

Docket Item #8

Special Use Permit #2014-0004

5424 Eisenhower Avenue – Dance/Fitness Studio

Application	General Data	
Consideration of a Special Use Permit request to operate a private commercial school with a parking reduction.	Planning Commission Hearing:	March 4, 2014
	City Council Hearing:	March 15, 2014
Address: 5424 Eisenhower Avenue (Parcel Address: 5400 Eisenhower Avenue)	Zone:	OCH / Office Commercial High
Applicant: Sensazao LLC	Small Area Plan:	Landmark/Van Dorn

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

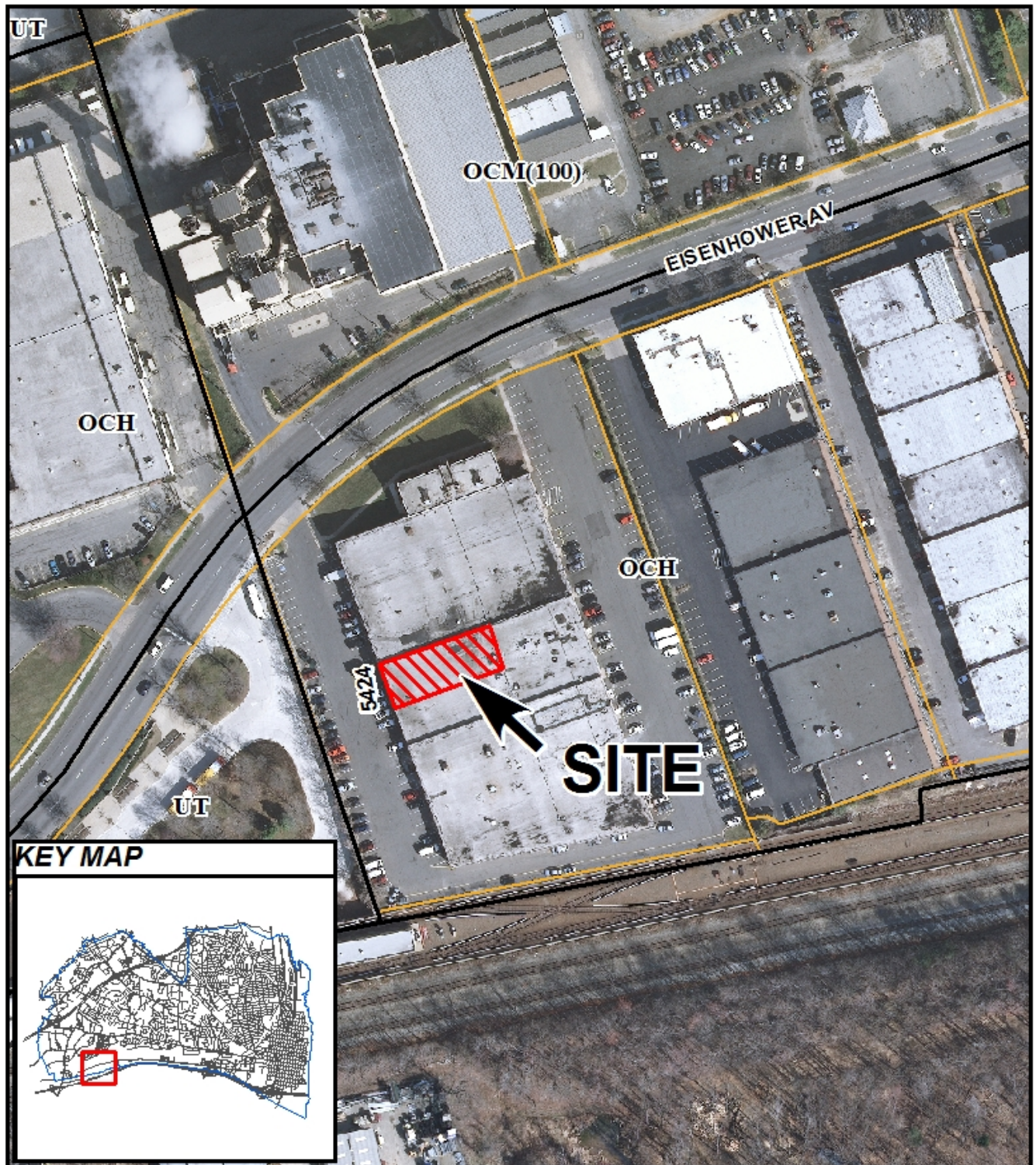
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 4, 2014: On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission recommended approval the request subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

No speakers were present for this item.



