



Special Use Permit #2023-00023
1033 West Glebe Road Signage

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance.	Planning Commission Hearing:	May 2, 2023
	City Council Hearing:	May 13, 2023
Address: 1033 West Glebe Road	Zone:	CG / Commercial General
Applicant: 1033 W Glebe Road ALX, LLC	Small Area Plan:	Arlandria - Chirilagua

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.

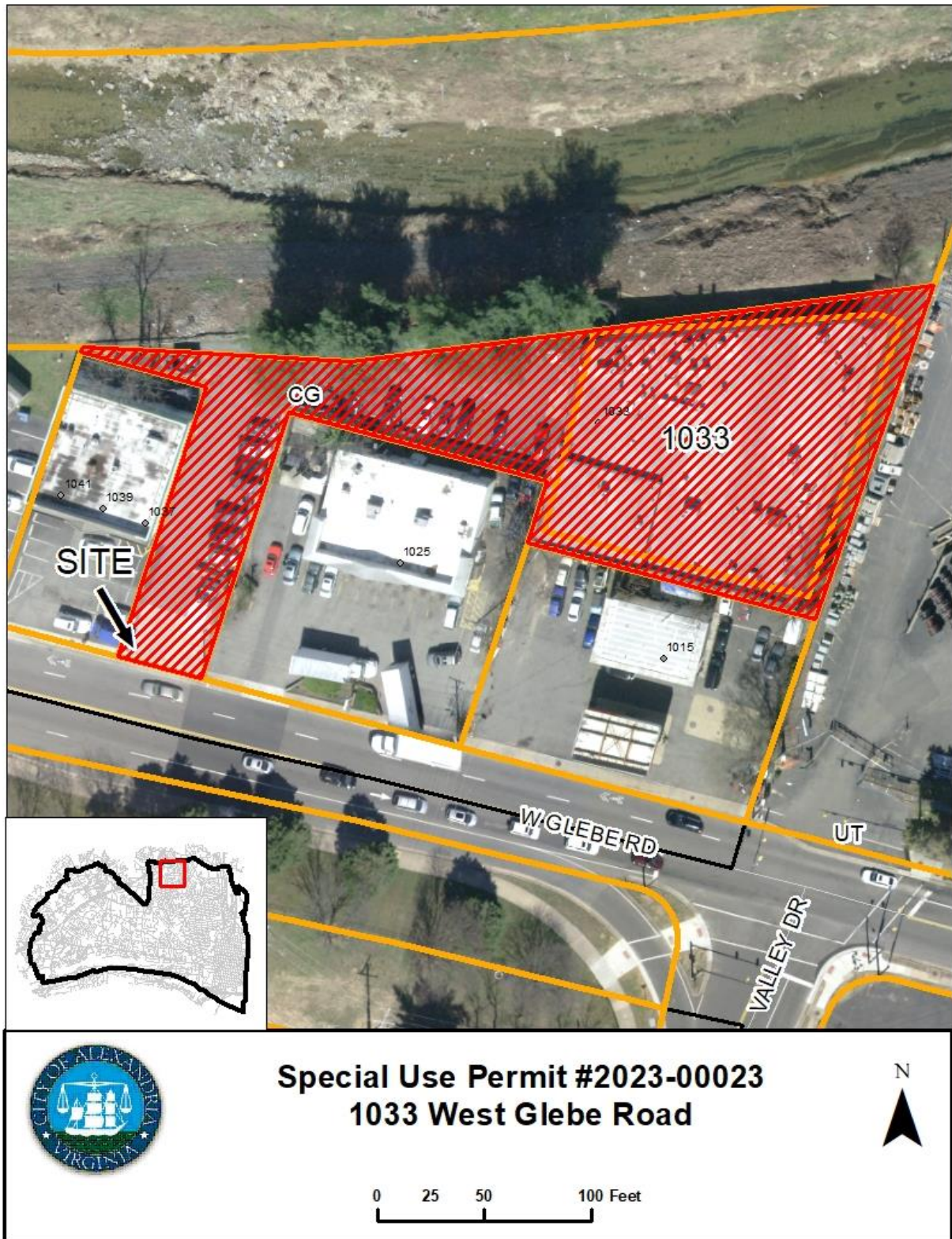
Staff Reviewers:

Mavis Stanfield, Urban Planner, mavis.stanfield@alexandriava.gov

Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 2, 2023: On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00023. The motion carried on a vote of 6-0 on the Consent Calendar, with Vice Chair McMahon excused.

PROJECT LOCATION MAP



I. DISCUSSION

The applicant, 1033 W Glebe Road ALX, LLC, requests Special Use Permit approval for a waiver of sign requirements per Section 9-103(D) of the Zoning Ordinance.

SITE DESCRIPTION

The subject property is a single parcel of record addressed as 1033 West Glebe Road. The site is developed with a 17,136 square foot building with 19 parking spaces. The property has approximately 40 feet of frontage along West Glebe Road, a depth that varies from 37 to 160 feet, and an area of 31,598 square feet. The parcel is bounded by Four Mile Run Park to the north; commercial uses, including a 7-Eleven store, a small strip mall and a service station are located to the west; the Charles Barrett Elementary School is sited to the south; and a Dominion Power office complex is located to the east. The property is approximately 350 feet from the nearest residential property, as illustrated in Figure 1 below.

BACKGROUND

The property at 1033 West Glebe Road was developed with a warehouse building in 1984. Prior to the 1992 Zoning Ordinance, the property was zoned industrial. A continuing non-complying food production facility has operated in the entire building since the property was developed, originally as Bread and Chocolate and now as American Co-Packers.

