



***Docket Item #2  
Special Use Permit #2022-00062  
500 North Union Street – Juicebox  
Temporary Trailer***

<b>Application</b>	<b>General Data</b>	
Public Hearing and consideration of a Special Use Permit for a temporary trailer.	<b>Planning Commission Hearing:</b>	December 6, 2022
	<b>City Council Hearing:</b>	December 17, 2022
<b>Address:</b> 500 North Union Street	<b>Zone:</b>	W-1/Waterfront Mixed Use
<b>Applicant:</b> Christina Barbari	<b>Small Area Plan:</b>	Old Town North

**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 Reviewers:** Patrick Silva, patrick.silva@alexandriava.gov  
Ann Horowitz, ann.horowitz@alexandriava.gov

PROJECT LOCATION MAP



## I. DISCUSSION

The applicant, Christina Barbari, is requesting Special Use Permit approval for a temporary trailer to be used as a juice production space for a retail shopping establishment, known as JuiceBox, at 500 North Union Street.

### SITE DESCRIPTION

The subject site is a surface parking lot in the southeast corner of a 43,520 square foot lot at the corner of North Union Street and Oronoco Street, addressed as 500 North Union Street. The subject property is developed with a warehouse building known as Robinson Terminal North. The corner parcel is one lot of record with 125 feet of primary frontage facing Oronoco Street and 355 feet of secondary frontage facing North Union Street. The lot has a depth of 125 feet and a width of 355 feet (Figure 1).



*Figure 1: Subject site with temporary trailer viewed from entrance to property.*

The Dalton Wharf Office Center is located immediately east of the subject site. The City-owned Oronoco Bay Park is located immediately north of the subject site. The adjacent property to the west is an undeveloped parcel which formerly served as the port for Robinson Terminal North and is currently undergoing infrastructure upgrades as part of AlexRenew's RiverRenew sewer remediation project. The adjacent properties to the south include residential townhomes and the City-owned Founder's Park.

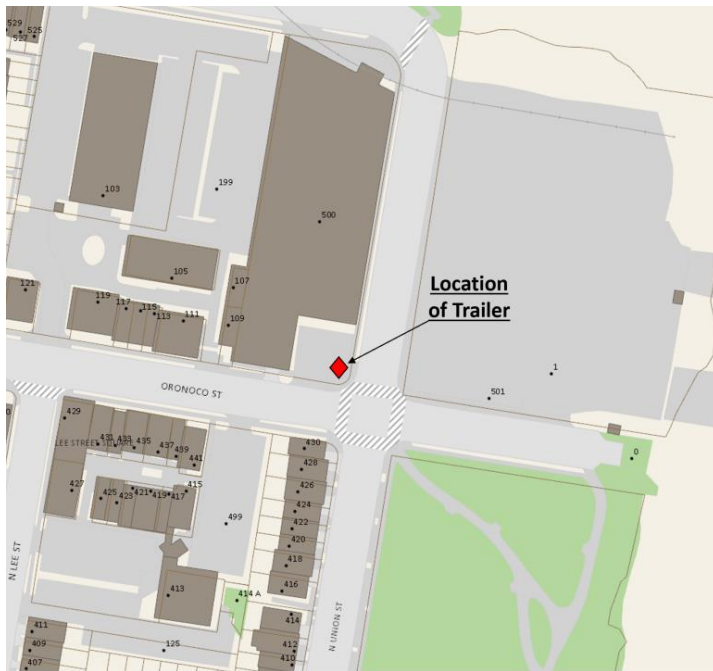
## BACKGROUND

The subject site at 500 North Union Street is developed with a warehouse building which was constructed in 1978 after City Council approved Site Plan #1974-00025 in June 1974. The most recent land use approvals for the site occurred in October 2015 when City Council approved Development Special Use Permit #2014-00007 with site plan and modifications to construct 66 multi-family residential units, a 132-room hotel and 25,000 square feet of commercial space at the parcels addressed as 500 and 501 North Union Street. In conjunction with the Development Special Use Permit approval, City Council also approved a Transportation Management Plan Special Use Permit #2014-00117, as well as Special Use Permits #2015-00039, #2015-00041, and #2015-00052 for a hotel use, restaurant use, and a facility for docking boats, respectively. However, final site plan approval has not been granted to this project and the proposed development is currently on hold. The building at 500 North Union Street is currently occupied by a restaurant equipment store.