SUP #2014-0004
5424 Eisenhower Avenue



I. DISCUSSION

The applicant, Sensazao LLC, requests Special Use Permit approval to operate a private commercial school (dance fitness studio) with a parking reduction at 5424 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is one lot of record with approximately 375 feet of frontage on Eisenhower Avenue approximately 475 feet of lot depth, and a total lot area of 164,000 square feet (3.8 acres). The lot is developed with a one-story industrial/flex-space building in which several commercial/industrial tenants are located, including automobile-repair facilities and other private commercial schools.



The property is surrounded by a mix of commercial, industrial and transportation-related uses. The Covanta waste-to-energy plant and a UPS warehouse facility are located to the north across Eisenhower Avenue. Another industrial/flex-space center, containing several commercial and industrial uses, is located to the east. Railroad tracks and the Capital Beltway are located to the south. The Van Dorn Metrorail Station is located immediately to the west.

BACKGROUND

The site was rezoned from I-2 / Industrial to OCH as part of the 1992 City-wide rezoning. Some existing uses became noncomplying as a result of this change and continue to operate on the site today. City Council approved an umbrella SUP and parking reduction in October 1997 (SUP#97-0107). In addition to reducing the parking requirement by 50 spaces, the umbrella SUP also allowed certain noncomplying and special uses to operate at the site without the need of individual Special Use Permit approvals. Most recently, City Council approved SUP#2002-0098 in December 2002.

Private commercial schools were not included in the list of uses in the umbrella SUP that are exempted from the need for individual Special Use Permit approval. Since 2002, City Council has separately approved three other private commercial schools at the site: a dance studio in 2003, a yoga studio in 2006, and most recently a martial arts studio in September of last year.

PROPOSAL

The applicant proposes to relocate its existing dance fitness studio from Landmark Mall to approximately 4,200 square feet of space in this location. The business specializes in a type of

dance-based fitness that shares basic similarities to “Zumba” and other fitness programs that incorporate dancing movements. The applicant expects to offer instruction to up to 50 adults any one time, although the number of students may only reach this number during peak hours on weeknights and weekends. Weekday classes may have 30 students or fewer. The applicant is also seeking a 25-space parking reduction in connection with the SUP request. Additional elements of the applicant’s proposal are as follows:

<u>Hours of Operation:</u>	10 a.m. – 10 p.m. Monday – Friday 8 a.m. – 7 p.m. Saturday 8 a.m. – 8 p.m. Sunday
<u>Number of Students:</u>	Up to 50 at any one time
<u>Noise:</u>	Typical noises from exercising students are expected
<u>Odors:</u>	No odors are expected from the use
<u>Trash/Litter:</u>	Minimal trash generated by the use will be collected from the site approximately twice each week.

ZONING/MASTER PLAN DESIGNATION

The property is located in the OCH / Office Commercial High zone. Section 4-1103(U) of the Zoning Ordinance allows a private commercial school exceeding 20 students in the OCH zone only with Special Use Permit approval.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for commercial uses. The property is on the border of, but not located within, Landmark/Van Dorn Corridor Plan approved in 2009.

PARKING

Pursuant to Section 8-200(A)(11) of the Zoning Ordinance, one off-street parking space is required for every two private commercial school students. A school with up to 50 students at any one time is therefore required to provide 25 off-street parking spaces.