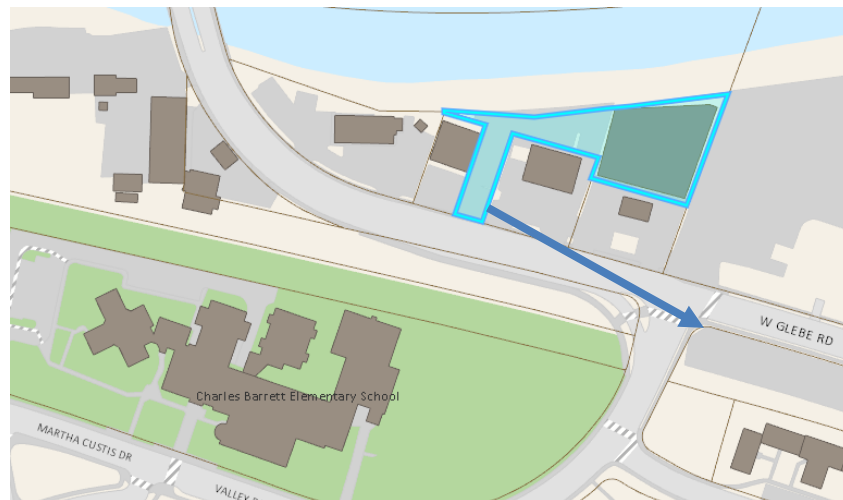


Figure 1: location of proposed signage and proximity to nearest residential property

An existing monument sign, for Bread & Chocolate Bakery Inc., which appears to have been installed with the construction of the property, is currently located 40 feet from the property line. This sign will be removed and replaced with the proposed new sign.

On July 1, 2021, Special Use Permit (SUP) #2021-00049 was approved for an administrative new use to allow the applicant to operate a restaurant, which consists of 24 separate commercial kitchens operated by restaurateurs, who prepare food for carry-out and delivery to individual

customers. As of the writing of this report, the space for the applicant is still under construction, and improvement to the driveway and parking lot has not been finalized. When completed, the restaurant and American Co-packers will each occupy approximately half the building.

At the SUP-approved restaurant use, the lobby space will accommodate customer pick-up of food, which includes off-premises alcohol sales. The restaurant will not provide indoor dining. The restaurant will operate 7 a.m. to 12 a.m. and occasionally until 4 a.m., seven days a week. The multiple commercial kitchen concept serves as a restaurant incubator for individual chefs, entering the restaurant market.

PROPOSAL

The applicant requests SUP approval to waive the sign requirements related to the minimum 100 feet lot width required for a freestanding sign. No other requests are associated with this application. The lot has an unusual shape that extends from West Glebe Road to the north and to the west and primarily the east, behind other commercial buildings.

The requested freestanding sign is proposed to be located 20 feet from the property line abutting West Glebe Road and six feet above grade, as can be seen in Figure 2 below. The sign area measures 32 square feet, the maximum area permitted by the Zoning Ordinance.



Figure 2: requested signage with existing sign in the background



Figure 3: dimensions of proposed signage

The sign face measures 23.6 square feet, and the sign depth is 10 inches. The sign base is 8.4 square feet. The sign will be externally illuminated with lights that are shielded to eliminate glare. The property address, as shown in the exhibit above, will be located on the end of the sign and will be internally illuminated with channel lettering. The address number will only appear on the end of the sign facing West Glebe Road and is not included in the sign area calculation. The other end of the sign would have the same finish, treatment, and materials but would omit any numbers shown and would have a plain surface that is not illuminated (Figure 3).

ZONING/MASTER PLAN DESIGNATION

Section 9-202(A)(5)(b) of the Zoning Ordinance allows freestanding monument signs but that they are only permitted on a lot with a width of at least 100 feet at the front lot line, only where drive-in service or off-street parking is available, and when a building is 25 feet from a side lot line or 25 feet from the front lot line. The provision requires freestanding signs to be set back at least ten feet from the front lot line and shall have no more than two faces and shall be double-faced back-to back only.

The lot width where the proposed sign will be located is only 40.1 feet, where 100 feet is required. The property does provide drive-in service with off-street parking. The building is located approximately 110 feet from the front lot line.

Section 9-105(A)(2)(a) states that lighted signs facing and in close proximity to a residential zone shall not be illuminated between 10:30 p.m. and 6:30 a.m. The proposed sign is not in close proximity to any residential property, as the nearest residential property is over 350 feet away, and

that measurement is taken from the edge of a parking lot, and not a residential building. Accordingly, staff is not recommending any limitation on illumination.

Zoning Ordinance Section 9-202(A)(iii)(5)(a)(i) allows for a maximum of one freestanding sign with a maximum area of 32 square feet and maximum height of six feet above grade to the top of the sign. The proposed sign is 32 square feet, including the base, and is six feet in height and therefore meets these requirements.

The subject property is zoned CG /Commercial General. The subject property is located within the Arlandria - Chirilagua Small Area Plan which calls for general commercial uses in the vicinity, including the subject property.

II. STAFF ANALYSIS

Staff supports the applicant's request for a Special Use Permit to waive the sign ordinance requirements for the signage located in front of 1033 West Glebe Road, subject to conditions stated in Section III of this report. The proposal satisfies the criteria of Section 9-103(D). In addition, the sign will support a business entity that may boost entrepreneurship, a stated goal of the area plan, and will increase safety in the immediate area by reducing the number of vehicles which pass the property and then must turn around because they could not see the entrance.

Section 9-103 (D) (2) indicates that a waiver of requirements can be obtained based on satisfying the following criteria:

- a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.**

The signage supports a specific use that could not be accomplished within the existing regulations, as the building on the property, which houses two businesses, is obscured by other businesses located along West Glebe Road, as demonstrated by the applicant's illustration below:

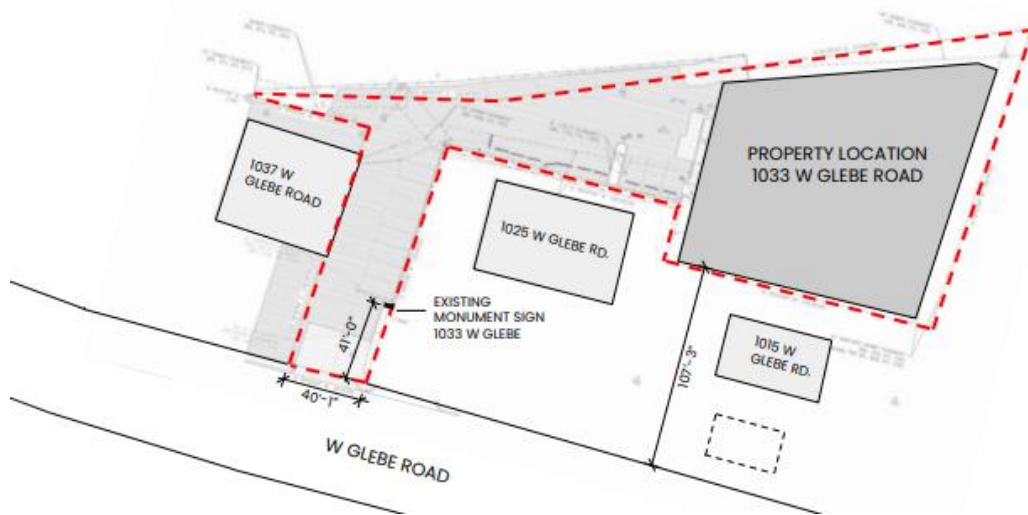


Figure 4: Original sign

Without a freestanding sign near the entrance, there is no wayfinding capacity for this property. The proposed location on the driveway entrance to the property is appropriate, as it provides direction to motorists who might otherwise miss the entrance and be forced to double-back, from either direction, to find the entrance.

b. The proposed signage will not have an adverse impact on the nearby neighborhood.

