

***Docket Item #2***  
***Special Use Permit #2013-0014***  
***701 Prince Street Suite 200 - Radiance Yoga***

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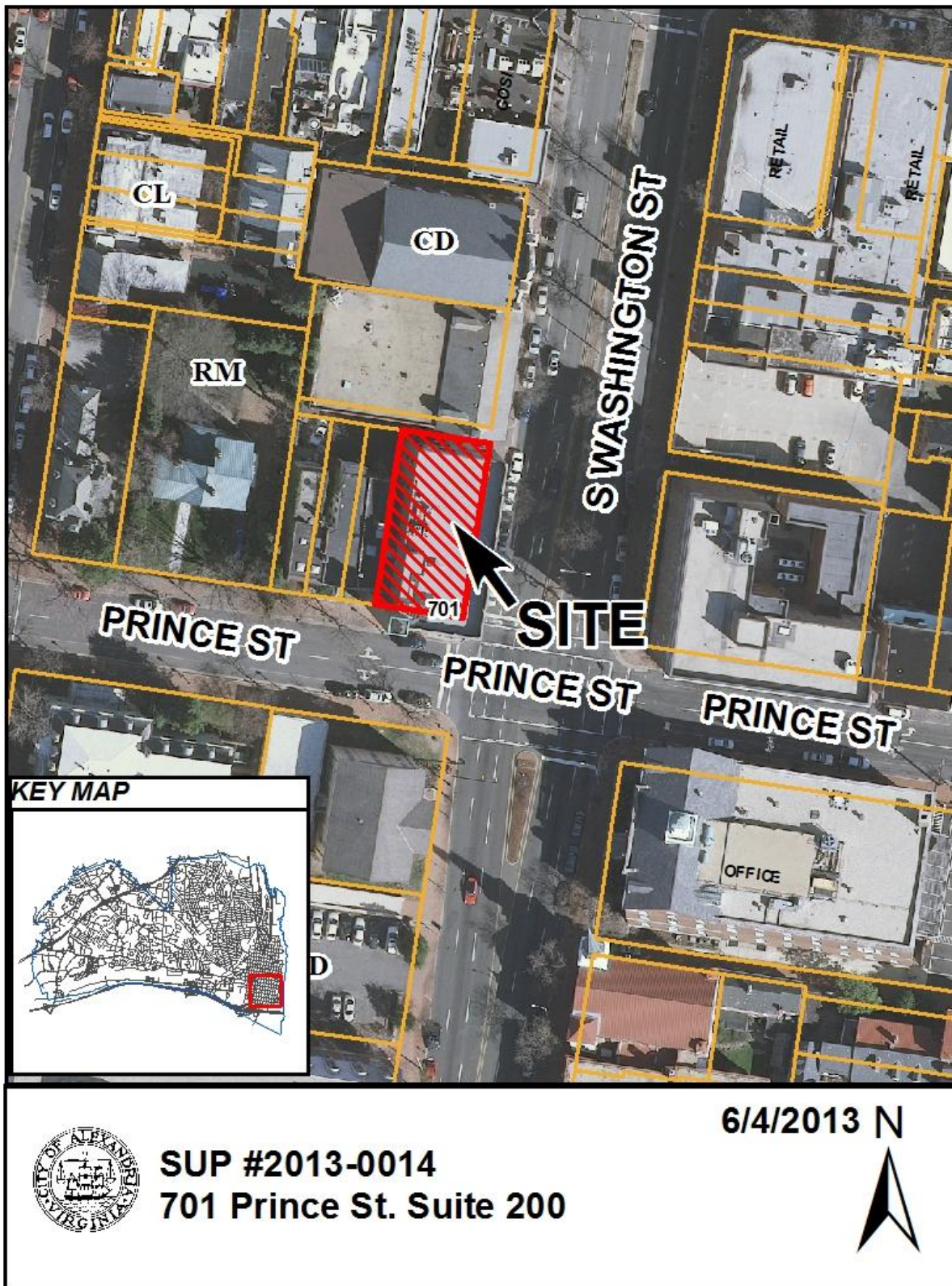
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Consideration of a Special Use Permit request to operate a private commercial school.	<b>Planning Commission Hearing:</b>	June 4, 2013
	<b>City Council Hearing:</b>	June 15, 2013
<b>Address:</b> 701 Prince Street, Suite 200 (Parcel Address: 119 South Washington Street)	<b>Zone:</b>	CD / Commercial Downtown
<b>Applicant:</b> Masuda Mohamadi	<b>Small Area Plan:</b>	Old Town

