



***DOCKET ITEM #6***  
***Special Use Permit #2017-0090***  
***618-622 North Washington Street***  
***Great Beginnings Early Learning Center***

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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.

<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for a parking reduction for parking beyond 500 feet from a business	<b>Planning Commission Hearing:</b>	October 3, 2017
	<b>City Council Hearing:</b>	October 14, 2017
Address: 618-622 North Washington Street	<b>Zone:</b>	OC/ Office Commercial
<b>Applicant:</b> Great Beginnings Early Learning Center, LLC	<b>Small Area Plan:</b>	Old Town North

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

**Staff Reviewer:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



**Special Use Permit #2017-0090**  
**618-622 North Washington Street**





## I. DISCUSSION

The applicant, Great Beginnings Early Learning Center, LLC, 618-622 North Washington Street, represented by Mary Catherine Gibbs, attorney, requests SUP approval for a parking reduction to provide parking beyond 500 feet from its day care center at 898 North Columbus Street

### SITE DESCRIPTIONS

The Great Beginnings Early Learning Center tenant space is located on three lots of record at 618, 620, and 622 North Washington Street. The three lots each have 20 feet of frontage. Lots at 618 and 620 North Washington Street have depths of 112 feet and lot areas of 1,870. The lot depth for 622 North Washington Street is 94 feet and the lot area is 1,530 square feet (Fig. 1). The lots are developed with a single two-story brick building extending across all three properties. The site is surrounded by commercial uses along Washington Street and residential uses to the rear.



*Fig. 1: 618-622 North Washington Street*

The parking lot that is proposed to be used is one lot of record which has an area of 3,128 square feet. The lot is sited in the interior of the block bounded by Montgomery, North Washington, North Columbus, and Madison Streets, and therefore, has no street frontage (Fig. 2). Developed as a 14-space parking lot, it is accessed by a public alley from Montgomery Street (Fig. 3). The lot is surrounded by commercial uses to the east and a small church and parking lot to the north. A residence and undeveloped lots with



*Fig. 2: Parking lot outlined in red*

frontages on North Columbus Street are located to the west. A parking lot, undeveloped lots, and commercial uses are located to the south.

### BACKGROUND

City Council approved SUP #96-0190 for the operation of a day care operation at 618-622 North Washington Street in February 1997. The day care facility became a by-right use through amendments to the Zoning Ordinance in 2008. Staff administratively approved a pick-up and drop off plan in 2011 for the applicant's business which



*Fig. 3: Parking lot view from public alley*

included the use of the 14-space parking lot at 623-625 North Columbus Street to satisfy its off-street parking requirement during weekday business hours.

City Council approved SUP #2016-0100 in May 2017 for a parking reduction and lot modifications to allow the construction of two single family dwellings at 623 and 625 North Columbus Street at that parking lot site. Due to the pending single-family dwelling construction at 623 and 625 North Columbus Street, the applicant was notified that it must locate alternative parking arrangements to comply with the parking requirements. Additionally, the replacement of the North Columbus Street parking lot with single family dwellings impacts Mahmood Investment Corp., the developer of the mixed-use development at 700 North Washington Street. Condition #28 of DSUP #2013-0002 for 700 North Washington Street requires Mahmood Investment Corp. to provide 14 off-street parking spaces during weekday evenings and weekends at an off-site location. Mahmood Investment Corp. had then anticipated using the parking lot at 623 and 625 North Columbus Street for its off-site parking. It now would also use the parking lot at 898 N. Columbus Street on weekends and evenings when the applicant's daycare center is not operational.

Great Beginnings Early Learning Center, LLC has also submitted a request to the Traffic and Parking Board for an on-street loading zone to accommodate the morning drop off and evening pick up of children. Staff will work with the applicant to finalize an appropriate pick-up and drop off plan, according to the criteria of Section 5-110(B).

In 2016, a code inspector confirmed a complaint of trash at 898 North Columbus Street. The property owner remedied the condition immediately.