The proposed sign will have a relatively positive impact on the nearby neighborhood. The location of the sign is nearby a number of commercial establishments, where the illumination will not distract drivers or appear visually unpleasant. An existing sign, of indeterminate age which is partially obscured by foliage and is set back 40 feet from West Glebe Road, provides limited visibility and therefore wayfaring capacity. The existing sign exceeds existing sign area and height requirements as it is 7 feet nine inches in height and has sign area of 37 square feet (Figure 4). It is expected that the new sign will allow motorists to see the entrance easily, thus reducing the amount of vehicle time on West Glebe Road. The sign will not be detrimental to residential uses as there are no nearby residential facilities. Noise impacts are not relevant as the signage does not include sound.

c. The signs comply with the applicable standards for approval of a Special Use Permit set forth in section 11-504.

The proposed sign would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the use of the property will continue to conform to the City's Master Plan. The sign will have a positive impact on traffic and will not have an adverse effect on any adjacent properties. The proposed sign would not dominate the immediate vicinity as it is a monument sign and is not internally illuminated. Further, it will be smaller than the sign it is replacing.

Staff have received no comments from either of the nearby residential communities or neighboring commercial businesses.

Subject to the conditions stated 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 design and placement of the sign shall be consistent with plans and diagrams initially submitted on March 22, 2023 and as revised on April 6, 2023. (P&Z)

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:

F – 1 DROW, SWM, Transportation & Planning and OEQ do not have any additional conditions; however, the existing conditions shall remain in place. (T&ES)

Code Enforcement:

Building and sign permits are required.

Fire:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments.

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Mavis Stanfield, Urban Planner



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

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.

Print Name of Applicant or Agent

James Roth

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, 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: _____

James Roth

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.**

Site plan attached. Floor Plan NA for Signage application per discussion with Dept. of Planning and Zoning

☐ **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.

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. 1033 W Glebe Road ALX LLC		
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 _____ (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. 1033 W Glebe Road ALX LLC		
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.		
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.

_____	_____	_____
Date	Printed Name	Signature

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: N/A

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

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

Day:

Hours:

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

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

B. How will the noise be controlled?

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

- 9.** Please provide information regarding trash and litter generated by the use. N/A

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

- C. How often will trash be collected?

- D. How will you prevent littering on the property, streets and nearby properties?

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? N/A

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property? N/A

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? N/A

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks? N/A

☐ 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.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use: N/A

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ 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? [] Yes [] No</p>

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?

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: N/A

A. How many loading spaces are available for the use? _____

<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? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 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? N/A
- _____

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? N/A ☐ 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? N/A
- _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: (*check one*) N/A
- ☐ 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

SIGNS

1. How many signs exist on the property?
2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
3. Provide the length of frontage for every street that the subject property touches.
4. How many businesses are located on the property?
5. How many signs are proposed?
6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
7. How will the sign(s) be illuminated?
Sign face to be externally illuminated. Light to be shielded to eliminate glare.
Property address to be internally illuminated channel letters.

Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

SITE PLAN LEGEND

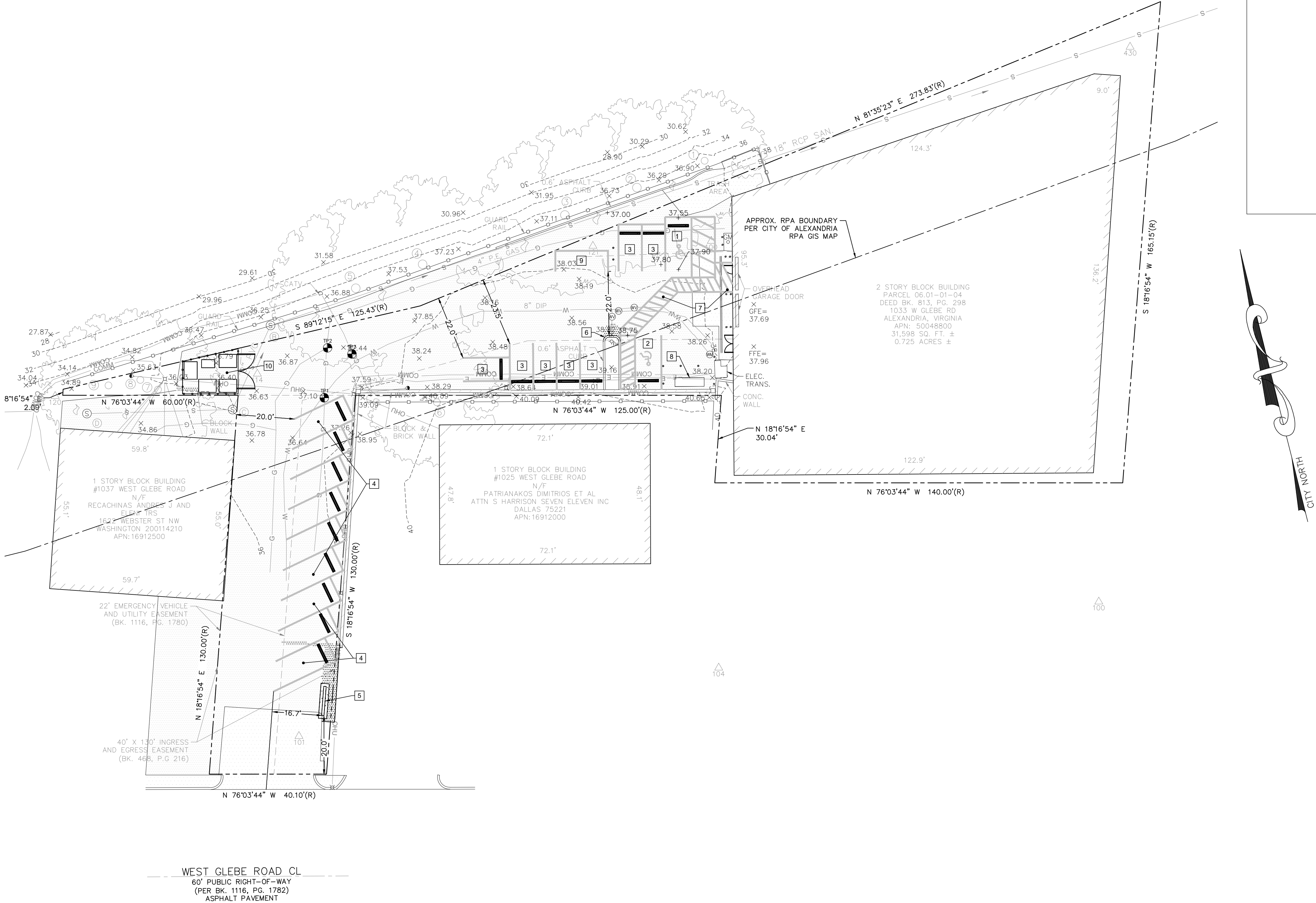
- EXTERIOR DOOR
- RETAINING WALL
- CURB AND GUTTER
- CONCRETE WHEEL STOP
- PAVEMENT MARKING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BOLLARD