On June 10, 2022, a zoning inspection of the subject site was conducted after the City received complaints of the operation of a commercial trailer. A Zoning Inspector confirmed that a trailer was being used as retail juice establishment at the subject site and the proprietor was informed of the need to bring the trailer into compliance through Special Use Permit approval. To bring the business into compliance with the City's Zoning Ordinance, the applicant has submitted the current application for an after-the-fact SUP review.

## PROPOSAL

The applicant is proposing to use the trailer as a temporary space to make beverages and serve guests pressed juice, water and coffee at a walk-up window on a to-go basis. The kitchen would be used on Friday, from 8 a.m. until 2 p.m., Saturday, from 8 a.m. to 4 p.m., and Sunday, from 10 a.m. to 2 p.m., and would be staffed by a single employee during operating hours. The use serves approximately 40 to 60 customers each day and the business would operate from April to November annually. Between December 1 and April 1, the trailer would be removed from the parking lot at 500 N. Union Street and stored at an off-site location. The 86 square foot trailer would be located in the southeast corner of the parcel and is 13 feet in length and 6.58 feet in width (Figures 2 and 3).



*Figure 2: Location of temporary trailer on property*



*Figure 3: Temporary trailer viewed from NW corner of N. Union St. & Oronoco St.*

## PARKING

Section 8-200(A)(16)(a) of the Zoning Ordinance requires retail shopping establishments in the enhanced transit area to provide a minimum of 0.25 parking space and a maximum of three spaces for every 1,000 square feet of floor area. The 86-square foot trailer would then have a parking minimum of one parking space. Pursuant to Section 8-100(A)(9) of the Zoning Ordinance, nonresidential uses that have a parking requirement of two spaces or less are exempt from providing the spaces, meaning no parking is required for this use.

ZONING/MASTER PLAN DESIGNATION

Section 7-1101(C) of the Zoning Ordinance allows temporary trailers for non-residential purposes with City Council approval of a Special Use Permit. A retail shopping establishment use less than 10,000 square feet in size is a permitted use in the W-1/Waterfront Mixed Use zone by right, pursuant to Section 5-502. The subject site is located within the boundaries of the Old Town Small Area Plan (SAP) and the Waterfront Overlay. The small area plan and the overlay support the operation of a small retail establishment at this location as these identify the lot for commercial uses.

**II. STAFF ANALYSIS**

Staff recommends approval of the applicant's request for a temporary trailer. The temporary trailer would provide a desirable amenity in close proximity to the City's active waterfront area and in a location where this relatively small business would not impact the surrounding commercial and residential neighborhood. Also, staff believes the use of the temporary trailer at this location would not impact parking or traffic flow given that it is anticipated that most customers will walk to the site and a low-volume of customers are anticipated at any given time.

Although staff does not expect impacts from the small business that operates with only limited hours and on a seasonal basis, conditions have been added to minimize any impacts that may arise. Condition #7 and #17 ensures that the site will be kept in a state of good cleanliness while Condition #9 and Condition #18 ensure that there will be no odor or noise-based impacts to neighboring properties. Furthermore, Condition #13, which requires that employees utilize off-street parking, will work to keep parking impacts stemming from the use to a minimum.

Given that the Zoning Ordinance allows trailers for business use only on a temporary basis, a condition with an expiration date is required in the SUP report. The temporary trailer would be permitted for up to two years beginning on April 1, 2023, when the business reopens for the season, and until April 1, 2025 with an additional three years available via approval of an Administrative Special Use Permit, as stated in Condition 19.

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

### 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
3. 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, and on how to prevent underage sales of alcohol. (P&Z)
4. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
5. Exterior power washing of the trailer shall not be completed using any kind of detergents. (P&Z)
6. Chemicals, detergents or cleaners shall not be stored outside. (P&Z)
7. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Any outdoor containers shall be removed from the lot when the business is closed and shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)(T&ES)
8. 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. (P&Z)
9. 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 & Environmental Services. (T&ES)
10. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
12. No portable generators shall be operated in operation of this unit. (T&ES)

13. The applicant shall require its employees who drive to use off-street parking. (T&ES)
14. 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
15. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
16. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
17. 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)
18. All loudspeakers shall be prohibited from the exterior of the trailer. (T&ES)
19. The temporary trailer shall be removed from the parking lot at 500 N. Union Street between December 1 and April 1. It is permitted at the site for two years beginning April 1, 2023 and until April 1, 2025 with an opportunity to increase the term for an additional three years through an Administrative Special Use Permit. (P&Z)
20. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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 the 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)

**STAFF:** Tony LaColla, Division Chief, Land Use Services  
Ann Horowitz, Principal Planner  
Patrick Silva, Urban 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:

##### **Recommendations:**

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 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)
- R-6 Chemicals, detergents, cleaners and used oil shall be stored securely inside the trailer. (T&ES)
- R-7 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-8 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-9 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the trailer or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-10 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

R-11 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-12 No portable generators shall be operated in operation of this unit. (T&ES)

**Code Requirements:**

C-1 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 SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

C-2 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)

C-3 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:

C-1 Per NEC Art 590, flexible cords are allowed for temporary installations and in order to verify code compliance an ELE permit is required.