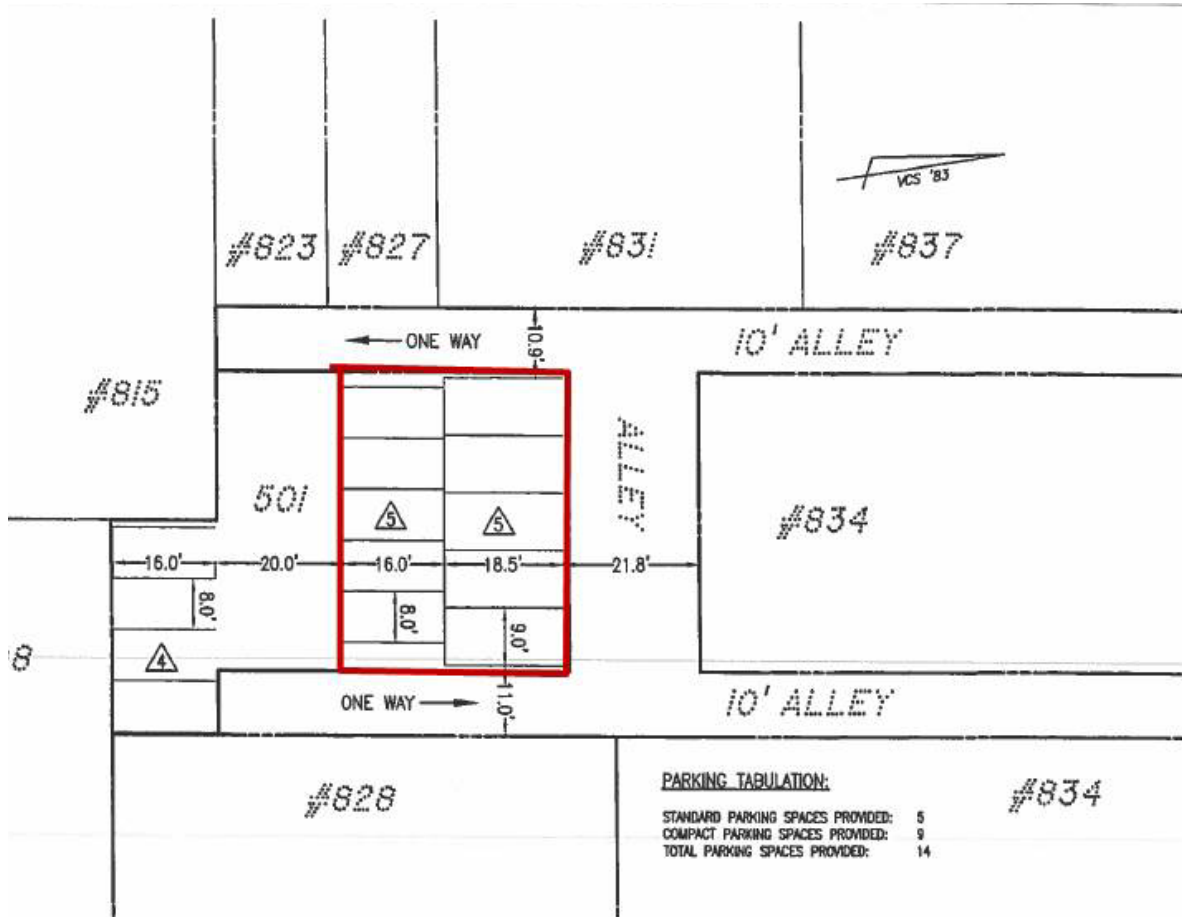
### PROPOSAL

Great Beginnings Early Learning Center, LLC requests SUP approval to relocate 10 required parking spaces for its employees from 623-625 North Columbus Street to 898 North Columbus Street, which is approximately 790 feet away from 618-622 North Washington Street, the site of the day care operation (Fig. 4). The parking lot at 898 North Washington Street contains 14 parking spaces — five standard size spaces and nine compact spaces. The



*Fig. 4: Distance between Great Beginnings Early Learning Center and proposed parking lot*

applicant would have access to the five standard spaces and to five of the compact spaces for its employees between 7 a.m. and 6:30 p.m. on weekdays (Fig. 5).