**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:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)



## I. DISCUSSION

The applicant, Masuda Mohamadi, requests Special Use Permit approval to operate a private commercial school (yoga studio) at 701 Prince Street Suite 200.

### SITE DESCRIPTION

The subject site is a second-floor tenant space in a three-story commercial building. The parcel on which the building is located comprises one lot of record with approximately 100 feet of frontage on South Washington Street, 50 feet of frontage on Prince Street, and a lot area of 5,000 square feet. TD Bank is located on the first floor of the commercial building and the yoga studio will share the second floor with an office tenant. The third floor is currently vacant.



The property is surrounded by a mix of commercial and institutional uses. The Washington United Methodist Church and its administrative office building are located immediately to the north. Office uses are located to the east and west. The Lyceum is located to the south, and the U.S. Bankruptcy Court is located to the southeast.

### BACKGROUND

The applicant currently operates a yoga studio at 110 King Street, which does not require Special Use Permit approval since fewer than 20 students are present on-site at any one time.

### PROPOSAL

The applicant proposes to relocate her existing yoga studio from King Street into larger space at the corner of South Washington and Prince Streets. Two classrooms are planned for a maximum capacity of 40 students at any one time in the new 4,000 square-foot space. Additional elements of the applicants' current proposal are as follows:

Hours of Operation: 6 a.m. – 9 p.m. Monday - Friday  
8 a.m. – 7 p.m. Saturday - Sunday

Number of Students: Up to 40 students at any one time

Employees: Four employees expected at any one time

Noise: No noise impacts are expected

Odors: No odor impacts are expected

Trash/Litter: Small amounts of trash will be stored in common trash receptacles.  
No litter problems are anticipated.

#### ZONING/MASTER PLAN DESIGNATION

The property is located in the CD / Commercial Downtown zone. Section 4-503(U) of the Zoning Ordinance allows private commercial schools with more than 20 students at any one time in the CD zone only with Special Use Permit approval.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial uses.

#### PARKING

The subject property is located within the Central Business District (CBD). Pursuant to Section 8-300(B) of the Zoning Ordinance, private commercial schools located within the CBD on lots of 10,000 square feet or less that were in existence as of June 1983 are exempt from parking requirements. The subject property meets both eligibility thresholds and the use is therefore exempt from standard parking requirements. The applicant plans to subsidize employee parking in nearby garages, including the Courthouse garage at King and South Saint Asaph Streets.

## **II. STAFF ANALYSIS**

Staff supports the applicant's request to expand its existing yoga studio. The request represents the reasonable expansion of an existing, successful business within Old Town.

Generally speaking, staff does not expect significant impacts from the use on adjacent properties. Yoga studios are typically low-intensity uses, and the applicant's specific proposal is relatively small in size and does not have late hours. No significant noise or odor impacts are expected. Any potential parking impacts from the use are expected to be low given the availability of garage parking nearby and the applicant's plans to subsidize employee parking in nearby garages. Some yoga students may also walk to the facility from nearby homes or offices and several bus lines also stop in the immediate area. Conditions #8 and #9 have also been included in this report to, among other things, encourage public transportation and direct patrons to nearby garage parking.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's 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 maximum number of students attending the private commercial school at any one time shall be 40. (P&Z)
3. The hours of operation of the business shall be limited to between 6 a.m. and 9 p.m., Monday-Friday and between 8 a.m. and 7 p.m. Saturdays and Sundays. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. 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. (P&Z)
6. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
7. 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
8. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees and students. (T&ES)
9. The applicant shall direct patrons to the availability of parking at nearby public garages and shall provide information about off-street parking and alternative forms of transportation to access the location of the restaurant, via print and electronic promotional materials, posting on the restaurant website, and other similar methods. (P&Z)
10. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
11. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, 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: Joanna Anderson, Acting Deputy Director, Department of Planning and Zoning;  
Nathan Randall, 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.

