



DOCKET ITEM #2

Special Use Permit # 2018-0055

700 North Patrick Street - Old Town Salon and Spa

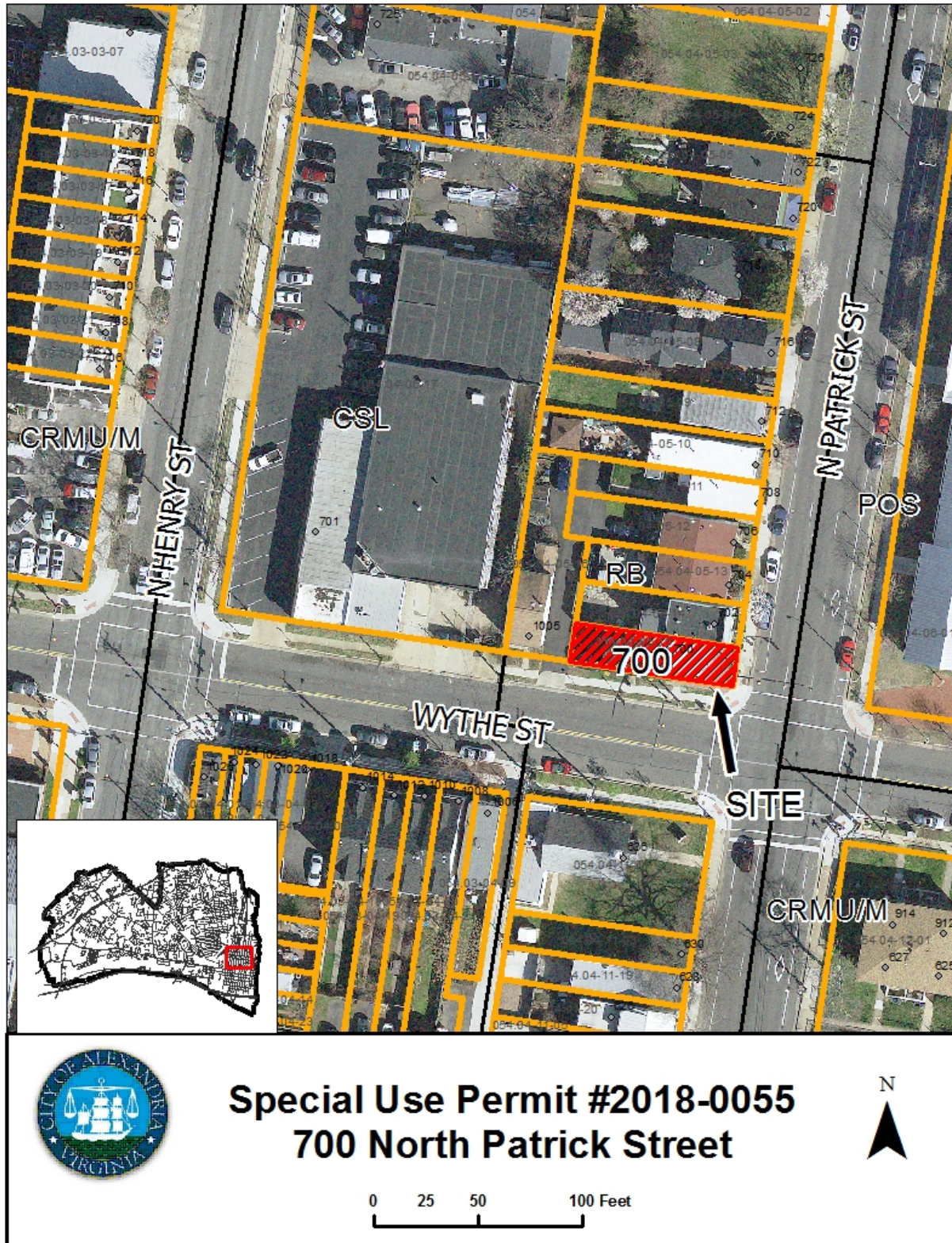
CONSENT AGENDA ITEM

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

Application	General Data	
Public hearing and consideration of a request for a special use permit extension for a non-conforming hair salon use.	Planning Commission Hearing:	October 2, 2018
	City Council Hearing:	October 13, 2018
Address: 700 North Patrick Street	Zone:	RB/Townhouse
Applicant: Sopheia Nuth	Small Area Plan:	Braddock Road Metro Station

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: Anna Franco, anna.franco@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Sophea Nuth, requests Special Use Permit approval for a Special Use Permit extension for a non-conforming hair salon, as Condition 8 requires.

