



Special Use Permit #2017-0068
1504 A Mount Vernon Ave (Parcel Address 1502 Mount Vernon Avenue) – Hairy Situations Dog Grooming

Application	General Data	
Request for a Special Use Permit for a parking reduction	Planning Commission Hearing:	September 5, 2017
	City Council Hearing:	September 16, 2017
Address: 1504 A Mount Vernon Avenue (Parcel Address 1502 Mount Vernon Avenue)	Zone:	CL/Commercial Low/Mount Vernon Overlay
Applicant: Michael Hadeed	Small Area Plan:	Potomac West Small Area Plan

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: Alex Dambach, AICP, alex.dambach@alexandriava.gov
Femi Adelakun, Femi.Adelakun@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 5, 2017: On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0068, subject to compliance with all applicable codes, ordinances, and staff recommendations but with an amendment to Condition #2 striking restrictions on the hours of operations. The motion carried on a vote of 6-0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown asked about the current configuration of the storefront, where the doorway had previously been converted into a window. The applicant explained that this window would be converted back into a doorway for this business. Commissioner Macek asked about the restrictions proposed for the hours of operation suggesting that this type of restriction is unnecessary for this type of business. Other Commissioners expressed agreement stating that Condition #2 could be amended to eliminate the restriction on hours of operation while leaving in a requirement that animals not be kept at this business overnight. Additionally, Chairwoman Lyman asked about a suggestion from the Del Ray Citizens Association that the on-street parking get near this site get converted to short-term parking. The applicant has been encouraged to work with neighboring businesses to contact the Traffic and Parking Board to make this request.

Speakers: Michael Hadeed, the property owner, spoke in support of the application and answered questions about the building storefront.



Special Use Permit #2017-0068
1504 A Mount Vernon Avenue (parcel
address: 1502 Mt Vernon Ave)



I. DISCUSSION

The applicant, Michael Hadeed, requests a Special Use Permit approval for a parking reduction at 1504 A Mount Vernon Avenue to operate a dog grooming business.

SITE DESCRIPTION

The subject site is located along the west side of Mount Vernon Avenue and to the south of Monroe Avenue and the north of Nelson Avenue. The parcel has approximately 110 feet of frontage and is approximately 111 feet deep with an approximate lot area of 12,300 square feet. The parcel was developed in 1956 with three abutting structures addressed as 1502 Mt. Vernon Avenue, 1504 Mt. Vernon Avenue, and as 1504 A and 1504 B Mt. Vernon Avenue. These structures are one story concrete and brick buildings.



The 1500 block of Mount Vernon Avenue has a mix of commercial and residential uses. Across Mount Vernon Avenue is a Walgreens Pharmacy, Green Street Gardens, and Fireflies Restaurant. Other uses on this block include an 11 unit apartment building called the Nelson House, Cloud 9 Skincare, and the Junction Bakery. The bordering tenant spaces on this lot are occupied by the soon to be opened Sicilian Pizza restaurant and the recently renovated and reopened Al's Steakhouse. Right behind the 1500 block along side streets are a group of RB zoned dwellings.

BACKGROUND

The structures in the entire 1500 block are all commercial uses except for the Nelson House apartments. The parcel addressed as 1502 Mount Vernon Avenue historically housed a rug cleaning business that was approved by City Council through SUP #0184 in March 1955. North of 1502 is the structure addressed as 1504 Mount Vernon Avenue which has historically been a restaurant called Al's Steakhouse, which opened in January 1966 and closed temporarily for renovations between 2015 and 2017. To the north of the subject site is 1540-B Mount Vernon Avenue, which is a soon-to-be-opened pizza restaurant, called Sicilian Pizza that was approved though #2016-0030 in June 2016. 1504 A & B were historically developed as retail spaces and both tenant spaces are approximately 1,400 square feet each.