According to zoning, 246 parking spaces would be ordinarily required for all of the various uses at the industrial/flex-space center, including the proposed dance fitness studio. This number is reduced, however, by 50 spaces pursuant to the parking reduction approved in SUP#2002-0098, bringing the total parking requirement at the site to 196.

A total of 171 parking spaces exist at the site, including several non-required loading spaces, which have historically been counted toward the available parking at the site. Given this deficit, the applicant has applied for a 25-space parking reduction for its entire parking requirement.

II. STAFF ANALYSIS

Staff supports the applicant's request. The proposed studio is well-suited for its industrial/flex-space center location and no residences are located in the immediate vicinity. Few impacts, such as excessive noise, odors, or trash, are expected from the operation of the use, which is surrounded by non-residential and industrial uses.

Staff also supports the requested parking reduction. Although it represents a full reduction of the parking requirement for this business as a technical matter, the applicant does have the shared use of the parking spaces located on the western half of the property. Some of the businesses at the site, including two automobile repair shops, are closed weeknights and weekends during the studio's expected peak hours. During recent visits to the site, staff has observed that between one-half and two-thirds of the parking lot closest to the business's proposed space is unoccupied. The applicant also expects a portion of its customers to arrive at the site via public transportation, which is a particularly convenient option to reach this location given that the Van Dorn Metro Station is located immediately next-door.

Several conditions of approval have been included in this report, many of which are standard conditions regarding matters such as noise, employee training, and the one-year review. Staff has also included condition language requiring litter pick-up once each day.

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 maximum number of students attending the private commercial school at any one time shall be 50. (P&Z)
3. The hours of operation of the business shall be limited to between 10 a.m. and 10 p.m., Monday-Friday and between 8 a.m. and 8 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 contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business and a robbery readiness program for all employees. (Police)
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 the business is operational, 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: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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

- F-1 Transportation supports the proposed parking reduction. (T&ES)
- R-1 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-2 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-3 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)
- C-2 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

- F-1 The following comments are for SUP review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trade permits are required for proposed dance studio. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

- C-2 Proposed Dance studio will be required to meet the requirements of current edition of the USBC.

Health

- F-1 No comments

Parks and Recreation

- F-1 No comments received

Police Department

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-764-6838 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees.

Nathan



REVISED

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0004

PROPERTY LOCATION: 5424 Eisenhower Avenue

TAX MAP REFERENCE: 077.01-01-03 ZONE: OCH

APPLICANT:

Name: JAZMIN D. ESPINOZA SENSAZÃO, LLC

Address: 6151 Edsall Rd Apt H Alexandria VA 22304

PROPOSED USE: DANCE FITNESS STUDIO

☒ **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.

(571) 527-7701
JAZMIN D. ESPINOZA
Print Name of Applicant or Agent

6151 Edsall Rd Apt H
Mailing/Street Address

Alexandria VA 22304
City and State Zip Code

[Signature] 12/04/13
Signature Date

703.980.7559 703.300.9806
Telephone # Fax #

JBSENSAZAO@GMAIL
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP #

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5424 E. FENTON AVE, ALEXANDRIA, VA, I hereby
 (Property Address)
 grant the applicant authorization to apply for the dance fitness studio use as
 (use)
 described in this application.

Name: Kimosh Sackiphan
 Please Print

Phone: 703-88-3200

Address: 6151 Edsall Rd Apt. H Alexandria, VA 22304

Email: msackiphan@gmail.com

Signature: [Signature]

Date: 12/8/2013

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.

Josmin D. Espinoza (50%) ; Romy G. Espinoza (50%)
6151 Edsall Rd Apt. H Alexandria VA 22304

Sup2014-0004

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. Remy G Espinoza	6151 Edsall Rd Apt H	50%
2. Jazmin D. Espinoza	Alexandria VA 22304	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5424 Eisenhower Ave. (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. Klanush Sadeghian	6620 Madison Ave.	100%
2.	McLean VA	
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).