### PARKING

Section 8-200(A)(11) of the Zoning Ordinance requires a day care operation to provide two parking spaces for each classroom. The applicant has five classrooms and is required to provide 10 parking spaces. As parking spaces are not available at the day care business site, the applicant requests a parking reduction to fulfill its parking requirement at an off-site, commercially-zoned lot more than 500 feet away, as required in Section 8-200(C)(3). Section 8-200(E)(1) allows up to 75% of the mandated spaces to be compact spaces in situations when ten or more off-street spaces are required.

### ZONING/MASTER PLAN DESIGNATION

The applicant's day care center is located in the OC/Office Commercial zone. Section 4-802(E.2) permits day care centers in the OC zone. It is also located within the Old Town North Small Area Plan which designates the lots for commercial use.

The parking lot site is zoned CDX/ Commercial Downtown (Old Town North). As the zone does not allow parking lots, the parking lot exists as a continuing non-complying use. Although the property is technically located within the Braddock Road Metro Station Small Area Plan, which designates the lot for residential use, the parking lot use is currently consistent with the commercial uses in the immediate vicinity.

## **II. STAFF ANALYSIS**

Staff supports the applicant's SUP request to relocate its 10 required parking spaces beyond 500 feet from its day care facility. The proposed parking lot, located in the interior of the block, is appropriate for all-day, employee parking. The parking lot would be a convenient, two-block walk to and from the day care facility. Further, the applicant would provide 50% of the parking spaces for compact car use which exceeds the 75% maximum allowance for commercial uses. Although outside the scope of this SUP request, Mahmood Investment Corp., which holds an ownership share in 898 North Columbus Street, would also use the parking lot to satisfy its DSUP condition requirement during weekday evenings and weekends when the day care operation is closed and would not require the use of the lot.

Staff has included several conditions related to the use of the parking lot for day care employee parking. Maintenance of the property is ensured through Condition 3 for the control of weeds and tall grass and Condition 4 for the regular monitoring of litter. Given that providing for an unobstructed alley public right-of-way is critical for continual access to the parking lot, vehicles may not be stored or parked in the public right-of-way, as mandated in Condition 5, and the alley must remain clear of debris and structures, as stated in Condition 6. Zoning Ordinance requirements (Sections 8-200(D)(3) and (5)) for paving and parking space striping of the parking lot have been included as Condition 7.

Staff supports the SUP request and recommends approval.

## **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. Employee parking at the lot is permitted from 7 a.m. to 6:30 p.m., Monday through Friday. (P&Z)
3. The parking lot at 898 North Columbus Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
4. Litter on the site at 898 North Columbus Street 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 business is open to the public. (T&ES)

5. No vehicles shall be parked or stored in any portion of the alley public right-of-way. (P&Z)
6. The alley public right of way shall remain clear of structures, debris, and personal property. (P&Z)
7. The property owner of 898 North Columbus Street shall pave and stripe the parking lot according to the plan submitted with the application on July 25, 2017. (P&Z)
8. The property owner of 898 North Columbus Street shall designate five standard and five compact spaces for the applicant's use as identified on the plan submitted with the application on July 25, 2017. (P&Z)
9. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
10. The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
12. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning  
Ann Horowitz, Urban Planner

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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 business is open to the public. (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:

No comments received

##### Fire:

No comments or concerns

##### Health:

No comments received

##### Parks and Recreation:

No comments received

##### Police Department:

No comments received





## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 618-622 N. Washington St.

**TAX MAP REFERENCE:** 054.04-14-10, -09, & -08 **ZONE:** OC

**APPLICANT:**

Name: Great Beginnings Early Learning Center, LLC

Address: 618 N. Washington Street, Alexandria, VA 22314

**PROPOSED USE:** Existing Day Care Facility is requesting a parking reduction to locate parking more than 500 feet away.

☒ **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.

Mary Catherine Gibbs, Hart, Gibbs, Pierce & Karp, PC

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code



Signature

July 25, 2017

Date

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@hartlanduselaw.com

Email address

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

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

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 618-622 N. Washington Street, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the Parking Reduction for Existing Day Care Facility use as  
 (use)  
 described in this application.