Fire:

No comments received.

Health:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** SUP2022-00062

**PROPERTY LOCATION:** 500 N. Union St. Alexandria VA 22314

**TAX MAP REFERENCE:** 065.01-04-12

**ZONE:** W-1

**APPLICANT:**

Name: Christina Barbari

Address: 500 N. Union St. Alexandria VA 22314

**PROPOSED USE:** Using existing trailer to continue operating a mobile juicebar to be stationed on private business property.

- ☒ 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.

Christina Barbari

Print Name of Applicant or Agent

6634 S Kings Hwy

Mailing/Street Address

Alexandria VA

City and State

22306

Zip Code

Christina Barbari

Signature

8/15/22

Date

571-220-4498

Telephone #

Fax #

christinabarbari212@gmail.com

Email address

### PROPERTY OWNER'S AUTHORIZATION

As the property owner of PLEASE SEE ATTACHED APPROVAL FROM OWNER, 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.

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# 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. Christina Barbari	6634 S Kings Hwy Alexandria Va 22306	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 500 N. Union St. Alexandria VA 22314 (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. Rooney Properties LLC	500 N Union St Alexandria Va 22314	100%
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. N/a		
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.

8/15/22

Date

Christina Barbari

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.)

I currently own Juicebox Old Town and have been operating with a City of Alexandria Business License and all the other food/mobile permits to operate legally in the city since April 1, 2022. It was brought to my attention after receiving guidance from the city that I am not in compliance because they did not categorize my trailer properly. Currently I have a mobile food truck permit and are requesting I obtain a SUP for the trailer. The current use of the stationed trailer is to sell cold pressed juice, water, and cold brew coffee to outside walkers, cyclist, tourists, park goers, etc. The juicebar is currently located on private business property and conveniently located between both founder park and oronoco park. I am hoping the SUP will continue to allow me to service the locals and tourist who love stopping by.

## 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: \_\_\_\_\_

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).

Friday - Sunday only (40-60+ each day) Friday 8-2, Saturday 8-4, Sunday 10-2

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

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

1 employee to run the trailer Friday-Sunday

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

Day:

Hours:

Friday

8:00-2:00 pm

Saturday

8:00-4:00 pm

Sunday

10:00-2:00pm

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

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

Currently working out of a commissary kitchen and do not have a generator, juicer, etc running during my business hours. Noise kept to extreme minimum, typical conversation level.

B. How will the noise be controlled?

Besides typical conversation noise levels, there should never be no noise to control. However if patrons are excessively loud to the neighboring park/community I will kindly ask them to disperse my lot.

8. Describe any potential odors emanating from the proposed use and plans to control them:  
No cooking or production of any kind in my trailer. My disposal water tank along with my trash goes to my commissary kitchen. There is absolutely no odor coming from the trailer.
- 
- 

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)  
Plastic bottles if they drink near the trailer, there are currently no recycle bins from the city where I am located, so I collect and recycle when needed from my trailer
- 
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
1 bag (from my trailer) per weekend
- 
- C. How often will trash be collected?  
once a week
- 
- D. How will you prevent littering on the property, streets and nearby properties?  
If people litter the bottles, I will pick up but it has never happened
- 
- 

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 trailer is parked in a lot away from heavy traffic. Patrons can safely order without feeling their safety of any kind is at stake.

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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:

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
None \_\_\_\_\_ Other.

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

Plenty of access to street parking for patrons driving a vehicle.

**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? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? Union & Oronoca
- C. During what hours of the day do you expect loading/unloading operations to occur?  
None, I have no deliveries of any kind from outsiders.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Thursdays- My personal vehicle dropping off the juice bottles to the trailer for the weekend shift.

- 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, 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? \_\_\_\_\_ square feet.