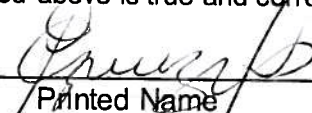
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

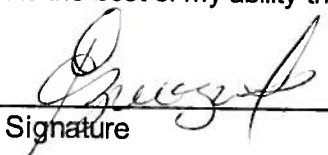
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Klanush Sadeghian	None	
2. Remy G. Espinoza	None	
3. Jazmin D. Espinoza	None	

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.

12/04/13
Date


Printed Name
JAZMIN D. ESPINOZA


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?

REVISED

☒ **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.)

Our current studio is located at the Landmark Mall

We offer dance fitness classes. We are relocating due to mall redevelopment. New location needs a SUP for having more than 20 students at a time.

We are requesting SUP for a maximum of 50 students at a time.

Most classes will have 30 students at a time but some of our classes will have more (see next page for details) Our prime times when more students are expected is mostly after regular business hours during the week (after 6pm) and on weekends. We also expect about 20% of our students to come by metro which is right next door. Since we offer classes in DC gyms, we expect that crowd to come by metro as most don't own cars and have been asking for a metro accessible studio.

We are requesting a 25 space parking reduction.

USE CHARACTERISTICS**REVISED**

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).

Mon-Fri 10AM - 12PM #30 Weekends 40-50

Mon-Fri 6PM - 9PM #45-50 10AM - 1PM

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

2 STAFF maximum at any given time

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

Day:

Hours:

Mon - Fri

10-10 PM

Saturdays

8-7 PM

Sundays

8-5 PM

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

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

Typical noise levels from aerobics fitness studios
are not expected to be heard outside the building

- B. How will the noise be controlled?

Sound proofing will be installed if necessary

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

There will be no odors emanating from the proposed use.

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)

Mostly sports drinks plastic bottles
some office paper, but very limited

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

1 (13 gallon bag) per day max 2 bags

- C. How often will trash be collected?

twice a week

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

We will be using the dumpster in the back of the property

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:

N/A

SUP

2014-0001

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:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

~~At~~ Inside will have proper ventilation and professional dance flooring, our front desk is always with people minimum 2 all employees are CPR certified AED, for outside we have lighting and security cameras, our front desk is by the window to always be aware of what's going on.

ALCOHOL SALES

13. we may also have

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

70 Standard spaces (shared)
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

REVISED

<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?</p> <p>[] 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?

~~Required parking is on-site. However, metro right next door for metro commuter, metro parking is also available if needed~~

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

- B. Where are off-street loading facilities located? N/A
In the front of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
We do not expect to load/unload anything during the day.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A
Maybe once a year. If not all.

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?

Current state 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?

4,200 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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