SITE PLAN KEYNOTES

- 1 9'x18.5' ADA COMPLIANT VAN PARKING SPACE
8' WIDE ACCESS AISLE
MAX. SLOPE IN ANY DIRECTION: 2.00%
- 2 9'x18.5' ADA COMPLIANT PARKING SPACE
5' WIDE ACCESS AISLE
MAX. SLOPE IN ANY DIRECTION: 2.00%
- 3 8'x16.0' COMPACT PARKING SPACE
7 TOTAL SPACES
- 4 9'x18.5' 60' ENTRANCE STANDARD PARKING SPACE
9 TOTAL SPACES
- 5 NEW CONCRETE PAD AND ILLUMINATED MONUMENT SIGN TO BE LOCATED
20.0' FROM FRONT PROPERTY LINE
TO BE SUBMITTED UNDER SEPARATE PERMIT
- 6 PARTIALLY RECONSTRUCT ASPHALT CURB TO PROVIDE ADEQUATE 22' DRIVING AISLE WIDTH
- 7 5' WIDE ADA COMPLIANT WALKWAY TO PROVIDE EGRESS TO BUILDING
PROVIDED 5'X5' FLAT LANDING ADJACENT TO BUILDING ENTRANCE
EXISTING CONCRETE BOLLARDS IN PROPOSED WALKWAY TO BE REMOVED
MAX. CROSS SLOPE: 2.00%, MAX. LONGITUDINAL SLOPE: 5.00%
- 8 NEW MSB WITH SURROUNDING PARKING BOLLARDS, CONTRACTOR TO COORDINATE WITH UTILITY, SEE ARCHITECTURAL PLANS FOR DETAILED DESIGN INFORMATION
- 9 7'x18.0' COMPACT PARALLEL PARKING SPACE
1 TOTAL SPACE
- 10 DUMPSTER STORAGE AREA ENCLOSED WITH 6-FT HIGH CHAIN LINK FENCE
WITH 12-FT WIDE ACCESS GATE
GROUND SURFACE SHALL BE EXISTING ASPHALT PAVEMENT
FOUR 4 CY DUMPSTERS
ONE 200 GAL GREASE BIN
TRASH SHALL BE COLLECTED 5 TIMES A WEEK

OFF-STREET PARKING REQUIREMENTS:

ZONING:	CG
USE:	RESTAURANT
PARKING SPACES REQUIRED:	1.0/1,000 SF GFA 1.0/200 SF OF GFA, ABOVE 3,000 GFA
PROPOSED GFA :	7,961 SF
TOTAL REQUIRED PARKING SPACES:	8
TOTAL REQUIRED HANDICAP PARKING SPACES:	1
PROVIDED HANDICAP PARKING SPACES:	2, (1 VAN)
TOTAL PROVIDED PARKING SPACES:	19

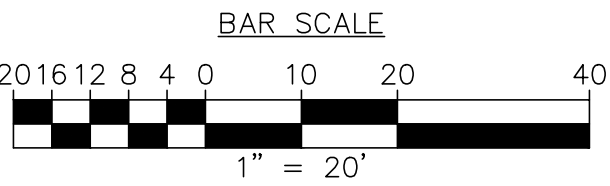


SITE PLAN NARRATIVE

THE EXISTING STRUCTURE SHALL UNDERGO AN INTERIOR RENOVATION AND CHANGE-OF-USE. THE EXISTING PARKING LOT SHALL BE RE-STRIPED TO PROVIDE 20 NEW PARKING SPACES. ONE NEW ADA COMPLIANT PARKING SPACE AND ONE VAN ADA COMPLIANT PARKING SPACE SHALL BE PROVIDED. A PORTION OF AN EXISTING RETAINING WALL SHALL BE DEMOLISHED AND A NEW SIGN ALONG GLEBE RD PROVIDED, TO BE SUBMITTED UNDER SEPARATE PERMIT.

SITE PLAN NOTES

- ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- THIS PLAN IS TO DEPICT WORK ON PRIVATE PROPERTY ONLY. NO WORK IS PROPOSED IN PUBLIC SPACE.
- SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



