of ownership and a minor amendment to extend hours of operation.

APPLICANT: Deni H. Jung

**Special Use Permit #2013-0033**

**5801 Duke St. - Outdoor Food & Craft Market**

Administrative Special Use Permit for approval of a request to operate an outdoor food and crafts market.

APPLICANT: Arcadia Food Inc.

**Special Use Permit #2013-0036**

**101 N. Whiting Street Suite 115 - Restaurant**

Administrative Special Use Permit for approval of a request for a change of ownership.

APPLICANT: Ben's Landmark Deli, Inc. by Kyung Soo Kim

**Special Use Permit #2013-0040**

**3800 & 3810 Butterfly Lane**

Administrative Special Use Permit for approval of a request to increase enrollment and to change hours of operation at an existing child day care center.

APPLICANT: Virginia Theological Seminary