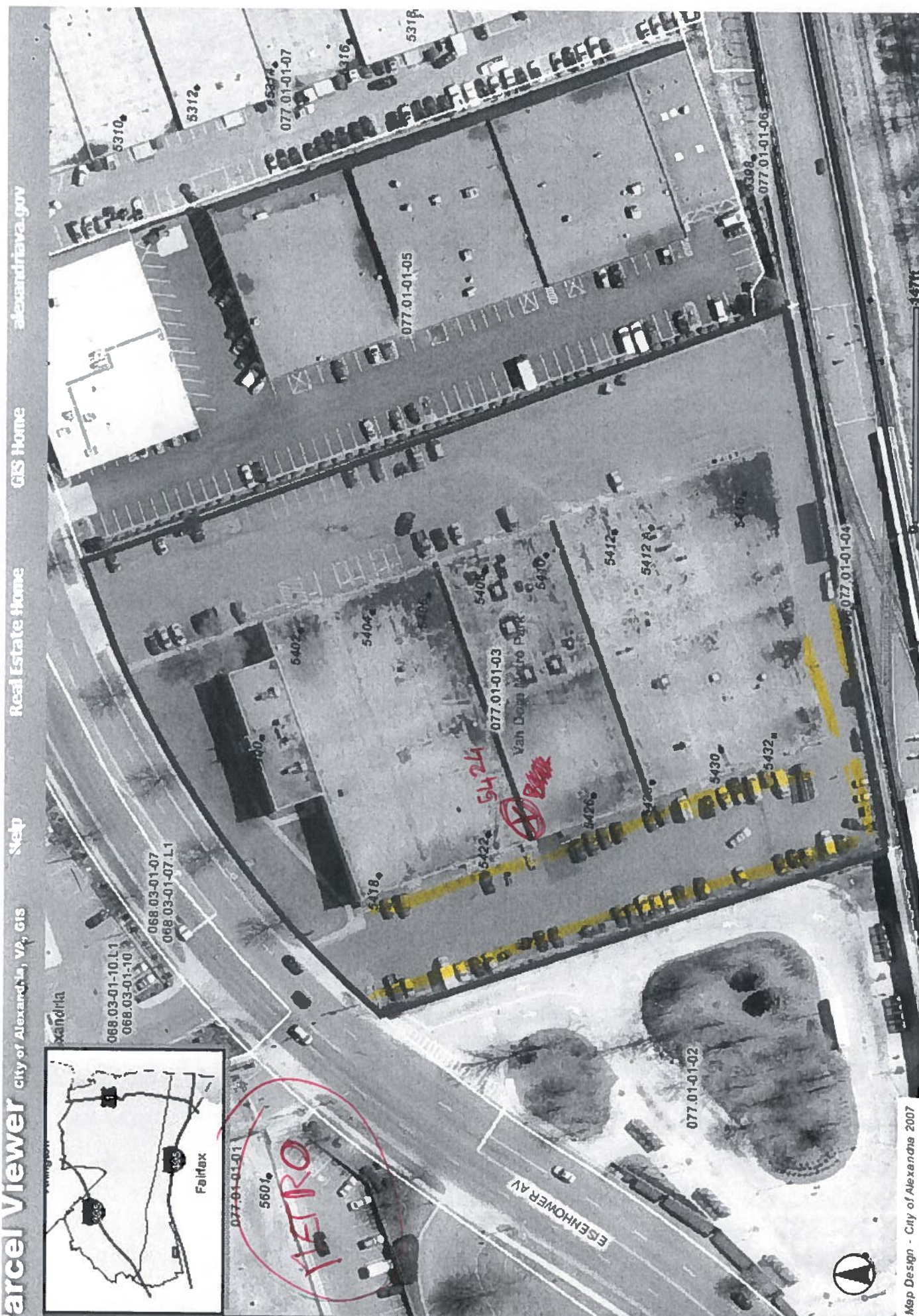
☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: Industrial flex space

Van Dorn Business Center.