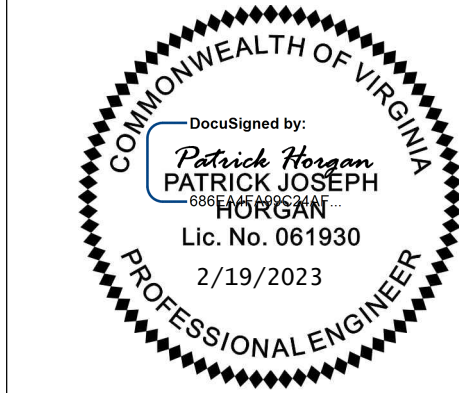
PERMIT
DOCUMENTS
02/19/2023

PROJECT
1033 W GLEBE RD
ALEXANDRIA, VA 22305
BLOCK 01 LOT 04

ARCHITECT
AMELIA DECKER
MCALLISTER ARCHITECTS, PC
1437 POWHATAN ST
ALEXANDRIA, VA 22314
703.519.8623

CIVIL ENGINEER
PATRICK HORGA
HUSKA CONSULTING, LLC
1050 30TH STREET, NW
WASHINGTON, DC 20007
703.425.3862

LAND SURVEYOR
GUY H. BRIGGS
APEX SURVEYS, LLP
5240 PORT ROYAL RD, SUITE 213
SPRINGFIELD, VA 22151
703.866.1236

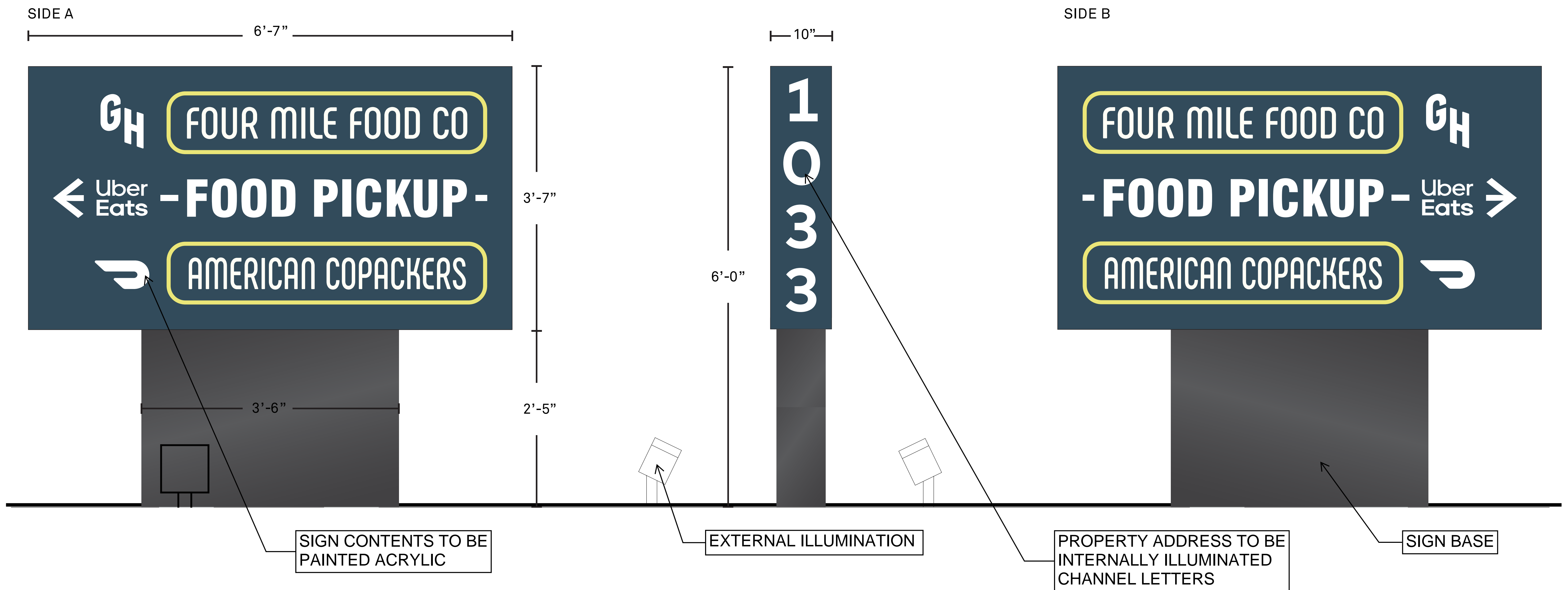


SEAL

DRAWING TITLE

CIV-200

DRAWING NO.