## **CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation & Environmental Services

- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-2 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 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)

### Code Enforcement

- F-1 No comments received

### Parks and Recreation

- F-1 No comments received

### Health

- F-1 No comments

### Police Department

- F-1 No comments received



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2013-00014

119 S. Washington Street: Tenant Space

**PROPERTY LOCATION:** 701 Prince Street, Suite 200

CD/Commercial

**TAX MAP REFERENCE:** 074.02 10 14

**ZONE:** Downtown

**APPLICANT:**

Name: Masuda Mohamadi

Address: 701 Prince Street, Suite 200, Alexandria, Virginia 22314

Radiance Yoga - Commercial School with more than 20 students on premise

**PROPOSED USE:** at any one time. (§4-503 (u) of the Alexandria Zoning Ordinance)

☒ **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.

Masuda Mohamadi

Print Name of Applicant or Agent

RMLD

Signature

3/22/13

Date

701 Prince Street, Suite 200

Mailing/Street Address

703-999-5982

Telephone #

Fax #

Alexandria, VA

22314

City and State

Zip Code

masuda@radiance-yoga.net

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



SUP # 2013-00014

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 119 South Washington Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Yoga Studio use as  
(use)  
described in this application.

Name: Richard Sada

Phone: 703-624-6315

Please Print  
Address: 6124 Vernon Terrace, Alexandria, VA 22314

Email: rsada@mcenearny.com

Signature: 

Date: 3/19/13

SUP # 2013-00014

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 119 South Washington Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Yoga Studio use as  
(use)  
described in this application.

Name: Richard Sada

Phone: 703-624-6315

Please Print

Address: 6124 Vernon Terrace, Alexandria, VA 22307

Email: rsada@mcenearny.com

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 ten percent.

**Masuda Mohamadi, 701 Prince Street, Suite 200, Alexandria, Virginia 22314; 100%**

## 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 ten 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. Masuda Mohamadi	701 Prince Street, Suite 200, Alexandria, Virginia 22314	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 \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.		
2.		
3.		

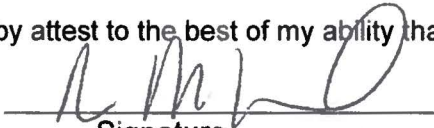
**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing 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 indicated each person or entity below and "None" in the corresponding fields)**

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. Masuda Mohamadi	None	PC and CC
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.

3/22/2013 Masuda Mohamadi  
Date Printed Name

  
Signature

## 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 ten 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.			
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 119 S. Washington Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.	Richard Sada		50%
2.	Carey Meushaw		50%
3.			

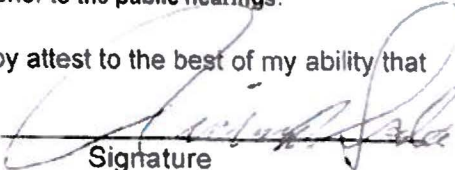
**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing 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 indicated each person or entity below and "None" in the corresponding fields)

	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.	Richard Sada	None	PC & CC
2.	Carey Meushaw	None	PC & CC
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.

3/19/13 Richard Sada  
Date 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.)

See Attached.



**SPECIAL USE PERMIT APPLICATION****#3: NARRATIVE DESCRIPTION**

RADIANCE YOGA

701 PRINCE STREET, SUITE 200

The applicant, Masuda Mohamadi, owner of Radiance Yoga ([www.Radiance-Yoga.net](http://www.Radiance-Yoga.net)), is requesting a special use permit to operate a commercial school, with more than twenty students on the premises at any one time (Section 4-503 (U) of the Alexandria Zoning Ordinance) at 701 Prince Street, Suite 200. Radiance Yoga is an established Old Town business having offered classes in Flow Yoga, Kundalini Yoga, Yin Yoga and Meditation at 110 King Street for the past five years and enjoys an excellent reputation and relationship with the Old Town Community, where many of its students live or work, and with its neighbors.