SITE DESCRIPTION



The subject property is one corner lot of record with approximately 20 feet of frontage along North Patrick Street, approximately 80 feet of frontage on Wythe Street, and a total lot area of approximately 1,600 square feet. The lot is developed with a two-story 1,716 square foot mixed use building. The first floor is occupied by a hair salon and the second floor is currently a rental apartment unit. Vehicular access to the two space parking lot at the rear of the property is from Wythe Street and the pedestrian entrance to the hair salon is on North Patrick Street.

The surrounding area is occupied by a mix of residential, civic and religious uses. Immediately to the north and the west of the subject property are two-story residences. To the south across Wythe Street is the Church of God and Saints of Christ Church and to the east across Patrick Street is the Charles Houston Recreation Center.

SITE BACKGROUND

A hair salon or barber shop has operated from this location since 1939 until the present and a second-floor dwelling unit has been in existence since at least 1962.

In 1961, City Council granted Special Use Permit #0443 to operate a barber shop/hair salon at 700 North Patrick Street. On December 14, 1991, City Council approved Special Use Permit #2544 for the continuation of a non-conforming use. On September 16, 1995, City Council approved Special Use Permit #95-0090 for a change in ownership and expansion of hours for the existing non-conforming use. On March 18, 2006, City Council approved Special Use Permit #2005-0136 for a change in ownership of the existing non-conforming use. On March 15, 2008, City Council approved Special Use Permit #2007-0128 for the physical expansion, although not

a use intensification, of a non-conforming use and a one space parking reduction. Condition 8 of the SUP required City Council review 10 years from the date of approval.

On July 26, 2018, staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2007-0128. Staff found no violations of the Special Use Permit and found that Conditions #6 and #7 have been satisfied. There are also no zoning code violations on record for the property.

ZONING ORDINANCE BACKGROUND

The City's 1951 Zoning Ordinance required that any non-conforming, commercial uses in residential zones be terminated after 40 years, giving business owners until 1991 to amortize their investment. In 1989, City Council amended the Zoning Ordinance to allow those commercial uses made non-conforming by the 1951 law to continue beyond 1991, with approval of a Special Use Permit, pursuant to Section 12-210(B)(4).

PROPOSAL

The applicant, owner of the building and business, seeks to renew the Special Use Permit for the hair salon located on the first floor of the building. She would continue the residential apartment use on the second floor of the building. No changes are proposed for the existing business operation and two parking spaces will continue to be provided on site.

There will be no change to the operation of the business as noted:

Hours: Monday – Saturday, 10:00 am – 8:00 pm

Noise and Order: No noise or odor impacts

Trash/Litter: Weekly trash collection, no littering impacts

PARKING

Commercial Parking Requirement

On January 20, 2018, City Council approved parking standards that reduced the amount of required parking spaces for certain commercial uses in the City, including hair salon, a personal service use, at 700 North Patrick Street. According to Zoning Ordinance Section 200(A)(16)(a)(i), a hair salon located in the City's enhanced transit area now requires a minimum of 0.25 off-street parking spaces for every 1,000 square feet. A hair salon with 858 square feet will therefore be required to provide a minimum of one off-street parking space, lowering the parking requirement for the personal service use. The applicant satisfies the on-site parking requirement.

Residential Parking Requirement

Since the second-floor residential use existed prior to 1963, Zoning Ordinance Section 8-200(F)(1) waives the residential parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB Townhouse zone. Although Section 3-700 excludes personal service operations (a hair salon) in the RB zone, the use of the property as a barber/hair salon constitutes a non-conforming use in the RB zone.

Section 12-210 states that nonconforming uses in a residentially-zoned building may operate with Special Use Permit approval subject to Section 11-500 and pursuant to the criteria in Section 12-210(B)(2) and (3). Section 11-500 outlines Special Use Permit procedures and considerations of the review, namely, a determination that the proposed use would not adversely affect a neighborhood. Section 12-210(B)(2) states that the proposed use may not increase in size or intensity. Section 12-210(B)(3)(a-c) enumerates the criteria upon which the use shall be evaluated: “(t)he degree to which the commercial use serves the nearby neighborhood; (t)he degree to which the commercial use is compatible with existing uses in the nearby neighborhood; and (t)he degree to which the commercial use enhances the nearby neighborhood.”