Name: 618-622 N WASHINGTON ST LLC, By Ray Mahmood

Phone: 703-683-8000

Please Print  
 Address: 718 N Washington St Alex Va 22314

Email: raym4290@aol.com

Signature: Marybetha Gidd, agent w/ permission

Date: 7/25/17

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. The SUP request is for a parking reduction, not the use itself. Relevant maps are attached.

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.

A. Charles Olaleye, 618 N Washington St, Alexandria, VA 22314, Ownership %: 100

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## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1</sup> Great Beginnings Early Learning Center LLC	618 N. Washington St. Alexandria, VA 22314	
<sup>2</sup> A. Charles Olaleye	618 N. Washington St. Alexandria, VA 22314	100%
<sup>3</sup>		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 618-622 N. Washington Street (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
<sup>1</sup> 618-622 N. Washington St., LLC	718 N. Washington St., Alex., VA 22314	
<sup>2</sup> Ray Mahmood	718 N. Washington St., Alex., VA 22314	100%
<sup>3</sup>		

**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 \_\_\_\_\_, 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, \_\_\_\_\_

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.)
<sup>1</sup> Great Beginnings Early Learning Center LLC	None	
<sup>2</sup> A. Charles Olaleye	None	
<sup>3</sup> 618-622 N. Washington St., LLC	None	
<sup>4</sup> Ray Mahmood	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.

July 25, 2017

Date

Mary Catherine Gibbs

Printed Name

  
Signature

SUP # \_\_\_\_\_

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 Applicant has been operating this child care facility for many years. The OC zone no longer requires the day care facility to have a special use permit, however, the owner of the building in which the facility sits sold the parking lot at 623 N. Columbus Street, on which the parking for this use was located. As a result, the Applicant found replacement parking on a lot the building owner also owns, located at 898 N. Columbus Street, approximately 2 blocks to the north. The facility has five classrooms, therefore, the parking requirement is 10 spaces. The lot at 898 N. Columbus Street has 14 spaces which will be available to the employees of Great Beginnings during all of the hours of operation of the facility.

Because the parking is more than 500 feet away, technically, the Applicant needs a parking reduction of all 10 spaces, however, the spaces are available to the employees at all times the facility is open.



**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 for Existing Day Care Facility that no longer needs an SUP.
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).  
Up to 100 students. hours will remain the same (7 a.m. to 6:30 p.m. M-F)
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
10-15, hours will remain the same (7 a.m. to 6:30 p.m.)
6. Please describe the proposed hours and days of operation of the proposed use:
- |            |                            |
|------------|----------------------------|
| Day:       | Hours:                     |
| <u>M-F</u> | <u>7 a.m. to 6:30 p.m.</u> |
| _____      | _____                      |
| _____      | _____                      |
| _____      | _____                      |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
NA
- B. How will the noise be controlled?  
NA

SUP # \_\_\_\_\_

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

NA

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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)

NA

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

NA

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- C. How often will trash be collected?

NA

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

NA

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

[ ] Yes. [ ] No.

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

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SUP # \_\_\_\_\_

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

☐ 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?

NA

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## ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks? NA

☐ 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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SUP # \_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

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

5 Standard spaces  
9 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?

In the existing parking lot at 898 N. Columbus Street, See attached Maps.

**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? NA

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



SUP # \_\_\_\_\_

- B. Where are off-street loading facilities located? NA
- C. During what hours of the day do you expect loading/unloading operations to occur?  
NA
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
NA
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? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be? NA  
\_\_\_\_\_ 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: 618-622 N. Washington Street  
☐ 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)

The applicant requires a parking reduction of 10 spaces because the lot on which the spaces are located is more than 500 feet from the lot on which the use is located.

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

The parking spaces will continue to be provided, however, they are two blocks away because the owner sold the parking lot across the alley from the existing child care facility.

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

The existing lot doesn't have any parking, and the parking that used to be provided across the alley to the rear of the site was sold. The parking will be provided, just two blocks away.

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

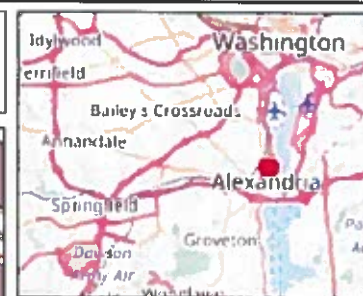
\_\_\_\_\_ Yes.      ☒ No.