The move to the new location allows Radiance Yoga to expand its program by increasing from one studio to two larger studios to create a better environment for instruction and the practice of Yoga. The new location will also allow Radiance Yoga to expand the number of students who can receive instruction in its scheduled courses and to allow two classes to be conducted at the same time. It is anticipated that the class participation levels and the actual number of classes offered will grow from the current levels at 110 King Street and ultimately reach the level where there may be more than twenty students in the combined studios and receiving instruction at any one time. In order to plan for and accommodate the future growth, the applicant is requesting this special use permit.

Currently, Radiance Yoga is open seven days a week offering thirty-five weekly classes between the hours 6:00 am through 9:00 pm Monday through Friday and 8:00 am through 7:00pm on Saturday and Sunday. The average class size is eight (8) students, although the number of students receiving instruction increases for week night classes between the hours of 6:15 pm and 7:45 pm and weekend classes between the hours of 10:00 am and 11:30 am. It is anticipated that while the actual numbers of students receiving instruction at the new location will increase, there will still be a wide range of the actual number of students receiving instruction at any one time. Similar to the dynamics of the size of classes throughout the day, the number of students will



vary by season; January to early March being the busiest season, Spring the slowest and Summer and Fall moderately busy. The projected increase in the number of students over a period of time is twenty students during weekdays and thirty to thirty-five on the evenings and on weekends. Radiance Yoga will not be a high impact business on the surrounding community.

Radiance Yoga's current location is located near several public parking facilities including the Torpedo Factory and City Hall garages. Both garages are used by students who drive to classes. The new location is less than a block from St Asaph Street pedestrian entrance to the City operated Courthouse garage. This garage is open at all times that Radiance Yoga conducts classes and provides parking at reasonable hourly rates; in the evenings and weekends a maximum rate of \$2.00 per hour. Radiance Yoga intends to promote the use of this garage by its students who drive by advertising the availability of the garage on its website, in its print materials, during course sign up, and posting notices at the studio.

Notwithstanding the fact that the property is located in the Central Business District and the use of the property as a commercial school is exempt from the parking requirements of the Alexandria Zoning Ordinance, in addition to advertising the availability of parking in the Courthouse Garage, Radiance intends to:

1. Subsidize the cost of parking for its employees (staff and instructors) in public garages.
2. Advertise and Post the availability of WMATA Metro service to the King Street Metro station and the use of the King Street Trolley.
3. Subject to the approval of the City provide a bicycle rack for use by students.

**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).

The number of students on the premise at any one time will vary depending on the time of day and the day of the week as stated in the Narrative.

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

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

Radiance Yoga will have a full and part time staff of twelve (12) with the potential to increase by three (3) or four (4). It's not anticipated that more than four (4) staff members will be on site at any one time.

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

Day:

Monday - Friday

Hours:

6:00am - 9:00pm

Saturday - Sunday

8:00am - 7:00pm

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

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

It is not anticipated that the use of the property by Radiance Yoga, either from student activities or mechanical equipment, will generate noise levels in excess of the noise levels permitted by the Alexandria City Code.

B. How will the noise be controlled?

It is not anticipated that the noise levels will need to be controlled as the result of the use of the property by Radiance Yoga.

8. Describe any potential odors emanating from the proposed use and plans to control them:

It is not anticipated that any unusual or noxious odors will be generated or will  
emanate from the property by Radiance Yoga.

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)  
The use of the property by Radiance Yoga will generate a small amount of trash, paper products from its  
office component and recyclable materials.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
It is anticipated that approximately two (2) bags of trash and two (2) bags of recyclable material will be generated daily.
- C. How often will trash be collected?  
Trash will be deposited daily in the common trash receptacles for the building. Recyclable  
material will be taken to recycling centers.
- D. How will you prevent littering on the property, streets and nearby properties?  
It is not anticipated that littering on the adjacent streets will be a problem as the result of the use of the property  
by Radiance Yoga. There are City trash receptacles at the intersection of Prince and Washington Streets.

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:

- 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?  
It is not anticipated that extraordinary measures will be required to ensure the safety of nearby residents, employees and partners.

