

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, December 3, 2024

7:00 PM

**\*\*\*\*This is a preliminary docket and is subject to change at any time\*\*\*\***

**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** - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

**SEND A MESSAGE** - Send a message to the Planning Commission regarding items on this docket to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

## Call to Order

A Public Hearing will be held by the Planning Commission on Tuesday, December 3, beginning at 7 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, December 14 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

### Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

#### Registration Link:

[https://zoom.us/webinar/register/WN\\_Wymnmr4hSk-1EVRukwbOqw](https://zoom.us/webinar/register/WN_Wymnmr4hSk-1EVRukwbOqw)

#### Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 990 8270 9872

Password: 784078

### City Council (Public Hearing Webinar)

#### Registration Link:

#### Zoom Audio Conference:

Dial-in number:

Webinar ID:

Webinar Passcode:

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) or make public comments on the day of the Planning Commission hearing. For the City Council hearing, the public may submit comments to the City Clerk at 703.746.4550, at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov) or make comments on the day of the City

Council hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Lisa Chase at [alicia.chase@alexandriava.gov](mailto:alicia.chase@alexandriava.gov) or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made. For the City Council hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056).

## New Business

Special Use Permit #2024-00060

515 King Street

Public Hearing and consideration of a Special Use Permit for a personal service establishment use with a 30 foot or greater frontage on King Street; Zoned KR/King Street urban retail

Applicant: TD Bank N.A., represented by Mark M. Viani

**Attachments:** [SUP2024-00060 Application Materials](#)

Special Use Permit 2024-00061

915 Beverley Drive

Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot; Zoned R-8

Applicant: Owen L Griffing, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2024-00061 Application Materials](#)

Special Use Permit #2024-00065

3120 Colvin Street

Public Hearing and consideration of a Special Use Permit to extend the use of a temporary trailer; zoned I/Industrial

Applicant: Behrooz (Bruce) Raiszadeh

**Attachments:** [SUP2024-00065 Application Materials](#)

Special Use Permit #2024-00066

2300 Burke Avenue

Public Hearing and consideration of a Special Use Permit for a parking reduction for a church; zoned R 2-5/Residential

Applicant: First Agape Baptist Community of Faith Church, represented by Andrei Banks, MWB Architects

**Attachments:** [SUP2024-00066 Application Materials](#)

**Zoning Ordinance Subdivision cases are heard by the Planning Commission,**

**placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00012

405 East Nelson Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Residential

Applicant: SW Development Company

**Attachments:** [SUB2024-00012 Application Materials](#)

**Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00013

1210 Janneys Lane

Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R-12/Residential

Applicant: SW Development Company represented by Duncan W. Blair, attorney

**Attachments:** [SUB2024-00013 Application Materials](#)

Development Special Use Permit #2024-10007

Eisenhower East Block 20 East

Street Addresses: 2200 and 2250 Dock Lane

Tax Map Numbers: 078.02-01-23 and 089.02-01-22

Public Hearing and consideration of a request for an amendment to previously approved Development Special Use Permit #2017-00005 to allow for the

construction of a multi-unit residential building and related site improvements and with a modification; zoned CDD #2 (Coordinated Development District #2).

Applicants: Paradigm Development Company, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2024-10007 Application Materials](#)

## Minutes

## Other Business

## Adjournment

## Administrative Approvals

**If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the**

**Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.**