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.

The parking lot plan is attached showing more than the required number of spaces are available 2 block north.

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

The parking lot is only 2 blocks north, and the lot provides more than the required number of spaces for the use, so no negative impact on the surrounding neighborhood is anticipated.

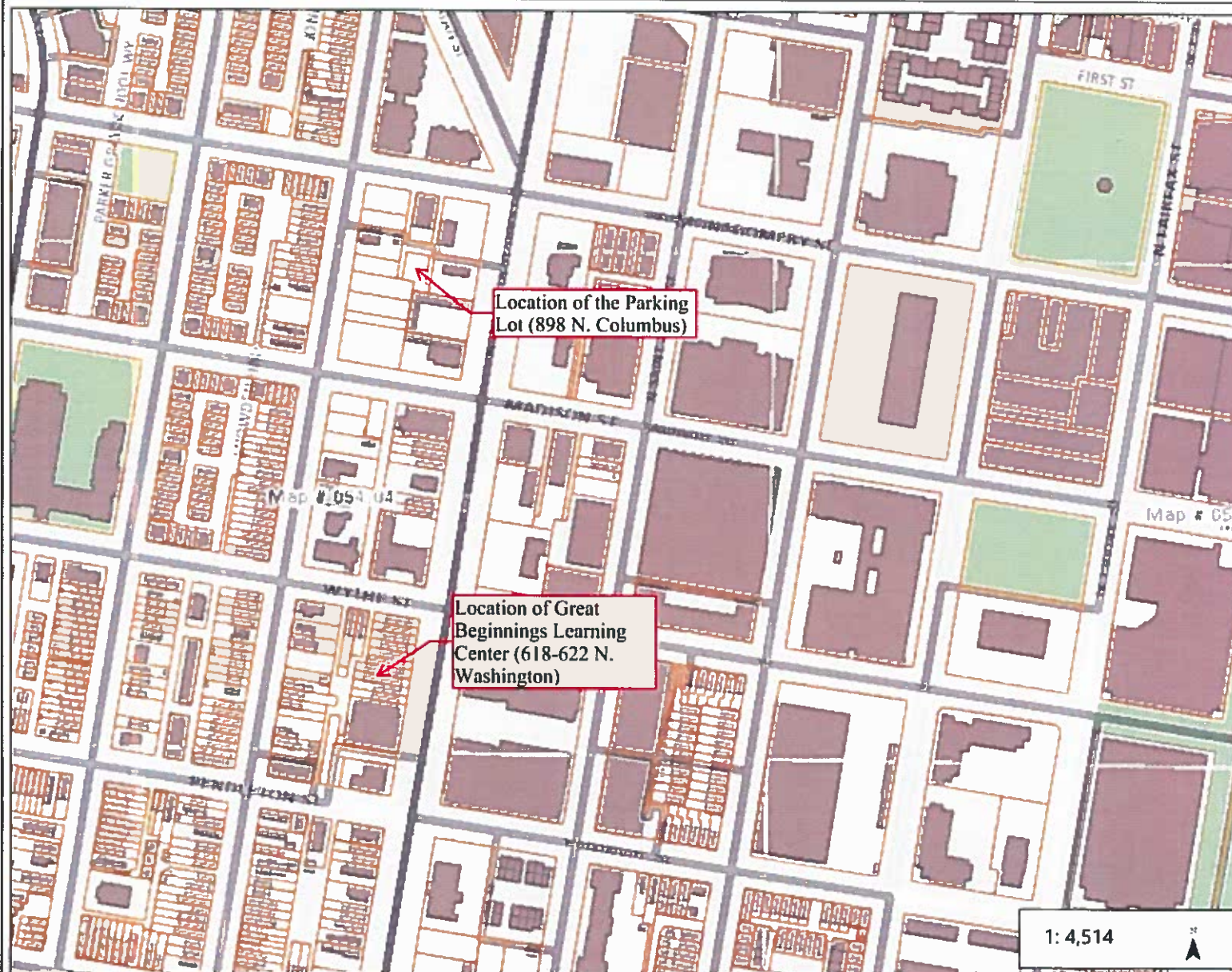


### Legend

#### Tax Map Index

- Parcels
- Blocks
- Metro Stations
- Metro Lines**
  - Blue
  - Yellow
  - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

