

DOCKET ITEM #2
Special Use Permit #2019-0034
3830 Seminary Road
Ha Hu Language Center

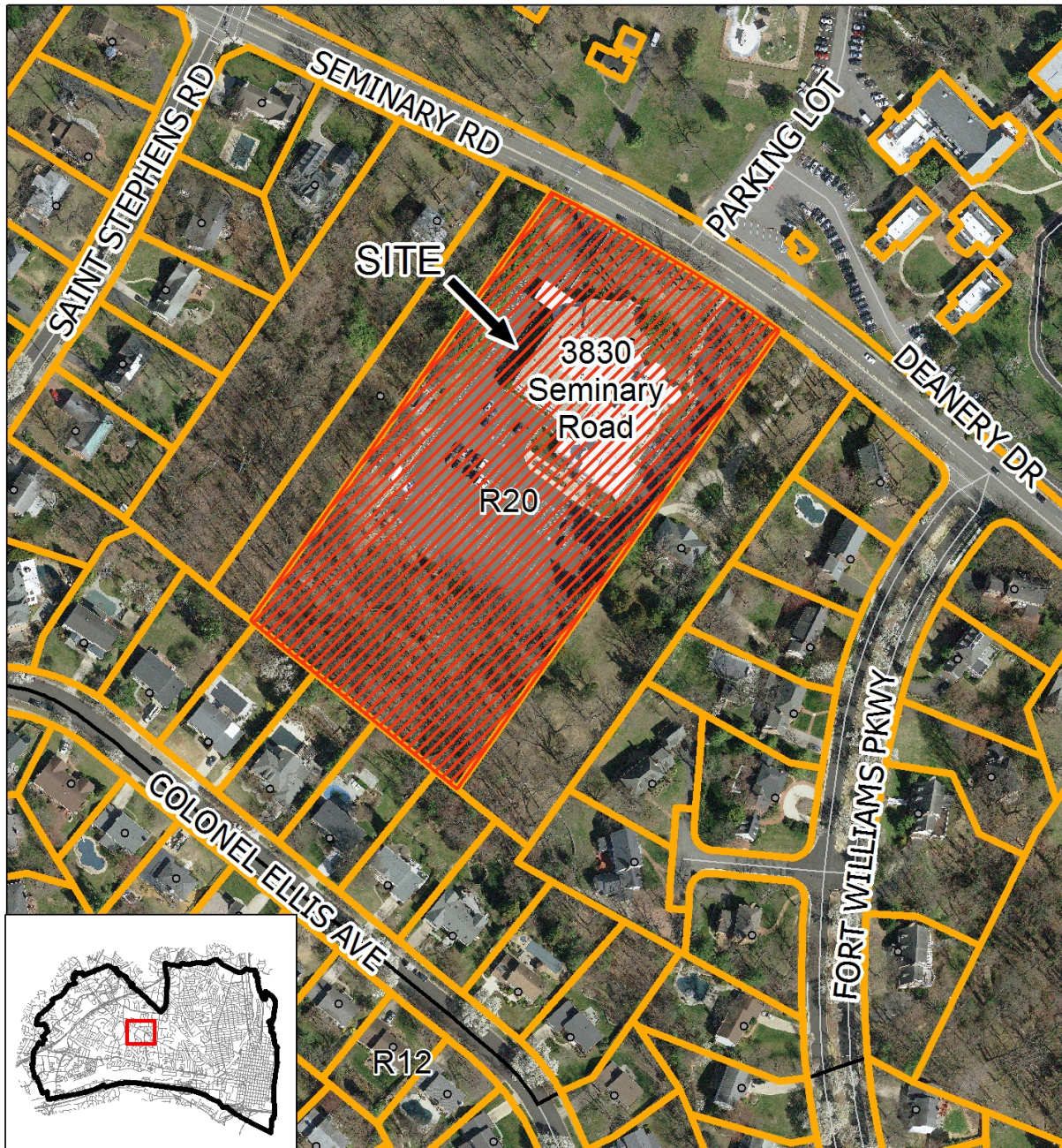
CONSENT AGENDA ITEM

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	
Request: Public hearing and consideration of a request to operate a private commercial school	Planning Commission Hearing:	June 25, 2019
	City Council Hearing:	July 9, 2019
Address: 3830 Seminary Road	Zone:	R – 20/Single Family Zone
Applicant: Eyoel Tesfaye	Small Area Plan:	Seminary Hill/Strawberry Hill