This project is located within the locally regulated Parker-Gray District. Exterior alterations visible from a public way require review and approval by the Parker Gray Board of Architectural Review. While no exterior alterations are proposed as part of this SUP application, any exterior alterations, including signage, lighting, menu boards, and exterior vents require BAR approval, most of which can be administratively approved by staff.

The property is also located in the Braddock Road Metro Station Small Area Plan, which designates the property for residential use. The site is also located in the Braddock Metro Neighborhood Plan and the Braddock East Master Plan sections of the small area plan. The continuation of a salon at this location serves the objectives of both the Braddock Metro Neighborhood Plan and the Braddock East Master Plan to continue providing neighborhood serving retail.

II. STAFF ANALYSIS

Staff supports the applicant’s request to continue operation of a hair salon at 700 North Patrick Street. Although the personal service establishment is nonconforming, a barber shop/hair salon has continuously operated in this location and has coexisted with adjacent residential uses for over 70 years. Further, City records do not include negative comments related to the hair salon operation. The mix of uses in the general neighborhood has remained consistent over time as predominately residential uses have been interspersed with both office and commercial uses. Staff finds that the proposed use complies with the criteria of Sections 11-500 and 12-210 of the Zoning Ordinance as analyzed:

Section 11-504

The continued operation of the hair salon at this location would not adversely affect neighborhood residents as the personal service use would operate in one small building area and would result in minimal, if any, noise, odor, litter, traffic, or safety impacts. The property is subject to the City’s noise ordinance (Condition #19) and the applicant is required to pick up litter on or within 75 feet of the premises at least twice a day and at the close of business to prevent unsightly or unsanitary accumulation per Condition #10.

Section 12-210(B)(2)

Although City Council approved SUP #2007-0128 for a relatively small addition that slightly increased the size, but not the and intensity of the hair salon in 2008, the applicant is not proposing to increase the size or intensity of the personal service use with this application.

Sections 12-210(B)(3)(a)

The hair salon will continue to serve the nearby neighborhood as it provides a commonly sought personal service in proximity to both residents and office workers. Neighbors may find it appealing and convenient to have this service within a short distance of their homes and workplaces.

Section 12-210(B)(3)(b)

Staff believes that the hair salon will continue to be compatible with the existing residential, office, office, and institutional uses in the immediate neighborhood as the hair salon, open between 10:00 a.m. and 8:00 p.m., is not expected to disturb residents, particularly during early morning and late evening hours. The hours of operation are regulated in Condition #2 of this report. Further, traffic and parking would not be impacted as the number of expected patrons is minimal. Patrons would likely arrive by foot, bike, or public transportation due to the proximity of residential areas, BikeShare stations, bus routes, and the Braddock Road Metro station. The applicant is required to encourage employee use of alternative means of transportation in Condition #17.

Section 12-210(B)(3)(c)

The continuation of the hair salon at 700 North Patrick Street would enhance the surrounding neighborhood and activate the corner of North Patrick Street and Wythe Street. The building, which has housed a barber shop/hair salon since 1939, is a memento of the corner stores and service businesses that were common throughout the residential neighborhoods of Old Town and Parker Gray. The continuance of this land use pattern is consistent with recent mixed-use redevelopment projects that feature low-impact commercial uses on ground floors and residential units on upper floors. Additionally, diversity of compatible neighborhood uses enhances the overall quality of life and residential experience.

Further Considerations

Several SUP conditions have been carried forward and others have been modified to reflect modern-day condition language. Conditions associated with the construction of the small addition have been deleted as the applicant has satisfied the requirements. Additionally, staff has deleted Condition 8, the 10-year SUP review condition, as the business is an established neighborhood serving use and has operated for several decades without resident complaints or Code violations.

CONCLUSION

Given the lack of negative impacts associated with a hair salon and its compatibility with the neighborhood, staff recommends approval of the Special Use Permit request, subject to the conditions contained in Section III of this report.