### Notes



1: 4,514



752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



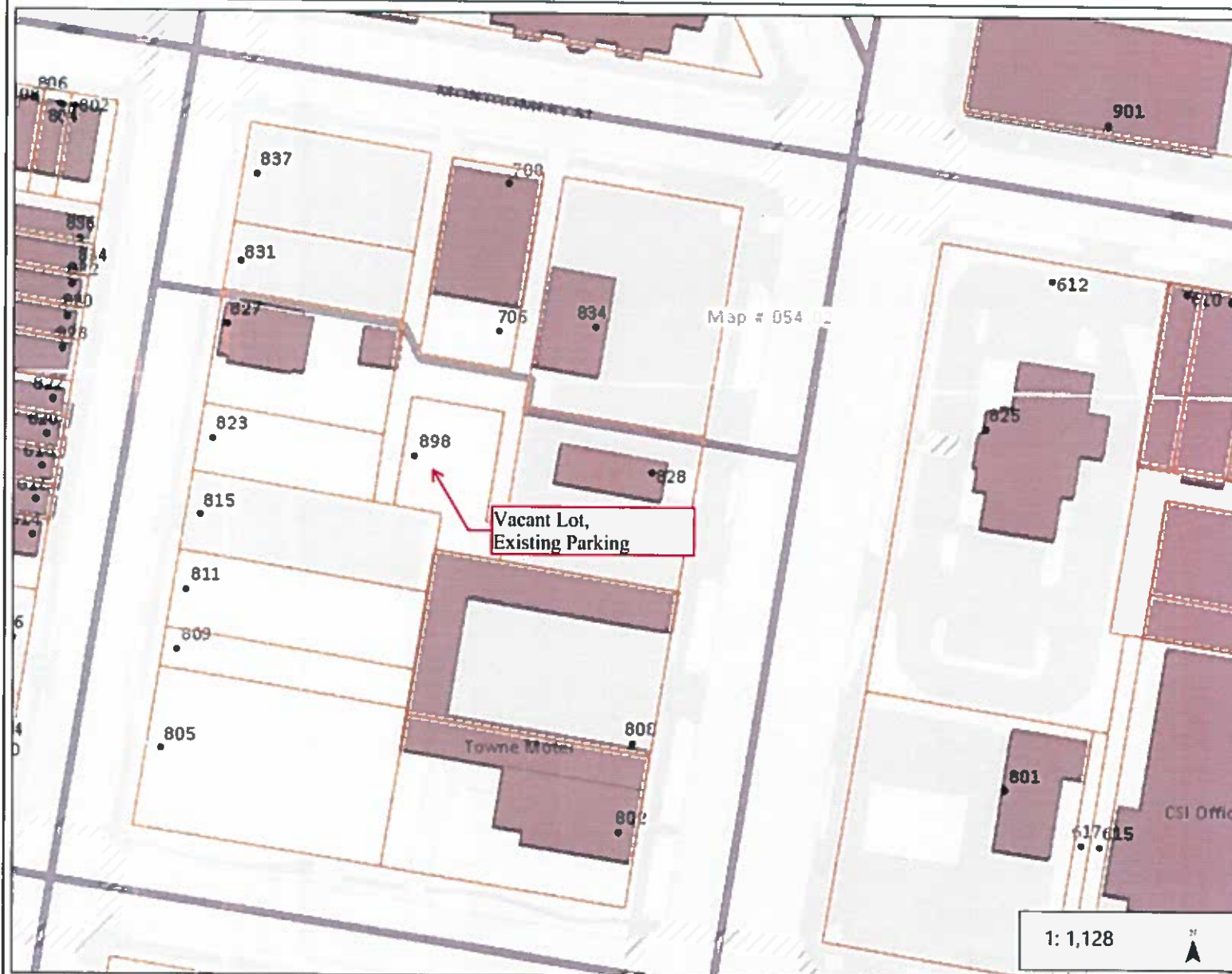


### Legend

#### Tax Map Index

- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
  - Blue
  - Yellow
  - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