End of Application



SUP 2014-0004

Parcel Viewer City of Alexandria, VA, GIS Web Real Estate Home alexandriava.gov

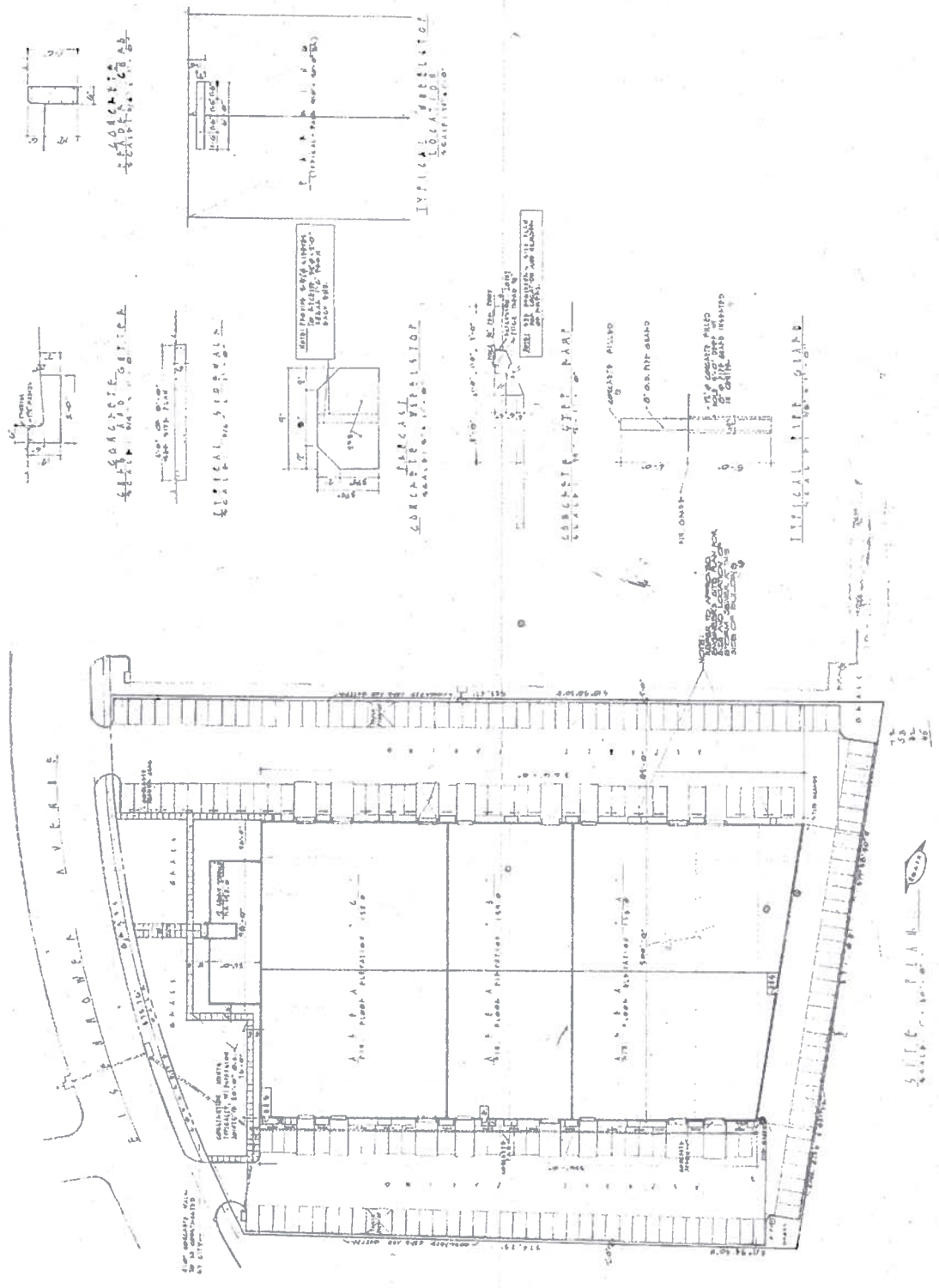
More Info...
Account No.: 36456400
Date: 01/01/2012

on site open parking #70
5424 exact address

UNITY LLP
Tax Assessment Map Number: 077.01-01-03

Map Design - City of Alexandria 2007
5400 EISENHOWER AV, ALEXANDRIA, VA 22304
Owner Name:
Property Address:
5400 EISENHOWER AV
Latest Assessment Information