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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2544)
2. The hours of operation of the hair salon shall be restricted to between 10:00 A.M. and 8:00 P.M., Monday through Saturday. (P&Z) (SUP2005-0136)
3. This Special Use Permit shall be limited only to the operation of a hair salon on the first floor of the building only. (P&CD)(SUP #2544)
4. The second floor of the building shall be used for residential use only, and may not be used for commercial uses. (P&Z) (SUP#95-0090)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2005-0136)
6. **CONDITION DELETED BY STAFF:** ~~Prior to the issuance of the certificate of occupancy, the applicant shall submit a landscaping plan and install landscaping for the property in accordance with the plan approved by the Director of Planning and Zoning. (P&Z) (SUP#2005-0136)~~
7. **CONDITION DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the physical expansion of the business. (Police) (SUP#2007-0128)~~
8. **CONDITION DELETED BY STAFF:** ~~The Special Use Permit shall be reviewed 10 years from the date of approval by City Council. (P&Z)~~
9. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP2007-0128)~~
10. 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 twice 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) (SUP2007-0128)

11. **CONDITION DELETED BY STAFF:** ~~Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right of ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP2007-0128)~~
12. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES) ~~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) (SUP2007-00128)~~
13. **CONDITION DELETED BY STAFF:** ~~Applicant shall be responsible for repairs to the adjacent city right of way if damaged during construction activity. (T&ES) (SUP2007-0128)~~
14. **CONDITION DELETED BY STAFF:** ~~All improvements to the city right of way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES) (SUP2007-0128)~~
15. **CONDITION DELETED BY STAFF:** ~~No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES) (SUP2007-0128)~~
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after it has been 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 a result of a complaint that rises to the level of a violation; 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) ~~(SUP2007-0128)~~
17. **CONDITION ADDED BY STAFF:** 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)
18. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

19. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

STAFF: Anthony LaColla, Division Chief, Land Use Regulatory Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner,
Anna Franco, Urban Planner I.

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:

- C-1 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-2 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-3 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)
- 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 at least twice 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) (SUP2007-0128)
- R-2 **AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES) ~~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) (SUP2007-0128)~~
- R-3 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)
- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-5 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

Code Enforcement:

No code comment for renewal request.

Fire:

No comments or concerns.

Health:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 700 N. PATRICK ST.

TAX MAP REFERENCE: 54.04 - 05 - 15 ZONE: RB

APPLICANT:

Name: SOPHEA NUTH

Address: 700 N. PATRICK ST.

PROPOSED USE: FIRST FLOOR - HAIR SALON, SECOND

FLOOR - RESIDENTIAL APARTMENT

☒ **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.

ROBERT C. BYRNES
Print Name of Applicant or Agent

25 W. MYRTLE ST.
Mailing/Street Address

ALEXANDRIA, VA 22301
City and State Zip Code

Robert C. Byrnes 6/13/18
Signature Date

703-683-1011 N.A.
Telephone # Fax #


RCBYRNES@VERIZON.NET
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 700 N. PATRICK ST. I hereby
 (Property Address)
 grant the applicant authorization to apply for the HAIR SALON use as
 (use)
 described in this application.

Name: SOPHEA NUTH Phone 703-683-2662
 Please Print
 Address: 700 N. PATRICK ST., ALEXANDRIA, VA Email: _____
22314
 Signature:  Date: JUNE 13, 2018

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.

SOPHEA NUTH IS THE SOLE OWNER OF THE BUILDING
AND THE BUSINESS.

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. SOPHEA NUTH	700 N. PATRICK ST ALEXANDRIA, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 N. PATRICK ST, ALEXANDRIA, VA (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. SOPHEA NUTH	700 N. PATRICK ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N.A.		
2. SOPHEA NUTH	NO	NO
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/13/18
Date

SOPHEA NUTH
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 OWNER OF THE BUILDING AND BUSINESS SEEKS TO RENEW
A SPECIAL USE PERMIT FOR A HAIR SALON USE IN AN
RB ZONE. THERE IS NO PROPOSED INCREASE IN THE
NUMBER OF STAFF AND PATRONS. TWO PARKING SPACES
ARE PROVIDED ON SITE AND PATRONS ARRIVE ON FOOT OR
PARK ON THE STREET AS THEY HAVE FOR THE PAST
TEN YEARS.

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: RENEWAL OF A SPECIAL USE PERMIT.

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).

MAXIMUM 5 PATRONS AT A TIME AND A MAXIMUM
OF 20 PATRONS PER DAY.

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

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

MAXIMUM OF 3 PER DAY.

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

Day:

MONDAY THROUGH SATURDAY

Hours:

10:AM UNTIL 8:00 PM

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

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

THE LOUDEST NOISE GENERATED WILL BE BY HAIR
DRYERS BEHIND CLOSED WINDOWS.

