

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, September 5, 2017

7:00 PM

Dr. Oswald Durant Memorial Center, 1605 Cameron Street

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.

The Planning Commission will hold a work session on September 5, 2017 prior to the public hearing to receive training on new City technology. The work session will begin at 6pm and go until approximately 7pm and will be held at the Durant Center, 1605 Cameron Street.

1 Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Board or 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 #2017-0038
919 Duke Street
Public hearing and consideration of a request for a parking reduction and for setback and open space modifications to convert a building used for office to residential use; zoned: CL/Commercial Low.
Applicant: Katie Detweiler, represented by David Chamowitz, attorney
Attachments: [SUP2017-0038 Staff Report](#)
- 3 Special Use Permit #2017-0048
1132 Prince Street (parcel address: 1130 Prince Street) - Harambee Books & Artworks
Public hearing and consideration of a request to continue operation of a non-conforming use; zoned: RM/Townhouse.
Applicant: Bernard Reaves
Attachments: [SUP2017-0048 Staff Report](#)
- 4 Special Use Permit #2017-0064
44 Canal Center Plaza, Suite 401 - Café 44
Public hearing and consideration of a request to operate a restaurant; zoned: W1/Waterfront Mixed Used.
Applicant: Café 44, Inc.
Attachments: [SUP2017-0064 Staff Report](#)
- 5 Special Use Permit #2017-0069
725 South Pickett Street
Public hearing and consideration of a request for a parking reduction for an existing building used as a laundry facility; zoned: I/Industrial.
Applicant: ALSCO
Attachments: [SUP2017-0069 Staff Report](#)
- 6 Text Amendment #2017-0007
CR Zone

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a request for an amendment to Section 4-702 of the Zoning Ordinance to permit homeless shelters in the CR zone.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2017-0007 Staff Report](#)

[TA2017-0007 Additional Materials](#)

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Subdivision #2017-0005

513 & 515 Duncan Avenue

Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: RB/Townhouse.

Applicant: Nathan Shue, represented by Duncan Blair, attorney

Attachments: [SUB2017-0005 Staff Report](#)

[SUB2017-0005 Additional Materials](#)

New Business

8

Special Use Permit #2017-0071

Encroachment #2017-0002

728 North Henry Street - Mason Social

Public hearing and consideration of requests for: (A) a Special Use Permit for outdoor dining and for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-M/Commercial Residential Mixed Use.

Applicant: Mason Social, LLC

Attachments: [SUP2017-0071 ENC2017-0002 Staff Report](#)

[SUP2017-0071 ENC2017-0002 Additional Materials](#)

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Subdivision #2017-0003

2619 & 2621 Randolph Avenue

Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.

Applicant: Charles P. Halloran

Attachments: [SUB2017-0003 Staff Report](#)

[SUB2017-0003 Additional Materials](#)

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Special Use Permit #2017-0068

1504 A Mount Vernon Avenue (parcel address: 1502 Mount Vernon Avenue) - Hairy Situations Dog Grooming

Public hearing and consideration of a request for a parking reduction; zoned: CL/Commercial Low.

Applicant: Michael & Samira Hadeed

Attachments: [SUP2017-0068 Staff Report](#)
 [SUP2017-0068 Additional Materials](#)

- 11** Special Use Permit #2017-0083
 10 East Glebe Road (parcel address: 2 East Glebe Road) - Northside 10
 Public hearing and consideration of a request to add outdoor dining, extend hours,
 and add off-premises alcohol sales to an existing restaurant; zoned: CL/Commercial
 Low.

Applicant: Meridian Place Foods Group, LLC

Attachments: [SUP2017-0083 Staff Report](#)
 [SUP2017-0083 Additional Materials](#)

Other Business

- 12** Commissioner's Reports, Comments and Questions

Minutes

- 13** Consideration of the minutes from the June 7, 2017 and June 14, 2017 meetings.

14 Adjournment

Administrative Approvals

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

SUP # 2017-0050

5 Cameron Street

Request for minor amendment to permit temporary enclosure for outdoor dining area

Applicant: Blackwall Hitch Alexandria, LLC

Approved: 06/01/2017

SUP # 2017-0052

200 Swamp Fox Road

Request for change of ownership

Applicant: Amparo E. Magne

Approved: 06/01/2017

SUP # 2017-0053

106 N. Lee Street

Request for a new use for a restaurant

Applicant: Scott Shaw

Approved: 06/14/2017

SUP # 2017-0054

5200 Duke Street

Request for a change of ownership

Applicant: M. Nasar Omar & Son's Corp

Approved: 06/01/2017

SUP # 2017-0057

2850 Eisenhower Avenue

Request for a minor amendment to increase indoor seating

Applicant: ATC IV, LLC

Approved: 06/01/2017

SUP # 2017-0058

222 N. Lee Street

Request for a minor amendment to sell on premises alcohol

Applicant: Batjargai Tserendolgor

Approved: 06/16/2017

SUP # 2017-0059

Request for new use of temporary classrooms

5000 Polk Avenue

Applicant: Alexandria Public Schools

Approved: 06/29/2017

SUP # 2017-0060

3330 King Street

Request for new use of temporary classrooms trailers

Applicant: Alexandria Public Schools

Approved: 07/24/2017

SUP # 2017-0063

1530 King Street

Request for a new use of a restaurant use and outdoor dining

Applicant: Deborah Hoppe & Thomas Lee

Approved: 07/21/2017

SUP # 2017-0066

1322 Prince Street (202 S. West Street)

Request for new use for a massage establishment

Applicant: Massage Relax Center, LLC

Approved: 07/21/2017

SUP # 2017-0067
5760 Dow Avenue
Request for new use for valet service
Applicant: Amiral Nasserian
Approved: 07/21/2017

SUP # 2017-0075
305 S. Washington Street
Request to change ownership
Applicant: Old Town Trattoria
Approved: 08/10/2017

SUP # 2017-0076
108 Mount Vernon Avenue
Request for new use for a child care
Applicant: Marco Quino
Approved: 08/20/2017

SUP # 2017-0077
309 Lloyds Lane
Request for construct accessory structure for single-family dwelling on a substandard lot
Applicant: Roland Reynolds
Approved: 07/28/2017

SUP # 2017-0078
2723 King Street
Request for a minor amendment to increase the number of children on the playground and to increase student enrollment
Applicant: ALIVE! Child Development Center
Approved: 07/21/2017

SUP # 2017-0080
261 S. Van Dorn Street
Request for new use for outdoor dining for an existing restaurant
Applicant: Phil J. Chong
Approved: 08/10/2017

SUP # 2017-0085
5200 Duke Street
Request for change of ownership
Applicant: S & N Fifty Inc.

Approved: 08/10/2017

SUP # 2017-0086

428-A Hume Street

Request for a minor amendment to increase hours of operation and change of ownership

Applicant: Innovations, LLC

Approved: 08/21/2017