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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.  
 \_\_\_\_\_ Other. None: The property is located in the Downtown Central Business District and is exempt from providing the required parking.

<p style="text-align: center;">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?

N/A

**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? N/A

The building is exempt from the Alexandria Zoning Ordinance's requirement to provide a dedicated loading space as it pre-dates the requirement.

<p style="text-align: center;">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? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Deliveries, if any, will occur during Radiance Yoga's hours of operation
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
It is not anticipated that more than one (1) delivery will occur per day.
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?

Street access is adequate and no public improvements are required.

## 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? N/A square feet.

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

3994 sq. ft. (existing) + N/A sq. ft. (addition if any) = 3994 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: \_\_\_\_\_

End of Application

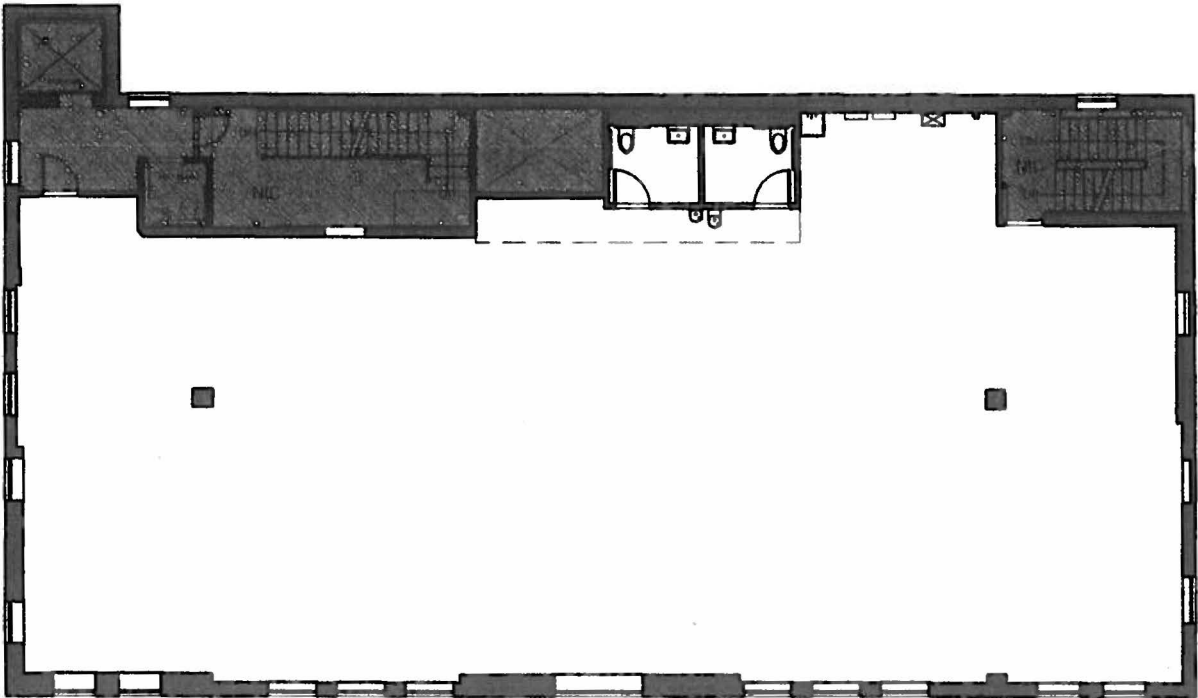


## Attendance Analysis

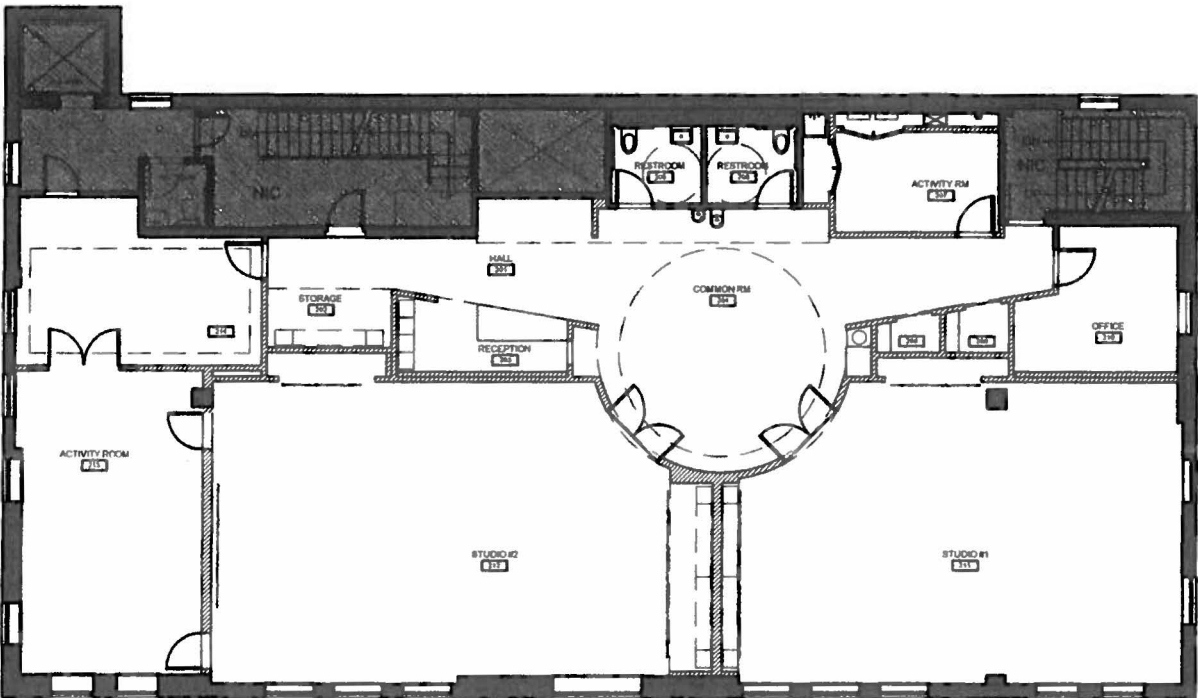
Service Time	Paid Visits	Percent Of Total Visits*	Unique Clients	Comp/Guest Visits	Total Visits	Total Sessions	Average
6:30 AM	144	0.91%	39	0	144	43	3.35
7:00 AM	31	0.20%	16	0	31	11	2.82
8:30 AM	776	4.90%	223	0	776	92	8.43
9:00 AM	794	5.01%	224	0	794	147	5.40
9:30 AM	216	1.36%	92	0	216	46	4.70
10:00 AM	1375	8.68%	440	0	1375	104	13.22
10:30 AM	1353	8.54%	230	0	1353	151	8.96
11:30 AM	1245	7.86%	288	0	1245	104	11.97
12:00 PM	40	0.25%	38	0	40	6	6.67
12:15 PM	1149	7.25%	329	0	1149	193	5.95
1:00 PM	731	4.61%	258	0	731	84	8.70
2:00 PM	5	0.03%	5	0	5	1	5.00
2:30 PM	18	0.11%	17	0	18	2	9.00
3:00 PM	24	0.15%	21	0	24	7	3.43
3:30 PM	265	1.67%	103	0	265	56	4.73
4:00 PM	1	0.01%	1	0	1	1	1.00
4:45 PM	538	3.39%	170	0	538	80	6.72
5:00 PM	1533	9.67%	371	0	1533	214	7.16
5:30 PM	37	0.23%	33	0	37	14	2.64
6:00 PM	156	0.98%	51	0	156	16	9.75
6:15 PM	2708	17.09%	541	0	2708	237	11.43
6:30 PM	401	2.53%	116	0	401	98	4.09
7:45 PM	2308	14.56%	498	0	2308	200	11.54
Paid Visits: 15848				Comp/Guest Visits: 0	Total Visits: 15848	Total Sessions: 1907	Avg.: 8.31