B. How will the noise be controlled?

THERE WILL BE NO NOISE FROM PATRONS

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

THERE WILL BE NO ODORS EMANATING FROM THE 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)
CUT HAIR AND A FEW PRODUCT WRAPPERS

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
LESS TRASH THAN A RESIDENTIAL USE WILL BE GENERATED. IE. ONE REGULAR SIZE TRASH BAG PER WEEK.

C. How often will trash be collected?

TRASH WILL BE COLLECTED WEEKLY

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

THERE WILL BE NO MATERIALS TO LITTER

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:

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

DEAD BOLT LOCKS.

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:

0 Standard spaces
2 Compact spaces
0 Handicapped accessible spaces.
 _____ Other.

REVISED

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? NONE, APPLICANT USES ON-SITE PARKING.

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

REVISED

SUP # _____

- B. Where are off-street loading facilities located? NONE
- C. During what hours of the day do you expect loading/unloading operations to occur?
THERE WILL BE NO LOADING BY BOX TRUCKS, ALL DELIVERIES WILL BE BY OWNER'S VEHICLE.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NONE
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?

858 sq. ft. (existing) + 0 sq. ft. (addition if any) = 858 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



N 09° 30' E

70

1600

0

2 Story
Brick
& C.B.
Dwell.
#700

80.00'

34.0.

34.0'

530°39'E 80.00'

54.04-05-14

2

22

4.7

FRANK B. WILLIAMS

W 20

509°30'W

NO. PATRICK STREET

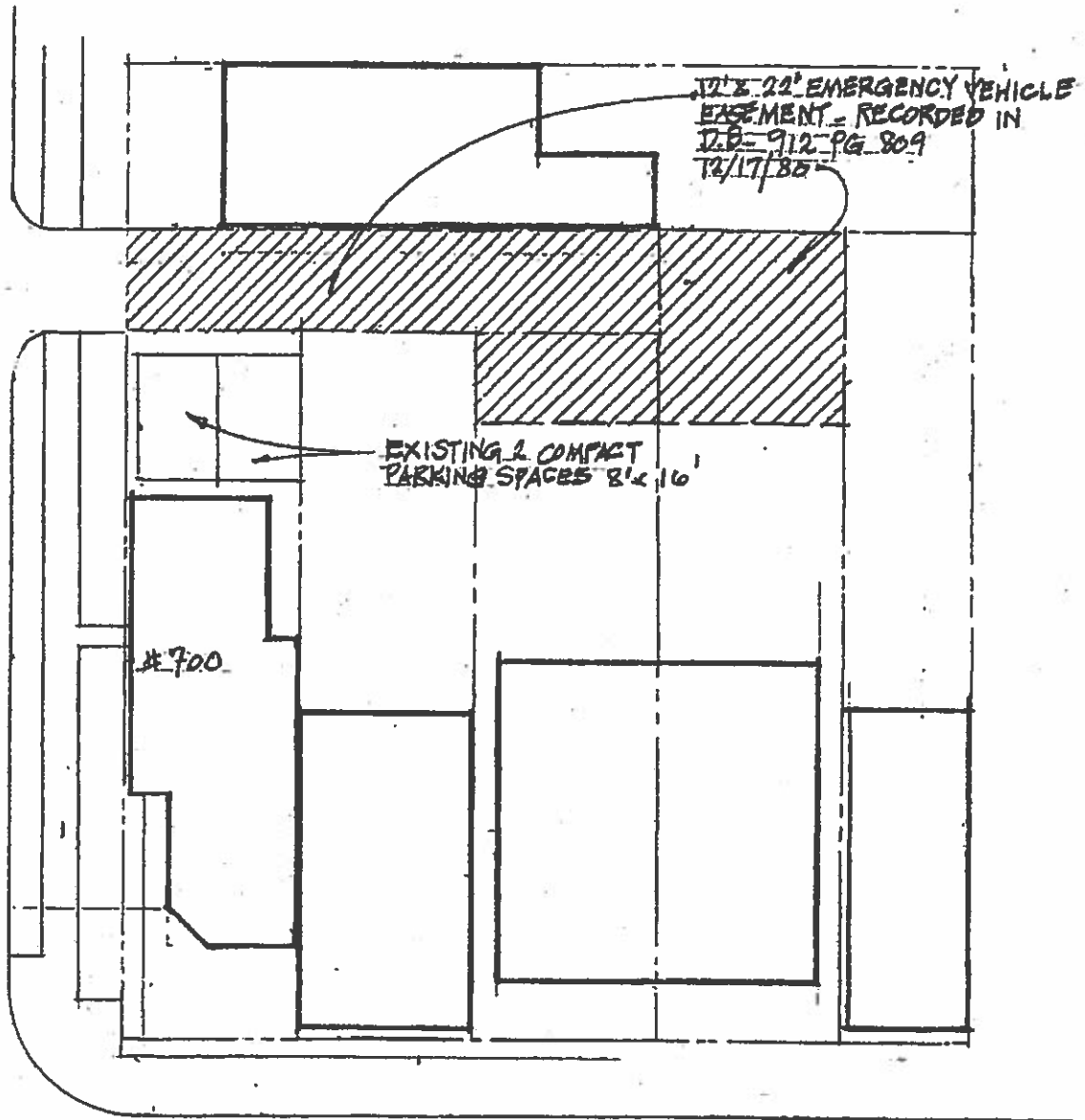
1. UNLESS OTHERWISE INDICATED, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA.
2. BOUNDARY DATA TAKEN FROM THE LAND RECORDS
3. NO TITLE REPORT FURNISHED