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: Max Ewart, max.ewart@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2019-0034
3830 Seminary Road



0 85 170 340 Feet

I. REPORT SUMMARY

The applicant, Eyoel Tesfaye, requests Special Use Permit Approval to operate a commercial private school in the Beth El Hebrew Congregation Synagogue at 3830 Seminary Road. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject site is an institutional, one-story building located at 3830 Seminary Road between Saint Stephens Road and Fort Williams Parkway. The lot has approximately 340 feet of frontage along Seminary Road, approximately 675 feet of depth and an area of 236,095 square feet (Figure 1). The subject site includes a playground and a 123-space surface parking lot.



Figure 1 – Subject Site

Institutional and residential uses surround the subject site. To the north, across Seminary Road, is the grounds of the Virginia Theological Seminary and a United States Post Office. To the east, west and south are residences.

BACKGROUND

Beth El Hebrew Congregation Synagogue has operated at 3830 Seminary Road for several years. Several SUPs have been approved at the site. City Council approved a day care center on the subject property on September 12, 1972 (SUP#875). This Special Use Permit was reviewed in 1973 (SUP#875-A) and renewed in 1976 (SUP#1076). On January 25, 1997, City Council approved amendments to the day care use in SUP #96-0177 for an expansion of the number of children from 45 to 72, an increase in the hours of operation from 9:30 a.m. – 12:30 p.m. to 8 a.m. – 5:30 p.m., and an expansion of the use to one additional classroom.

Special Use Permits for an academic private school (SUP#98-0058) for 50 students and an adult day care for 150 individuals (SUP#2006-0056) were approved by City Council and by staff, respectively, but are no longer in operation. Most recently, SUP#2009-0040 was approved administratively for a day care center in August 2009 and is still operating Monday through Friday.

PROPOSAL

The applicant proposes to operate a commercial private school with over 20 students in two 500-square foot classrooms at Beth El Hebrew Congregation Synagogue. The school, the Ha Hu Language Center, would serve up to 60 children between the age of three and 18. The classes would come in two forms: language and culture. The language courses would focus on teaching the native Ethiopian language, Amharic, while the culture classes would focus on Ethiopian behavioral customs, holidays and cultural dress. The classes would take place once a week on Saturdays from 1:30 p.m. to 5 p.m. Parents of younger children would park in the rear of the building and walk their children to the lobby where they would be met by staff members. Older children would walk to the classroom without parents. The reverse would happen at the time of student pick-up.

Details of the applicant's proposed operation are:

<u>Hours of operation:</u>	1:30 p.m. to 5 p.m., Saturday
<u>Drop off and pick-up hours:</u>	1:30 p.m. to 2:00 p.m., drop-off 5 p.m. to 5:30 p.m., pick-up
<u>Number of classrooms:</u>	Two
<u>Number of children:</u>	60
<u>Number of staff:</u>	Four
<u>Deliveries:</u>	No deliveries would occur for this use
<u>Noise:</u>	No noise is expected
<u>Trash/Litter:</u>	One bag of trash per week

PARKING

Section 8-200(A)(16)(b) of the Zoning Ordinance establishes the parking standards for specific commercial uses outside of the enhanced transit area. Specific commercial uses, such as commercial private schools, are required to provide a minimum of 0.75 spaces per 1,000 square feet of floor area, according to Section (8-200(A)(16)(c)(vii). The 1,000 square feet of school space would require one parking space. An additional three parking spaces would be required for pick up and drop off. The four total spaces can be accommodated in the 123-space on-site parking lot.

ZONING/ MASTER PLAN DESIGNATION

The subject site is located in the R-20 / Single Family Zone. Section 3-103(D) of the Zoning Ordinance requires Special Use Permit approval for private commercial or academic schools in the R-20 Zone.