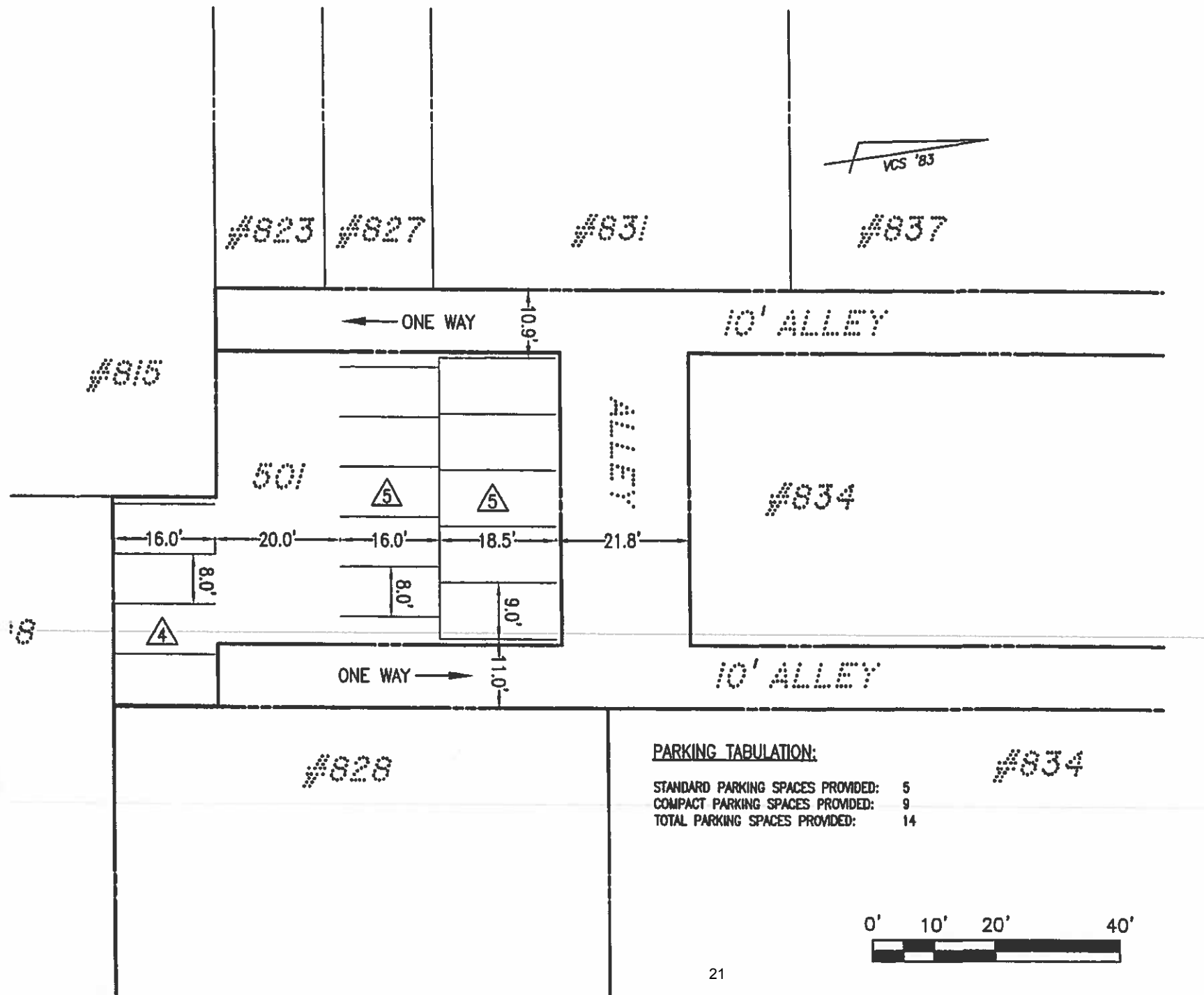
### Notes

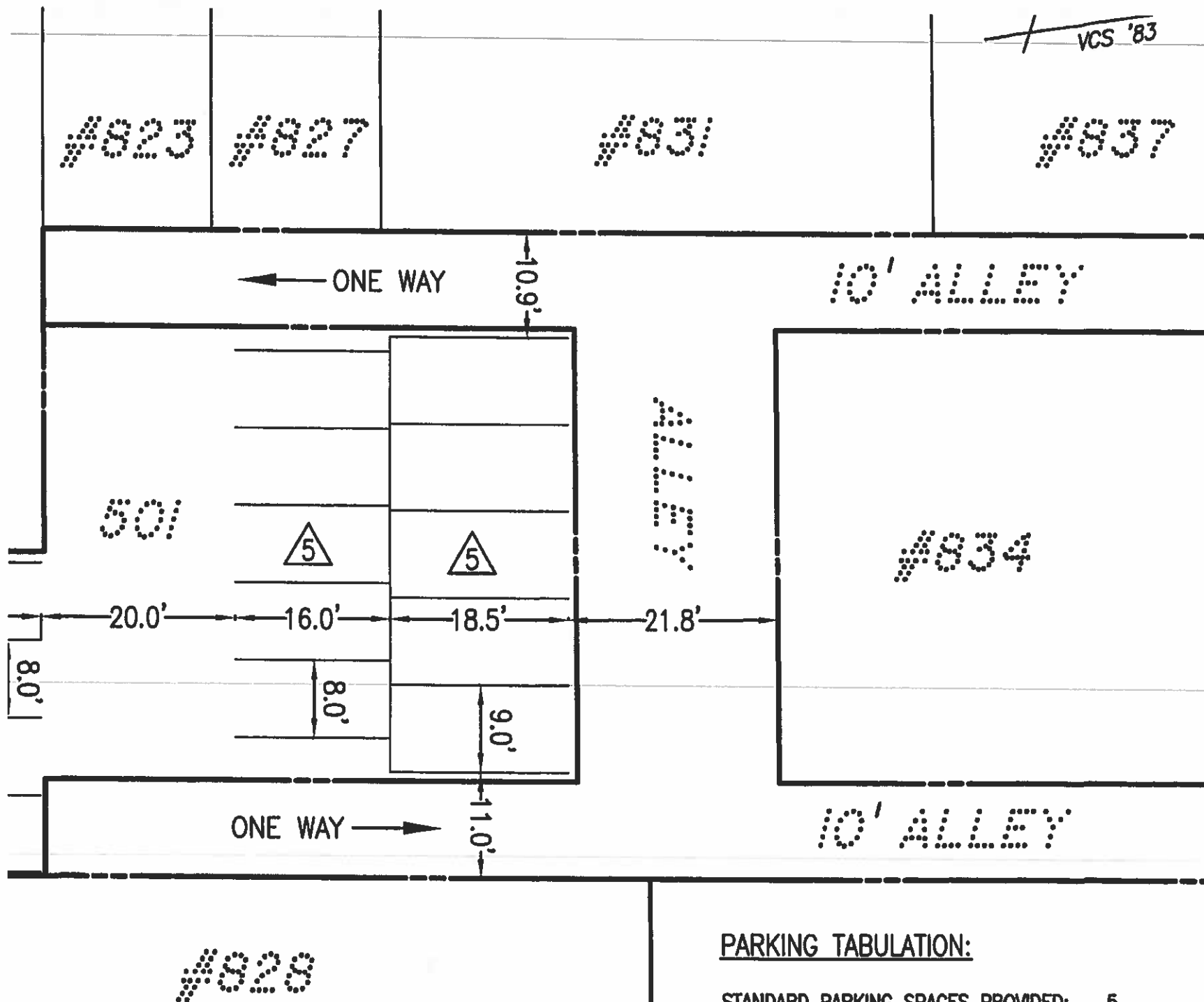


188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA







### PARKING TABULATION:

STANDARD PARKING SPACES PROVIDED:	5
22 COMPACT PARKING SPACES PROVIDED:	9
TOTAL PARKING SPACES PROVIDED:	14