L. Carl Gardner, Jr.
L. CARL GARDNER, JR.
CERTIFIED LAND SURVEYOR
1045 RECTOR LANE
MCLEAN VIRGINIA 22102 703-893-5555



WYTHE ST.



N. PATRICK ST.

PLOT PLAN SCALE 1"=30'

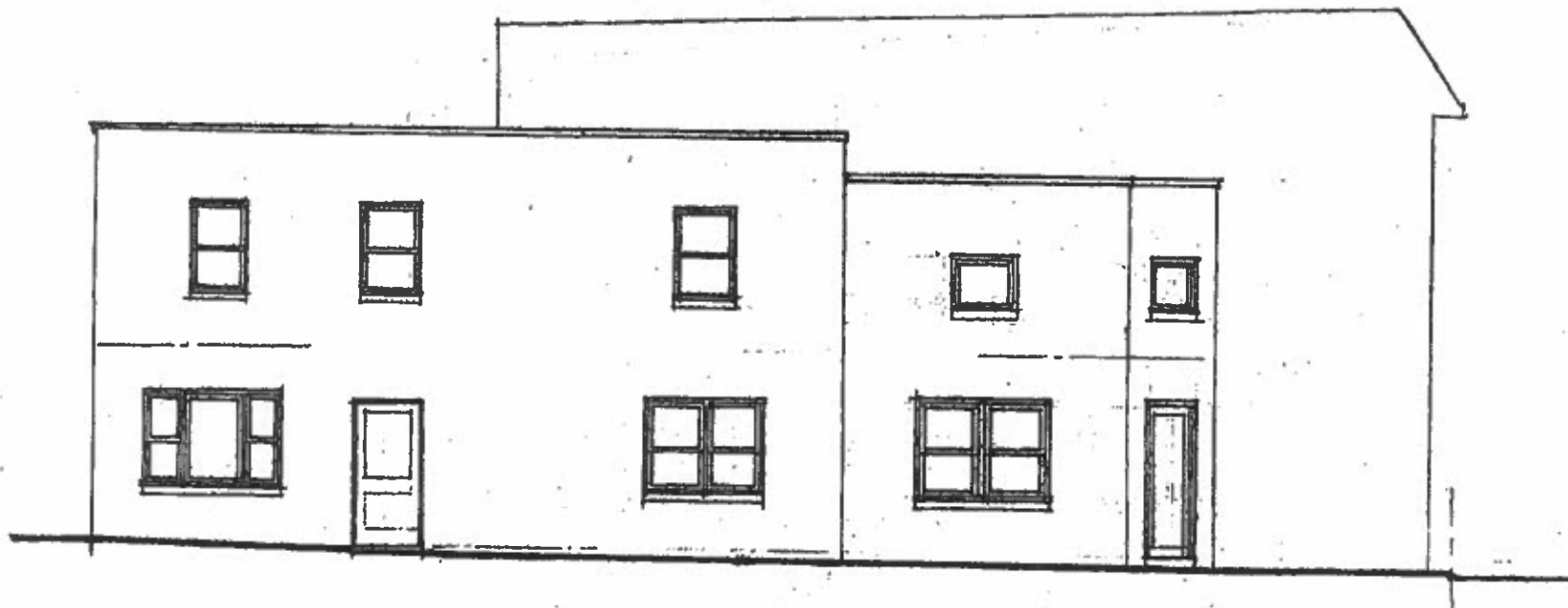
700 N. PATRICK STREET

ROBERT C. BYRNES ARCHITECT

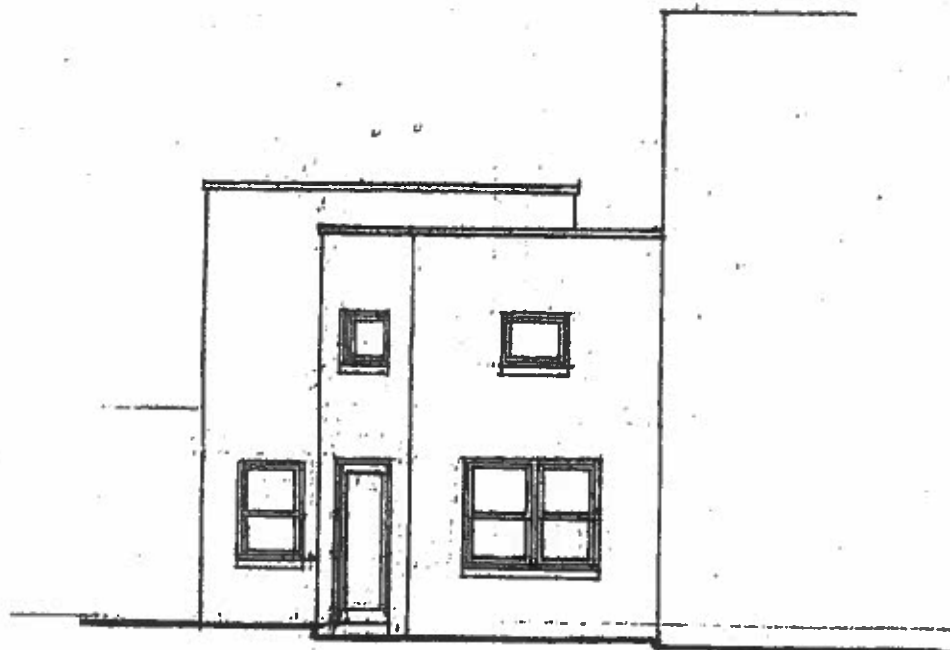
703-623-1011

12/27/05

REVISED 11/28/07

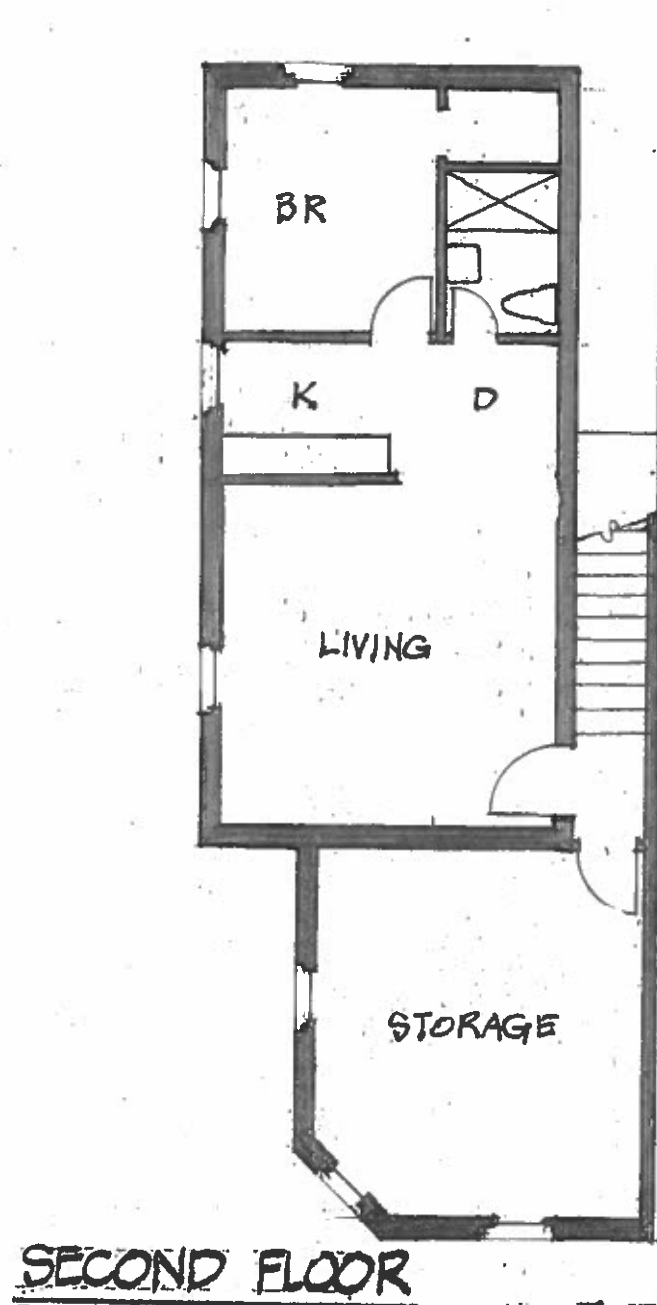