PROPOSAL

The applicant requests a parking reduction in order to open a dog grooming business that would operate by appointment only with a fixed drop off and pick up time for pet owners and customers. This would be a relocation of the applicant's business, which is currently located at 1561 Potomac Greens Drive in Alexandria VA. The applicant proposes weekday operation

hours of 8:00 AM to 6:00 PM Tuesday through Friday, and Saturday from 8:00 AM to 4:30 PM. Customers will have to make appointments before dropping pets off and are given a pick up time to collect their pets. The average time spent with a customer at the store for both drop-offs and pick-ups is an average of five (5) minutes. The pet grooming process itself takes about 4 hours for each pet.

The interior of the space will be configured with acoustical ceiling tiles throughout to control potential noise emerging from the dog shop. The site has nine (9) parking spaces, but all but one are dedicated to the other businesses on the lot.

Additional elements of the applicant's proposal are as follows:

Hours of Operation: Tuesday – Friday: 8 AM – 6 PM

Saturday: 8AM - 4:30 PM

Sunday & Monday: closed

Type of Service: Appointment only, dog grooming shop

Employees: Generally, up to six employees at any one time

Noise: Acoustical ceiling will be installed throughout

Odors: None

Trash/Litter: Five to six trash bags are expected each day. Dumpsters associated with the dog grooming shop will be emptied as necessary.

ZONING/MASTER PLAN DESIGNATION

The subject property site is located in the retail focus area of the Mount Vernon Urban Overlay and the CL, Commercial Low Zone. The use is permitted according to Section 4-102 – C of the Zoning Ordinance. The subject property is also located within the Potomac West Small Area Plan and falls within the boundaries of the Mount Vernon Avenue Business Area Plan which encourages independent businesses along Mount Vernon Avenue, especially those which are locally owned and operated.

PARKING

The applicant's proposed dog grooming shop is located in the Mount Vernon Urban Overlay Zone with the CL/Commercial Low zone serving as the underlying zoning. Section 8-200(A) (17) of the Zoning Ordinance requires non retail uses to provide one space for each 400 square feet of floor area. With a total floor area of 1,425 square feet, the applicant is required to provide

four off-street parking spaces. The applicant is applying for a parking reduction of three spaces as the subject site currently has one (1) parking space available to this business. Staff conducted a parking analysis and found low usage of street parking at the subject location. There are no known nearby parking areas with spaces available for lease. A parking reduction would be necessary for most types of businesses to occupy the currently vacant space at 1504 A Mount Vernon Avenue.

II. STAFF ANALYSIS

Staff finds the applicants parking reduction request for a dog grooming/pet care use at 1504 A Mount Vernon Avenue to be well-founded. This use is also consistent with the Mount Vernon Business area plan's vision to foster an electric and friendly living, working, and shopping environment. The applicants proposed dog grooming service will contribute to achieving an efficient mix of uses, improving convenience and increasing street activity at a location that has been vacant for two years. The relocation of the dog grooming shop from 1561 Potomac Greens Drive in Alexandria, will offer the businesses' already existing customers better access while providing neighboring residents with new services.

The site exists without the reasonable possibility of creating additional parking. This application complies with the requirements for a parking reduction as stated in Section 8-100(A)(4) because the site and application demonstrates that providing the required parking would be infeasible and that a reduction in parking will not have an adverse effect on the neighborhood.

Mindful of the possible traffic impacts of the pet grooming shop on a mainly residential neighborhood, staff has ensured the Special Use Permit contains conditions regulating hours of operation, staff parking, and sensitivity to noise considerations.

IV. RECOMMENDED 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. **Condition Amended by Planning Commission:** ~~The dog grooming shop's hour of operation shall be limited between 8:00 am and 6:00 PM, Tuesday to Friday, and between 8:00 AM and 4:40 PM on Saturdays.~~ Pets will not be allowed to stay overnight. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the shop. (P&Z)
4. All pet drop-off shall be strictly appointment based with no walk-in business permitted. (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 and, require employees to be sensitive to noise affecting residents (i.e. during shift changes, activity after 11 p.m., and other outdoor activities in which unreasonable noise may carry and disrupt nearby residences). (P&Z)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of the containers. (P&Z)
7. No pet pick-up/drop-off shall occur within the drive aisle of the parking lot in front of the business. (P&Z)
8. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed The subject site's location at the southern end of Mount Vernon Avenue is an area the Mount Vernon Business Area Plan designated as a gateway to the community. The applicant's proposed restaurant would fill a year-long vacancy and help strengthen the commercial presence along Mount Vernon Avenue to improve the gateway experience to the Avenue. (P&Z)