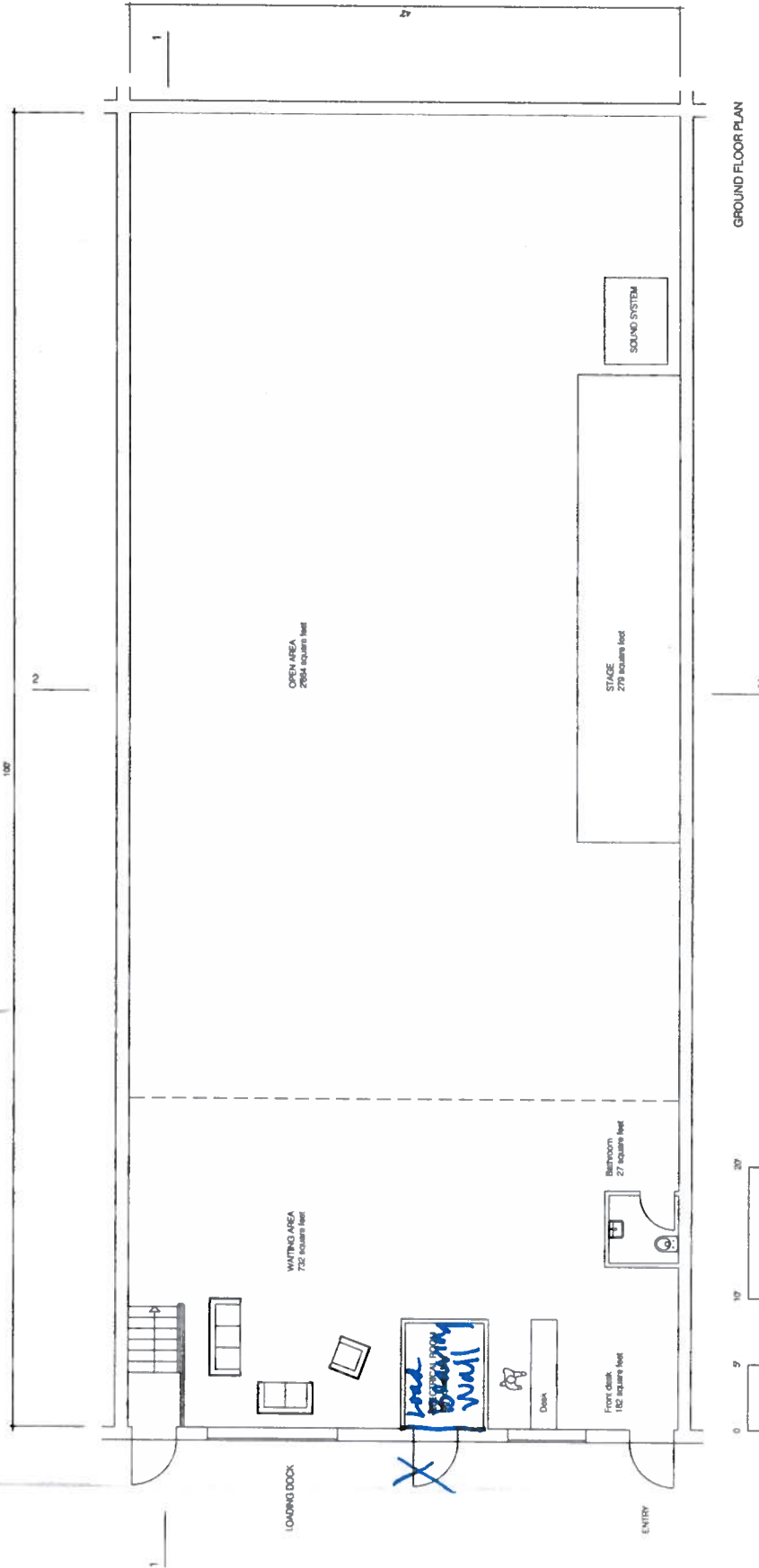
SUP2004-0004



FRANK C. MONTAGUE
AND ASSOCIATES, P.A.
ARCHITECTS
ALEXANDRIA, VIRGINIA
JAN. 20, 1974
A SP 1
JOB NO.

WAREHOUSE AND OFFICE BUILDING
SECTION 100

SUP2014-0004



As per:

Segezco Dance Plaza Studio

5424 Eisenhower Avenue, Alexandria VA

Plan number: 001
Plan size: 17' x 11'

Date: 01-08-2014

Special field: Ground floor plan

Scale: 1/8"=1'-0"

Author: CHARTERED architect
Estimote du Court-Chenit 15, 1700 Fribourg (Switzerland)
Phone: 041 79 257 51 01
Email: sebastien.chenit@ymail.com



APPLICATION - SUPPLEMENTAL PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location) 25 regular parking spaces.