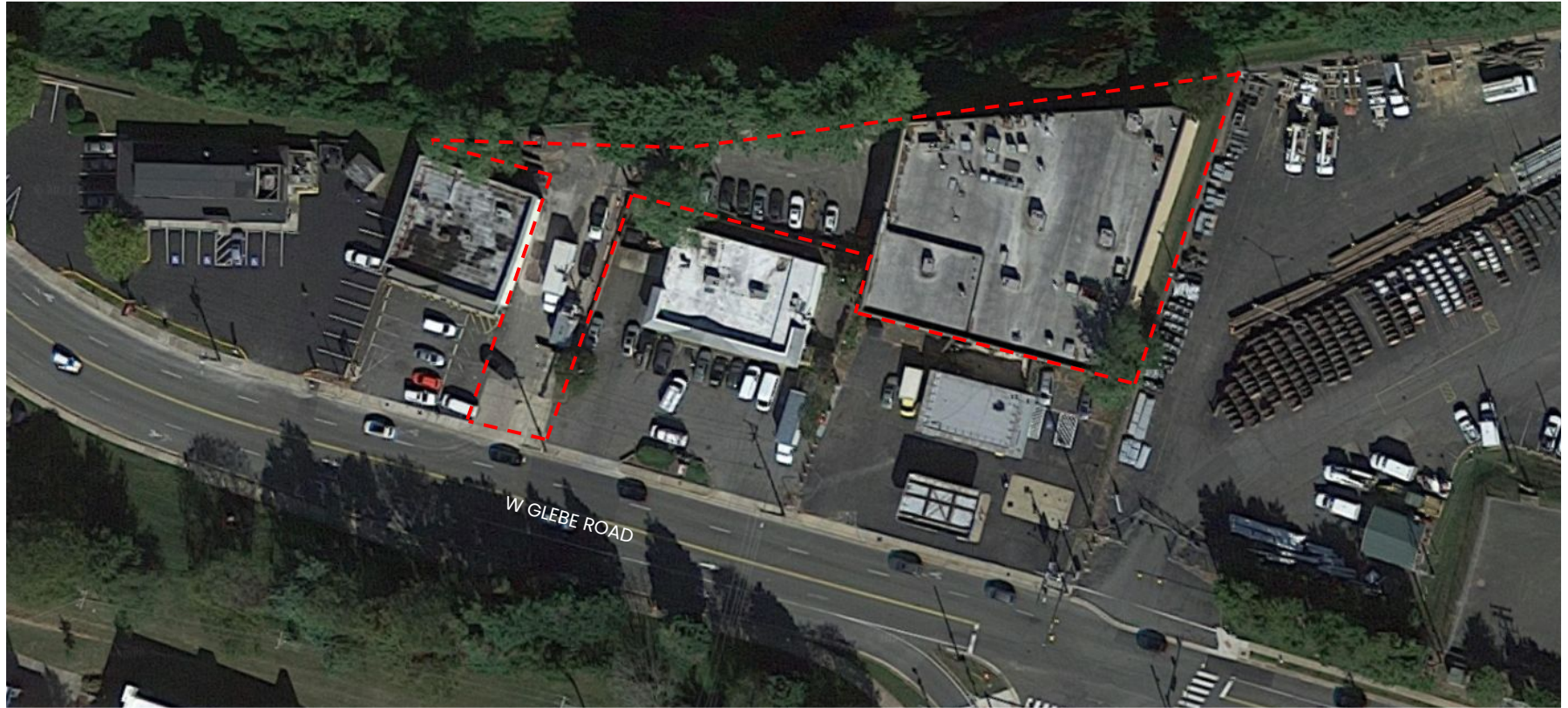


1033 W Glebe Road

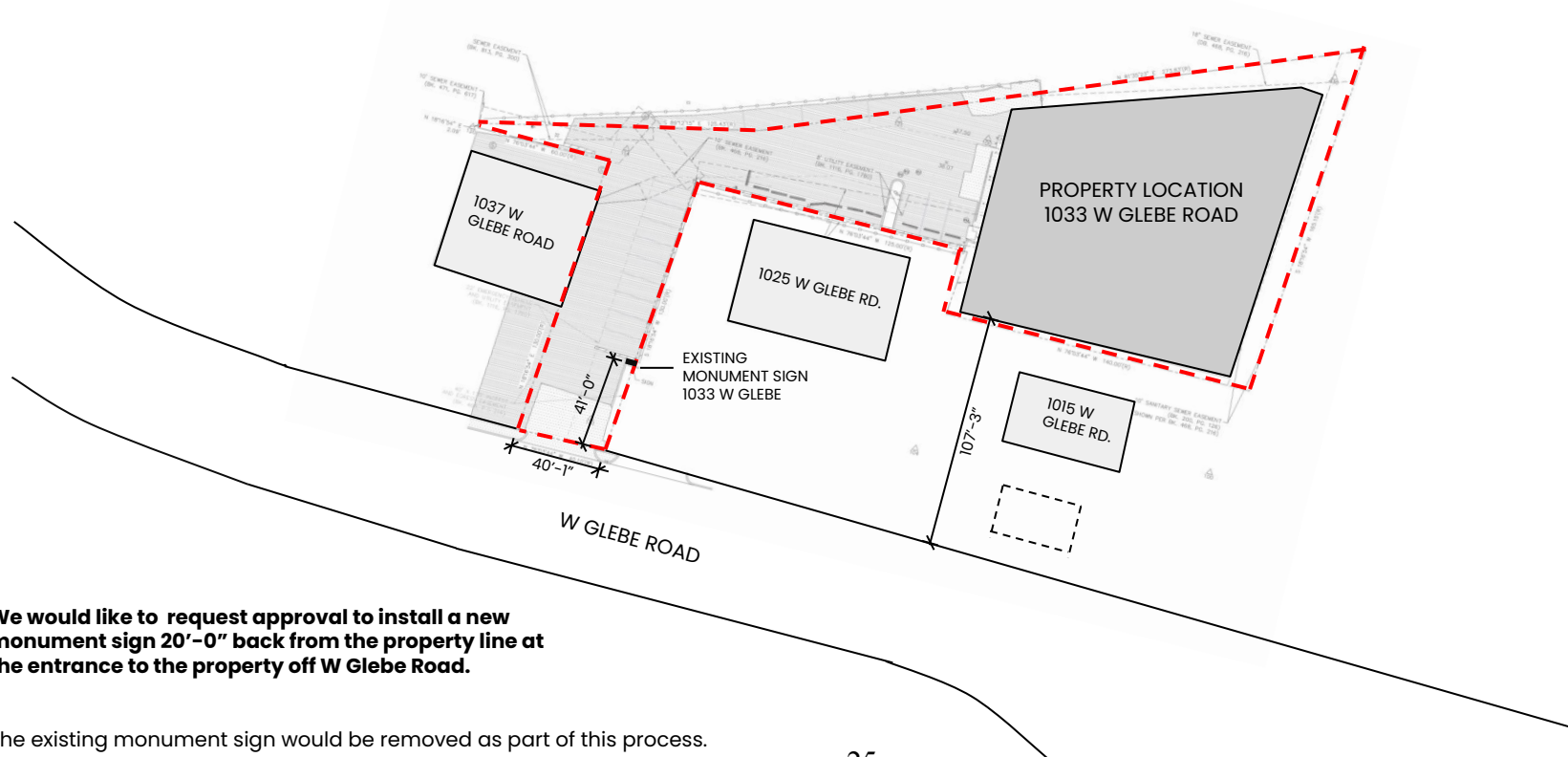
Alexandria, VA

Supplemental Photos & Information:
Request for Waiver of sign requirements per Section 9-103 D

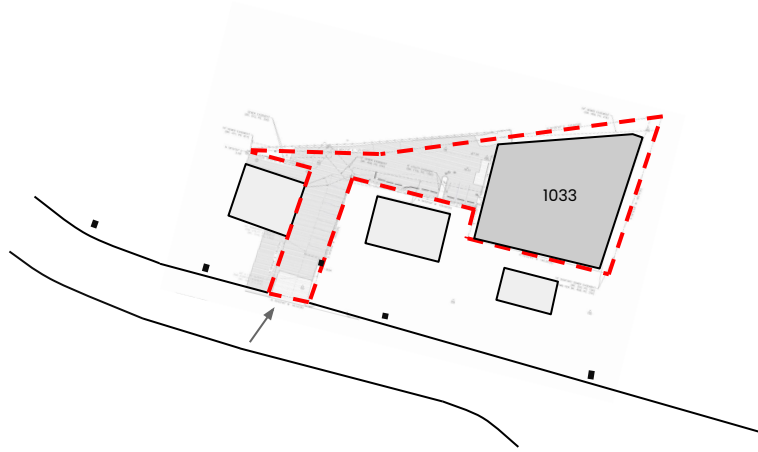
/ Site



/ Site



/ Property Visibility

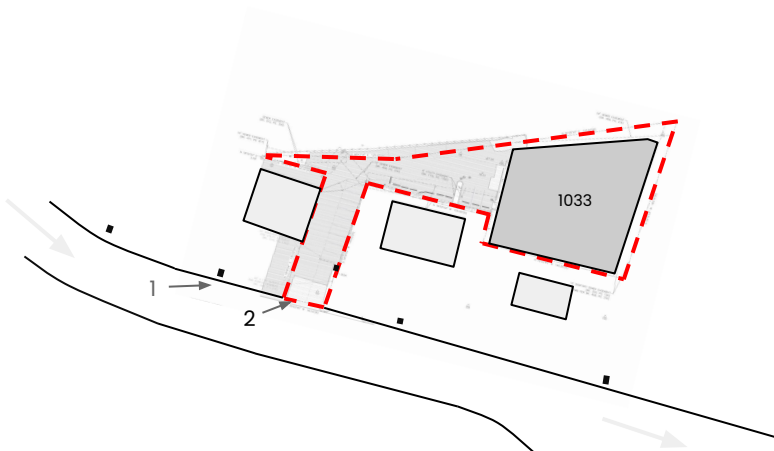


The building at 1033 W Glebe Road is set back over 100' from the road and completely hidden from view behind adjacent buildings at the property entrance.