STAFF: Alex Dambach, AICP, Chief of Land Use Services
Femi Adelakun, Department of Planning & Zoning

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, operation shall be commenced within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

III. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 OEQ has no comments on this SUP application. (T&ES)
- C-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- C-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- C-3 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the shop is open to the public. (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-5 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-6 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

C-1 A Change of use is required along with a building permit, plan review and inspections prior to proposed new business operating in this space.

Fire Department:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1504-A Mt. Vernon Avenue

TAX MAP REFERENCE: 043.02-09-15 **ZONE:** CL

APPLICANT:

Name: Michael & Samira Hadeed

Address: 5820 Bush Hill Drive, Alexandria, VA 22310

PROPOSED USE: Dog grooming shop. Tenant prospect is called Hairy Situations and is currently located on Slater's Lane.

☒ **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.

Michael Hadeed

Print Name of Applicant or Agent

5820 Bush Hill Drive,

Mailing/Street Address

Alexandria, VA 22310

City and State

Zip Code

[Signature] 1/6/10

Signature

Date

(703) 971-5360

Telephone #

Fax #

michael@hadeedlaw.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1504-A Mt. Vernon Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the Parking Reduction SUP use as
(use)
described in this application.

Name: Michael Hadeed, Sr.

Phone (703) 971-5360

Please Print
Address: 5820 Bush Hill Drive, Alexandria, VA 22310

Email: michael@hadeedlaw.com

Signature: 

Date: 6/16/17

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Michael Hadeed, Sr. & Samira Hadeed - 100% ownership (husband & wife)

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. Mr. & Mrs. Hadeed	5820 Bush Hill Drive, Alexandria, VA 22310	100%
2. Mr. & Mrs. Hadeed		
3. Mr. & Mrs. Hadeed		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5820 Bush Hill Drive, Alexandria, VA 22310 (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. Mr. & Mrs. Hadeed		
2. Mr. & Mrs. Hadeed		
3. Mr. & Mrs. Hadeed	5820 Bush Hill Drive, Alexandria, VA 22310	100

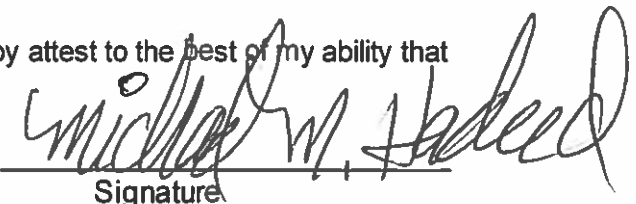
3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at 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. Mr. & Mrs. Hadeed	none	none
2. Mr. & Mrs. Hadeed		
3. Mr. & Mrs. Hadeed		

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.

6/16/17 MICHAEL HADEED 

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.)

The proposed tenant would like to relocate their existing business from 1561 Potomac Greens Drive, Alexandria, VA 22314 to the subject property. They will be open 5 days per week and operate a first-class, By Appointment Only, dog grooming business. The business owner is a resident of Alexandria. They anticipate that many of their customers will in fact walk to this location given the number of customers they currently have in the Del Ray neighborhood. Street parking in this section of Mt. Vernon Avenue is currently under utilized. Walgreens and Junction Bakery, the two larger retailers in this block both have sufficient off-street parking lots to serve their customers.

Customers must make an appointment time to drop-off their dog between the hours of 8 am to 10 am. At the same time they schedule their pick up time roughly 4 hours later and in some cases it could be later to accommodate people that are off at work. The average time a customer is in the store for drop-off or pick-up is 5 minutes. A typical day is 20 customers and a very busy day is a high of 30 customers per day.