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

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 90 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: A small lot space outside a stand alone building

**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



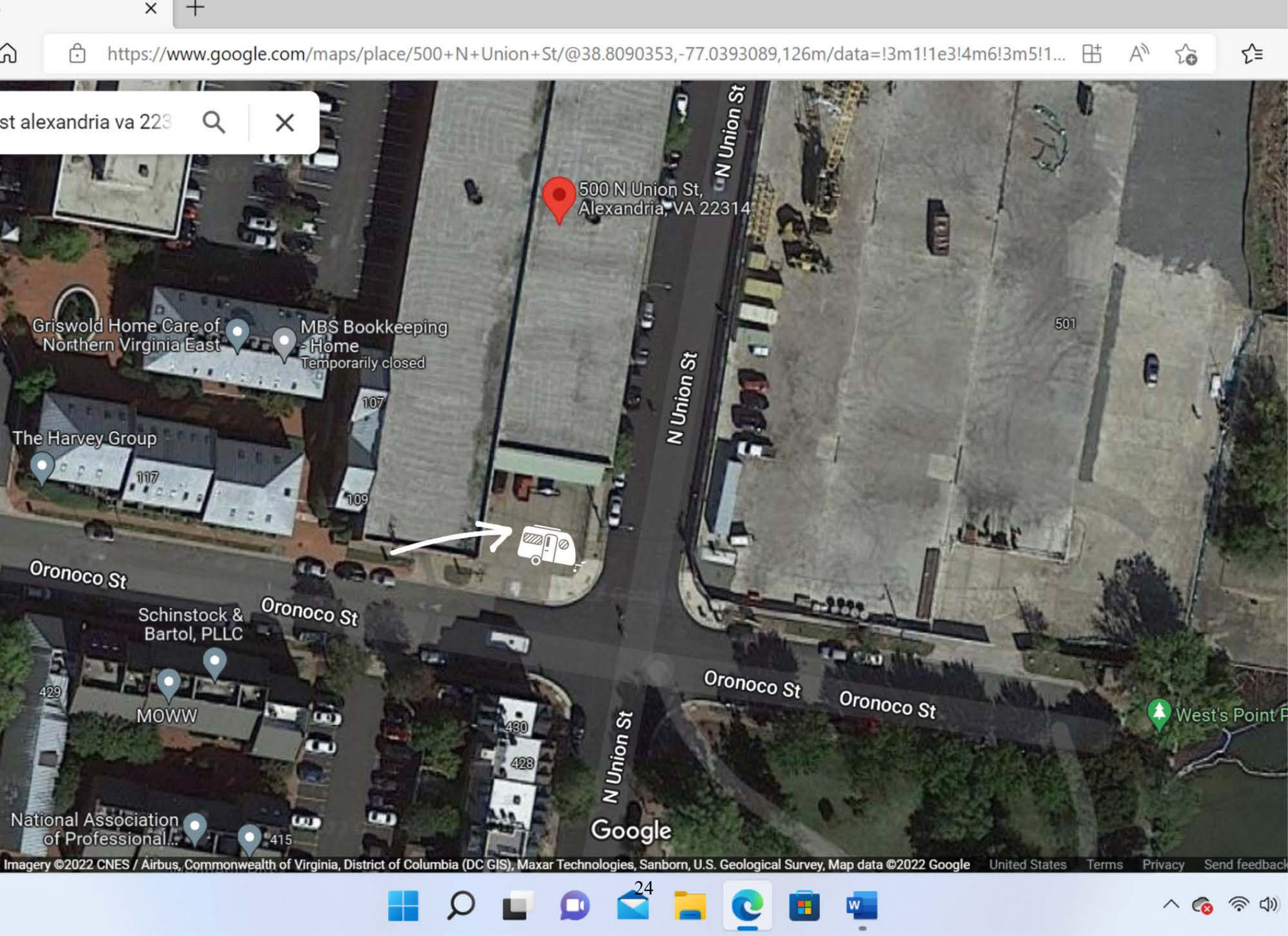




ROBINSON TERMINAL

GEORGE'S  
RESTAURANT EQUIPMENT, INC.  
500 N. Union St. • Alexandria, VA  
703-836-1800  
www.georgesrv.com

I'd Juice That  
JUICEBOX  
The Juicery



st alexandria va 223

500 N Union St,  
Alexandria, VA 22314

Griswold Home Care of  
Northern Virginia East

MBS Bookkeeping  
- Home  
Temporarily closed

The Harvey Group

Oronoco St

Schinstock &  
Bartol, PLLC

MOWW

National Association  
of Professional...

Google

Oronoco St

Oronoco St

West's Point P