Building not visible from entrance



/ Streetview: Traveling East

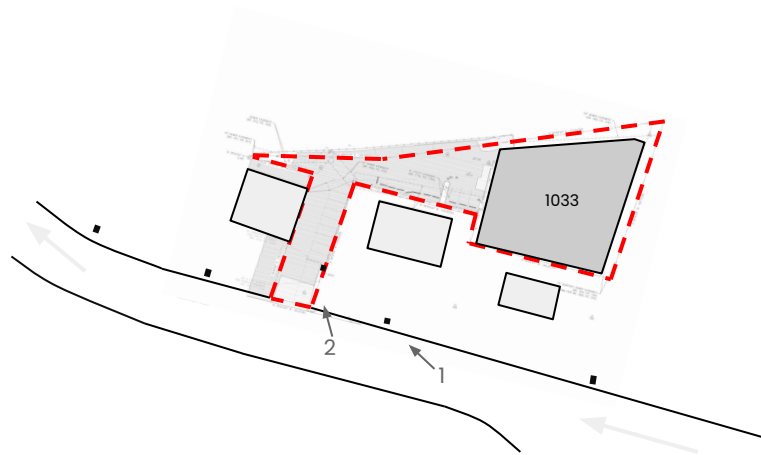


There is an existing monument sign, however, the sign and property are not readily identifiable when approaching the site traveling East due to the sign being set back over 40' from the front property line.

Existing Sign



/ Streetview: Traveling West



The sign is also almost completely hidden when traveling West, adding to the challenges finding the building.

Existing Sign
Hidden By
Neighboring
Monument Sign

1.



2.



/ Site Constraints

9-202.III.5.B. Mounting and installation regulations:

"Such sign can be freestanding or wall mounted. Freestanding installation is only permitted on a lot with a width of at least 100 feet at the front lot line only where off-street parking is provided, leaving a distance between the building and a side lot line of 25 feet or more, or where a building is setback 25 feet or more from the front lot line. If a freestanding, the sign shall be installed as a monument sign that shall not exceed six feet in height, and shall be setback at least ten feet from the front lot line."

The property at 1033 W Glebe complies with all regulations of 9-202.III.5.B, with the exception of the requirement that the lot be 100' at the front lot line.

We interpret the requirement that the street frontage be 100' in order to have signage at the front of the property to be pertinent when the building is readily visible from the public way. In those cases, visitors approaching the property can easily locate the building from the street and identify the property address and business name on typical wall mounted signage.

The building at 1033 W Glebe is hidden behind adjacent structures and not easily found from W Glebe Road. The building as well as any building mounted signage, including the property address and business name, would not be visible to customers traveling on W Glebe Road.