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: Parking Reduction

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).

20-30 customers per day**B.** How many employees, staff and other personnel do you expect?

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

6 employees at peak times**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday

Hours:

CLOSEDTuesday - Friday8:00 AM - 6:00 PMSaturday8:00 AM - 4:30 PMSundayCLOSED**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.N/A**B.** How will the noise be controlled?Acoustical ceiling tiles will be installed throughout

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

none

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)
dog hair and normal office trash
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
5-6 bags per day
- C. How often will trash be collected?
TBD. Tenant will used roll top trash containers to be stored behind the building
- D. How will you prevent littering on the property, streets and nearby properties?
Tenant will monitor the space for trash and debris immediately in front and behind the demised premises.

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

[] Yes. [x] 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:

n/a

- 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?

☐ 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:

1 _____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- 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:

- A. How many loading spaces are available for the use? 0 _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

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

Deliveries can be made through the front door or the rear egress in the public alley.

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

Normal business hours

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

3 times per month via UPS or similar service.

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

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?

1,425 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1,425 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



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)

We are applying for the reduction of three (3) spaces for a retail space at 1504-A Mt. Vernon Avenue that is 1,425 sf.

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

Currently this space only has one (1) parking space available to it. The contemplated use for this space is required to have four (4) total parking spaces. We have investigated all available near by options and there is no available parking to lease.

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

Currently street parking in this section of Mt. Vernon Avenue is not in high demand. The two large retailers in this block have off-street parking. Since this business is "By-Appointment Only" the flow of traffic will be regulated.

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

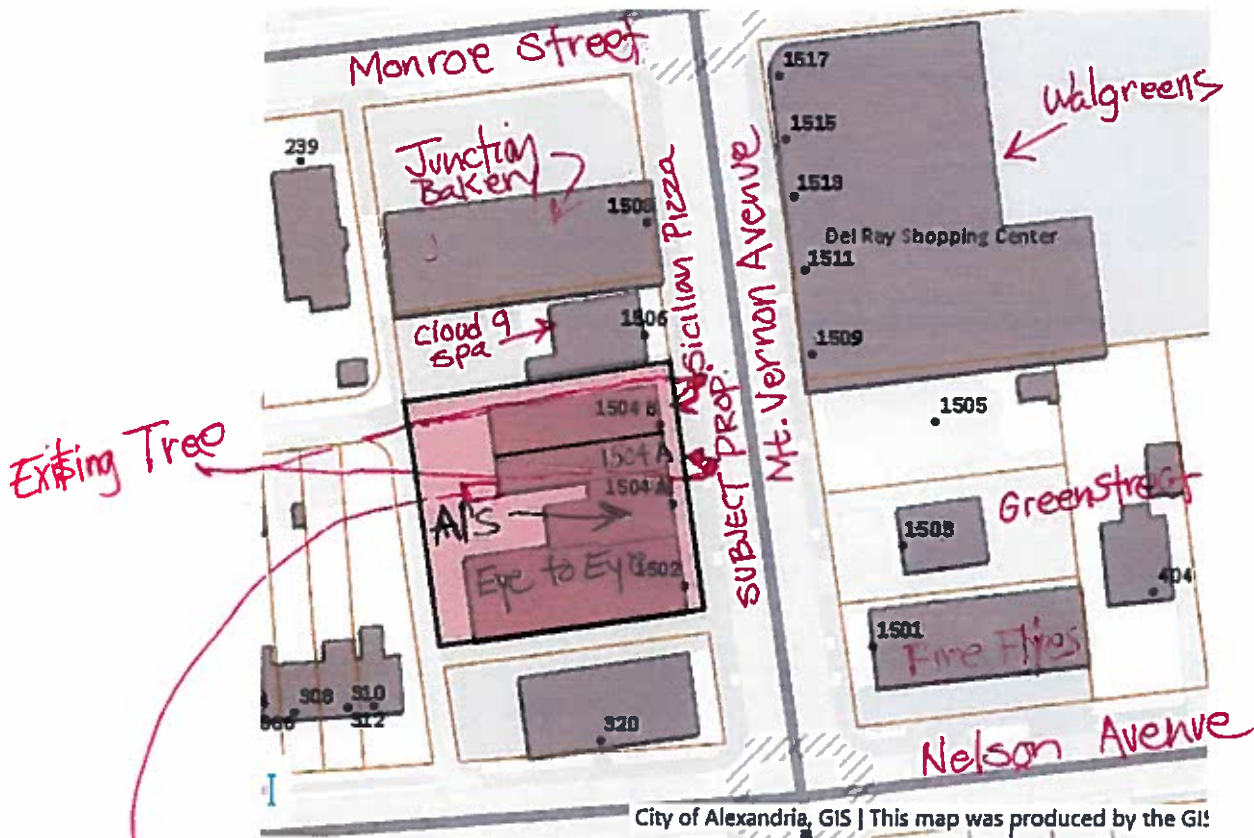
_____ Yes. ☒ No.