The subject site is located in the Seminary Hill/Strawberry Hill Small Area Plan. The SAP identifies the subject site as historically having an institutional use and does not recognize it as a potential development site.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a commercial private school at 3830 Seminary Road. The proposal would provide a unique educational experience in a location that has been occupied by similar uses in the past. The Ha Hu Language Center would not conflict with existing programming at the Beth El Hebrew Congregation Synagogue as the approved day care center (SUP#2009-0040) operates Monday through Friday. The maximum number of children permitted at the facility is limited to 60 at any one time through Condition #2 and the use can be supported by the on-site parking lot.

Staff does not anticipate negative impacts related to parking, noise, odors or litter from the use. Nonetheless, this report includes standard SUP conditions such as regular monitoring of litter in Condition #10 to ensure the site remains neat and orderly.

Subject to the conditions in Section III of this report, staff recommends approval of the Special Use Permit.

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 controlling interest. (P&Z)
2. The maximum number of children permitted at the facility is limited to 60 at any one time. (P&Z)
3. The hours of operation shall be limited to 1:30 p.m. to 5 p.m., on Saturdays only. (P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any parent orientation, to discuss all Special Use Permit provisions and requirements. (P&Z)
5. The applicant shall provide adequate drop off and pick-up facilities, consistent with its proposed plan. The transfer of children shall not occur in the public right-of-way. The Director of Planning and Zoning reserves the right to revisit this agreement and may impose amended or additional requirements to ensure that adequate pick-up and drop off facilities are maintained. (P&Z)

6. The applicant shall require its employees who drive to use off-street parking. (T&ES)
7. 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)
8. 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)
9. The applicant shall encourage parents and guardians to park off-street through the provision of information on the school's promotional materials including website, flyers, etc. (T&ES)
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 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)
11. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (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: Tony LaColla, AICP, Division Chief, Land Use and Regulatory Services
Ann Horowitz, Principal Planner
Max Ewart, Urban Planner

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

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 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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-4 The applicant shall encourage parents and guardians to park off-street through the provision of information on the school's promotional materials including website, flyers, etc. (T&ES)
- R-5 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)
- R-6 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- 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)

Code Enforcement:

- C-1 A building permit plan review and inspections are not required if no alterations are being done to the existing use-group classification.

Fire:

- C-1 A fire prevention permit is required for this occupancy condition - assembly.

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

**REVISED**

4/18

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____**PROPERTY LOCATION:** 3830 Seminary Rd**TAX MAP REFERENCE:** _____ **ZONE:** R-20**APPLICANT:**Name: EYOEL TESFAYEAddress: 75 SOUTH BRAGG STREET Alexandria VA
22312**PROPOSED USE:** Private School, Commercial

☒ **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.

Eyoel Tesfaye

Print Name of Applicant or Agent

Signature

April 8-2019

Date

75 South Bragg Street

Mailing/Street Address

571 488 2467

Telephone #

Fax #

Alexandria VA

City and State

22312

Zip Code

hahusoa@gmail.com

Email address

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

Please see attached paper

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

Eyeei Testaye

100 % owner



BETH EL HEBREW CONGREGATION

3830 Seminary Road, Alexandria, Virginia 22304-1799 Telephone (703) 370-9400
Religious School (703) 370-6644
E-mail: office@bethelhebrew.org

Memorandum of Understanding

This Memorandum of Understanding (MOU) made on March 12, 2019 sets the terms and understanding between Beth El Hebrew Congregation (Beth El) and ACT for Alexandria. The purpose of this MOU is to establish an agreement between Beth El and Hahu Language Center (Ethiopian Orthodox Church) on the use of classroom space for Saturday afternoon classes.

Purpose

Hahu Language Center has the goal of teaching Ethiopian children who live in Alexandria both their native language and culture. To further this goal, Hahu Language Center is seeking to rent space beginning on March 30, 2019, starting with 1 classroom (rm 206).