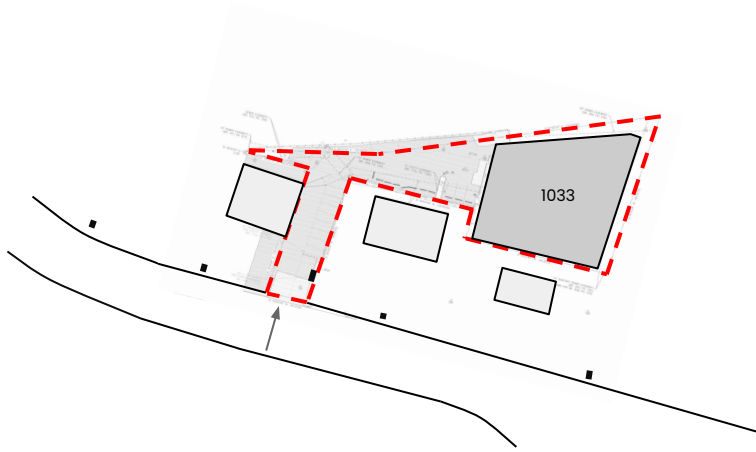


1503 Mt Vernon Ave



106 Hume Ave

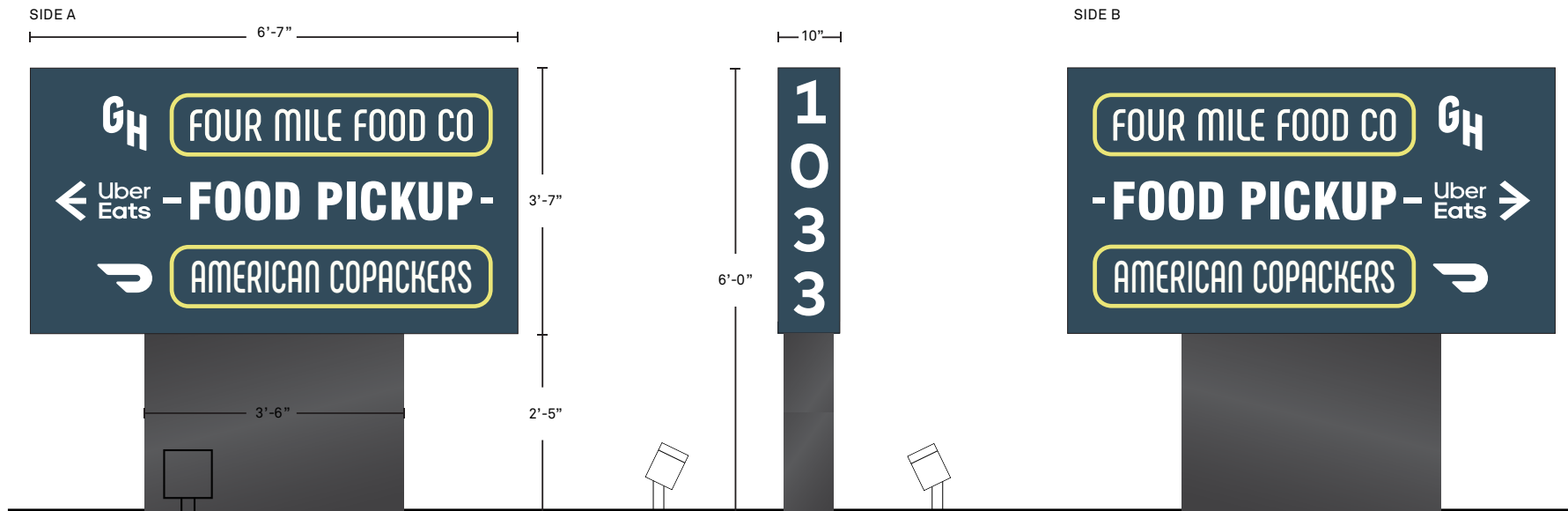
/ Proposed Signage



Adding a new monument sign at the entrance to the property 20' back from the property line would help mitigate the wayfinding issues. This will greatly reduce the amount of cars and delivery trucks that will need to turn around and double back, cutting down on traffic congestion on W Glebe Road.

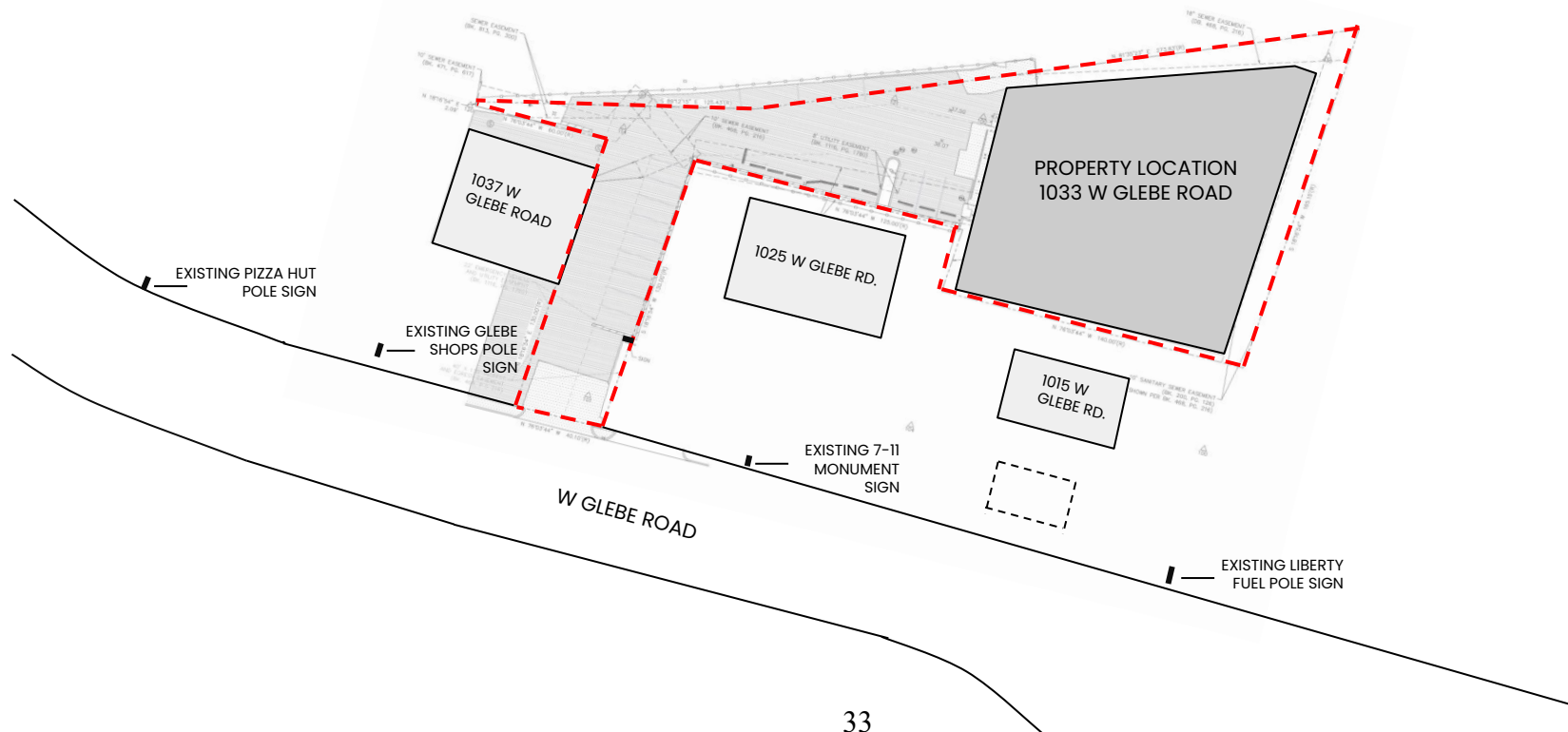


/ Proposed Signage

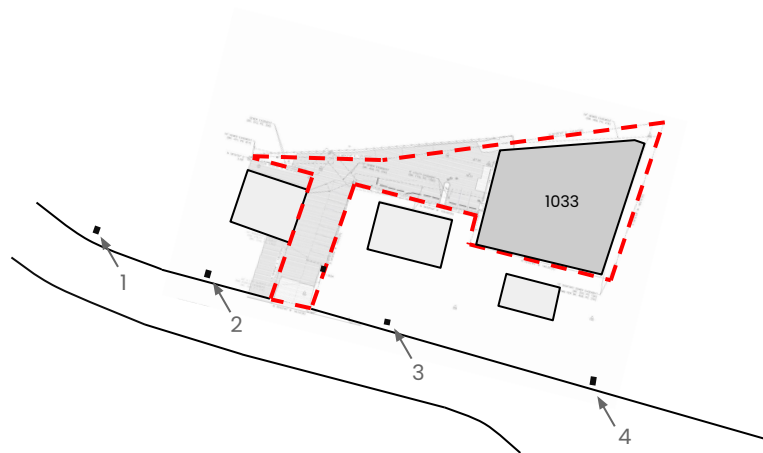


Appendix

/ Neighboring Signage



/ Neighboring Signage



1.



2.



3.



4.