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.

Currently street parking in this section of Mt. Vernon Avenue is not in high demand. The two large retailers in this block have off-street parking. Since this business is "By-Appointment Only" the flow of traffic will be regulated.

1504-A Mt. Vernon Avenue
SUP Application-Parking Reduction



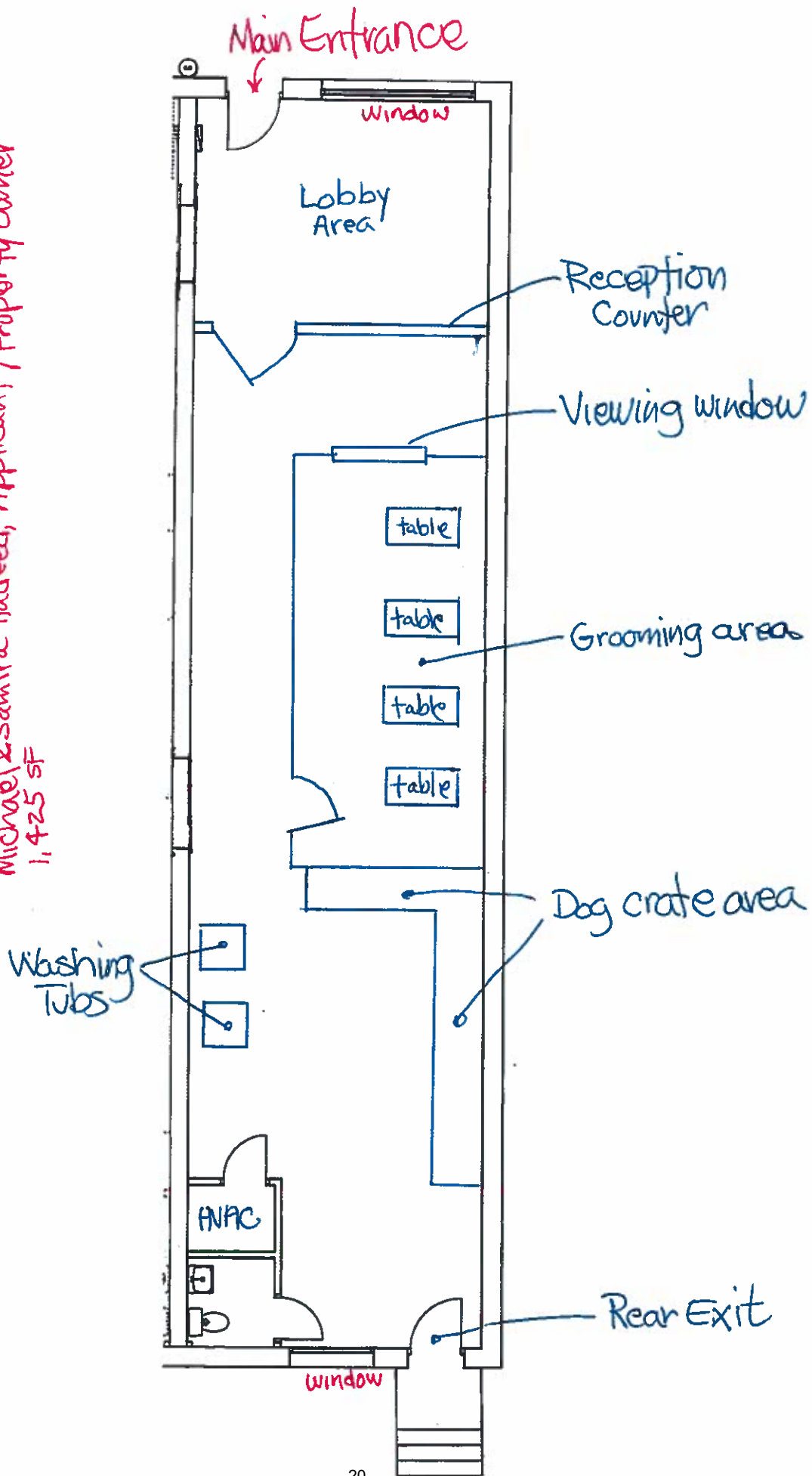
(2) Parking space for tenant of 1504-A
standard 9'x18.5'