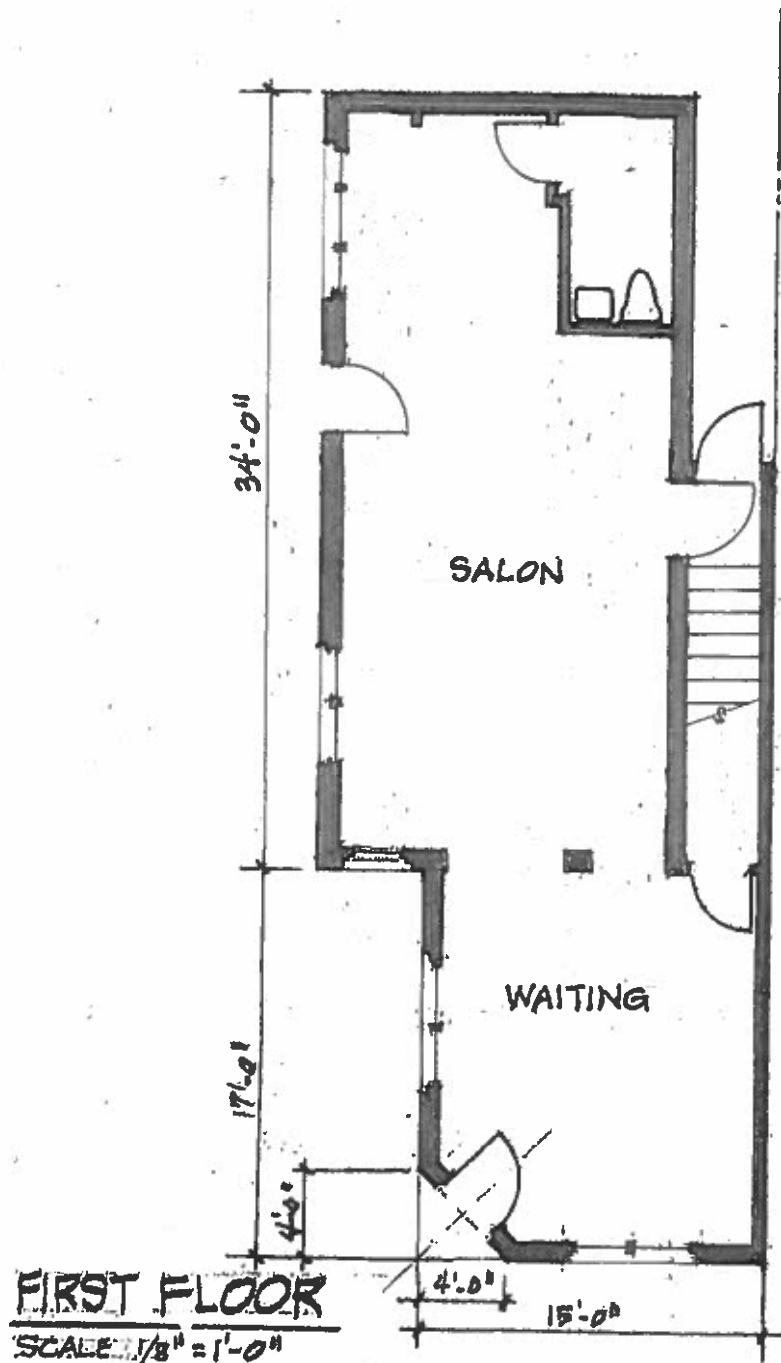


WYTHE STREET
SCALE 1/8" = 1'-0"



N. PATRICK ST.

700 N. PATRICK ST.
11/22/07



OLD TOWN SALON & SPA
 700 N. PATRICK ST.

6/13/18