~~95 regular parking spaces, which is the amount that was requested on the original SUP. We are requesting this reduction because we cannot meet the parking requirements~~

2. Provide a statement of justification for the proposed parking reduction.

See attached

3. Why is it not feasible to provide the required parking?

Per design, all parking spots available in this shared parking lot, have been taken by other special permit use applicants other business.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

see attached
parcel viewer
plan
+
photos

Statement of justification for the proposed parking reduction

The parking lot for 5424 Eisenhower Avenue, has 70 parking spaces and is located on the east side of the property. It is a shared space for all the tenants occupying the row of warehouses facing east. There are no assigned spaces per tenant/unit. It is a first come first serve parking lot.

~~It is our understanding that the zone we are located in, per Zoning code and design, only a certain number of parking spaces are allowed per unit.~~ Now due to the current tenants use of their space (Martial Arts & Hot Topic Cheerleading), we are consequently left with none to use (technically).

However, the actual conditions are as follow:

- Only 3 out of eight units on this side of the property are occupied. (Including the martial arts studio which they are not physically present yet)
- See attached pictures taken at 11 am and 6pm to show the current parking situation, which is almost empty.
- One tenant (Martial Arts) has yet to open and we don't know when and if it will be happening.
- One other tenant, (Hot Topic All Stars) are there usually in the evening but we rarely see more than 15 cars there.
- The only other tenant we are aware of has regular day time hours which would not interfere with our busiest time (evening and weekends)

In addition, the metro is walking distance to us (approximately 150ft. About 40% of our students already commute by metro and bus to our current location. And now that the metro is close we will highly encourage this form of transportation.

This reduction will thus not have a negative impact on the surrounding neighborhood. There is no off-site parking or street parking on Eisenhower Avenue so that will not pose an inconvenience to any of our future neighbors.

To summarize, our proposed method is to use the parking lot as a shared space with other tenants as per the actual condition, the lot is empty during our proposed busiest hours. In addition, we will highly encourage students to come by metro.

We do attend Bikram Yoga next door and chose to lease this space because we new how easy the shared parking situation was and how empty the parking lot of our side of the building was.

Finally, we would like you to consider the fact that our landlord would not let us apply for an SUP without a signed lease (see attached email exchange). We will be out of our current space by March 31st and have a signed lease at 5424 Eisenhower avenue that we cannot get out of.

Thank you for your consideration,

Sensazao, LLC

SUP2014-0004



SUP2014-0004



501P2014-0004



5UP20140004



Pictures
Taken Wednesday
1/29
SUP2014-0004

Parking at 7pm at 5424 Eisenhower Avenue



SLP2014-0004

Unity, LLP

6620 Madison Mclean Dr.

McLean, Virginia 22101

January 30, 2014

I, Kianosh Sadeghain the owner of 5424 Eisenhower Avenue, agree with the proposed use of the space and feel that parking is not an issue. It is a shared parking lot and there are a lot of spots available during the day, evenings and also on weekends.

Sincerely,



Kianosh Sadeghian

Unity, LLP

Ann Horowitz

From: Sarah Christen <scsensazao@gmail.com>
Sent: Wednesday, January 08, 2014 10:09 AM
To: Ann Horowitz
Cc: Gabriela Espinoza; Jaz Daniela
Subject: Re: floor plans for 5424 eisenhower
Attachments: Sensazao_ground_floor.pdf

Hi Ann,
As requested, please find the floor plan for the SUP 5424 Eisenhower avenue.
Please let me know if that works or not.

Also, two corrections:

- It says Sensazao Dance Fitness Studio as owner but please note we are the tenant - thanks for making a note on it when printing.
- where it says electric room that is not an electric room, it is just a non bearing wall and there is no door on the outside of that wall

I am happy to have our architect make those corrections but it might take an additional day or two until I reach him so I wanted to make sure I didn't delayed this any further. Let me know if you prefer we fix it.

Sarah Christen

On 30 December 2013 17:21, Ann Horowitz <ann.horowitz@alexandriava.gov> wrote:

Hi Sara,

Yes, I received the plan. Thank you.

Attached is an example of the style of floor plan we need to include in your application.

<http://www.venfino.com/graphics/venues/t153floorplan.gif>

Thank you.

Ann