1504-A Mt Vernon Ave

Hairy Solutions Dog Grooming

Rachel Winstead ~~owner~~ tenant

Michael & Samira Hadeed, Applicant / Property Owner
1,425 SF



1504-A Mt. Vernon Avenue
SUP Application – Parking Reduction

Mt. Vernon Avenue View



**Rear of the building showing
Rear exit and 1 parking space.**



Hairy Situations Dog Grooming
1561 Potomac Greens Dr.
Alexandria, VA 22314
(703)518-3030

July 19, 2017

As requested, the list of employees for Hairy Situations, their schedules, and driving information is included below.

Business Hours: **Tues.-Fri. 8AM-6PM**

 Sat. 8AM-4:30PM

 Sun. & Mon. CLOSED

Staff Members:

1. Owner of salon and full time groomer; owns vehicle.
2. Full time (10am-close daily) Licensed Driver, owns vehicle.
3. Full time (8am-4pm daily) Licensed Driver, owns vehicle.
4. Full time (8am-4pm daily) does not have a driver's license.
5. Full time (8am-4pm daily) does not have a driver's license, uses public transportation.
6. Part time (daily times will vary; off on Fridays and alternating Saturdays) Licensed Driver but does not have own vehicle.
7. Part time (off alternating Saturdays) Licensed Driver, owns vehicle.
8. Part Time (off Thursdays and alternating Fridays & Saturdays) Licensed Driver, owns vehicle.

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

August 23, 2017

Planning Commission Members and Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: Special Use Permit (SUP) # 2017-0068, 1504A Mt. Vernon Ave
Hairy Situations Dog Grooming Salon

On August 8, 2017, the Del Ray Citizens' Association (DRCA) Land Use Committee (LUC) reviewed SUP Number 2017-0068, which proposes to open a dog grooming salon at 1504A Mt. Vernon Ave which requires a parking reduction of 3 spaces. After discussion, the LUC voted unanimously to support the SUP.

The salon is a by-appointment use, and it was understood that parking for the establishment would be short-term. For this reason, it was recommended that short-term parking be applied for in front of the business. With the adjacent uses of Al's Steakhouse and Sicilian Pizza, the short-term parking should benefit all the uses in this block as they are mostly carry-out restaurants.

There was also discussion concerning beautification of the block. Although there is not a tree well directly in front of the establishment, the LUC voted to include a request for the applicant to work with the other businesses and the landowner to improve the tree wells on the block.

Sincerely,

Kristine Hesse, Co-Chair
Danielle Fidler, Co-Chair
Del Ray Citizens Association
Land Use Committee

Rod Kuckro,
President
Del Ray Citizens Association

Cc: Alex Dambrach, Staff Reviewer