# Interior Renovation

119 South Washington St  
Alexandria, VA 22314



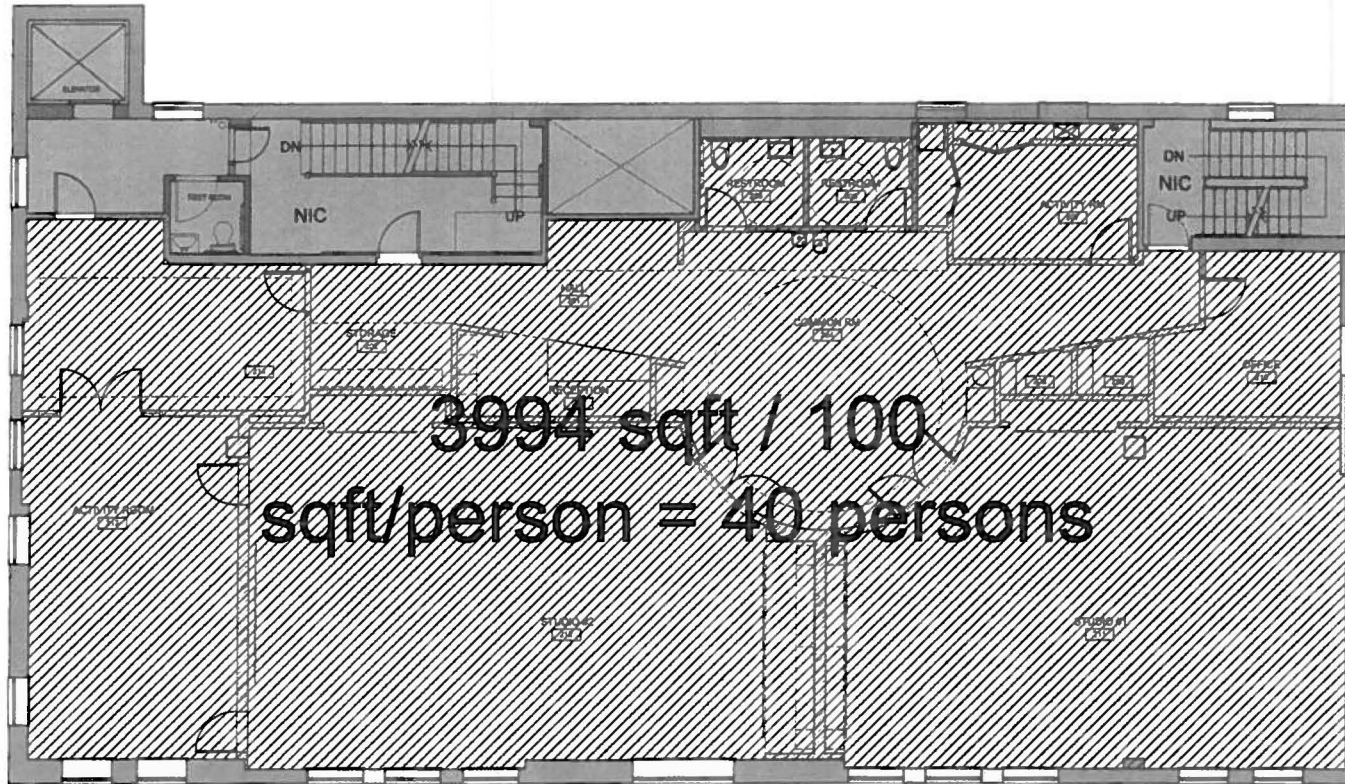
1 EXISTING FLOOR PLAN  
SCALE 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN  
SCALE 1/8" = 1'-0"



SUP 2013-00014



3994 sqft / 100  
sqft/person = 40 persons

1 FLOOR PLAN  
SCALE 1/8" = 1'-0"



BA

111 King Street  
Alexandria, Virginia 22314  
ph 571-227-1725  
fx 703-648-4305

Project Title  
119 South Washington St.  
Interior Renovation

119 South Washington St.  
Alexandria, VA 22314

Owner/Client  
BIR

1/20/2013

1/20/2013

1/20/2013

1/20/2013  
ISSUED FOR PERMIT  
-04-02-13

1/20/2013  
SECOND FLOOR PLAN  
OCCUPANTS LOAD  
FOR ZONING CALC.

1/20/2013  
A2.0

23

2/10/2013 - 11/10/2013