ACT for Alexandria will:

- Provide number of rooms needed one week in advance
- Ensure that students do not bring in any pork products (no bacon, no sausage, no pepperoni, etc), and no shellfish (no shrimp, scallops, lobster, crabs, etc) if they choose to bring food.
- Ensure rooms are left in their original condition
- Provide their own teaching and learning materials
- Provide personnel to check ID on all participants entering Beth El premises
- Inform Beth El of any cancellations
- Pay the balance for each month at the beginning of the next calendar month
- In case of inclement weather, follow Beth El's building schedule for closures

Beth El will:

- Provide space at 3830 Seminary Road, Alexandria, Virginia, that is clean and maintained in safe condition
- Give access to the facility from 12:30 pm for set up through 5:00 pm for clean up
- Charge \$50 for the use of each classroom used each week
- Provide desks for students in each classroom (number to be determined).
- Set up and break down tables and chairs as needed

Duration

This MOU will remain in effect for one year. The agreement can be modified, revised, or extended with mutual written agreement of Beth El and Hahu Learning Center. The MOU can be terminated with 30 days written notice by either party.

Indemnification

For security against loss or damage, Beth El shall not be held responsible for any damages or injury incurred on private property and/or sustained by any participants or families associated with the Hahu Language Center class, or other personnel for any and all claims by third parties against property which may arise out of the services performed under this agreement.

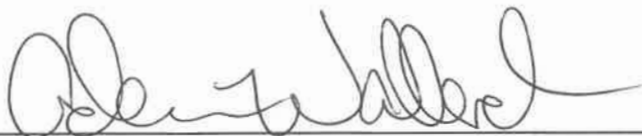
Acceptance of the agreement



Eyoel Tesfaye Hahu Language Center

March 12 - 2019

Date



Adam Wallach, Executive Director of Beth El Hebrew Congregation

3/12/19

Date

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary



REVISED

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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. Eyoel Testaye	75 South Bragg St Alexandria VA 22304	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Beth El Hebrew Church	3830 Seminary Rd	100
2. Eyoel Testaye	75 South Bragg St	N/A
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. Eyoel Testaye	No relation None	None
2. Beth El Hebrew Church	Owner None	None
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.

April 8-19
Date

Eyoel Testaye
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.)

My name is EXOEL Tesfaye. I lived in Virginia for more than ten (10) years. I am writing this part of my application to briefly describe the nature of my request.

Ha HU written in Amharic 'ሀ ሀ' are the first two letters of Ethiopian Official language called Amharic. I was born in Ethiopia and understand this language and culture very well. Understanding the highly increasing number of Ethiopian migrants, in specially in our ~~see~~ beautiful city of Alexandria I decided to start teaching kids of Ethiopian family their language and culture.

The class is normally given on writing, reading speaking and listening basis. The culture class includes practices of good behavioral characters in addition to ~~the~~ introduction to holidays and cultural dress.

Behavioral characteristics practices are classed in monthly sections for instance

1st month practice could be

Respect

2nd month practice could be

Wellcomming families

To describe is more clearly the first month for example includes respect of families, teachers, friends and respect of others culture or any behavioral changes. The second month practice mainly designed after learning ^{how} most kids welcome their families like by just waxing their hand or not even noticing they are home (some kids does that) so I decided to teach them to stand run and hug ~~ban~~ as well as helping them out on their hand bag or purse of mami... The practices are designed for six months which includes kindness, Obedient, Appiciation & Charity.

The class is given once a week and 4 times a month for a maximum of 3 hours a week.

Saturday's 1:30 PM - 5:00 PM

Please note that 1:30 - 2:00 PM is boarding time.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

50 - 60 expected Every Saturday 1:30pm - 5:00pm

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

3 - 4 Staff
3 hours a week

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

Day:

Hours:

Saturday

1:30pm - 5:00pm

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

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

NO NOISE

- B. How will the noise be controlled?

NO NOISE

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

NO Odors expect

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)

Office papers

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

1 shopping bag / week

- C. How often will trash be collected?

Every class

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

We will monitor our surrounding including the parking lot at the end of our class to make sure our property, streets and near by properties are left with objects or any of our disposal.

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

[] Yes.

☒ No.

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

N/A

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?

Our three hours class is mostly in class based and have our nearby residents, employees and patrons safety in mind and our kids as well.

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

112 Standard spaces
 _____ Compact spaces
11 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? 1 (one)

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

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

N/A

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?

Yes the property has an adequate access

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

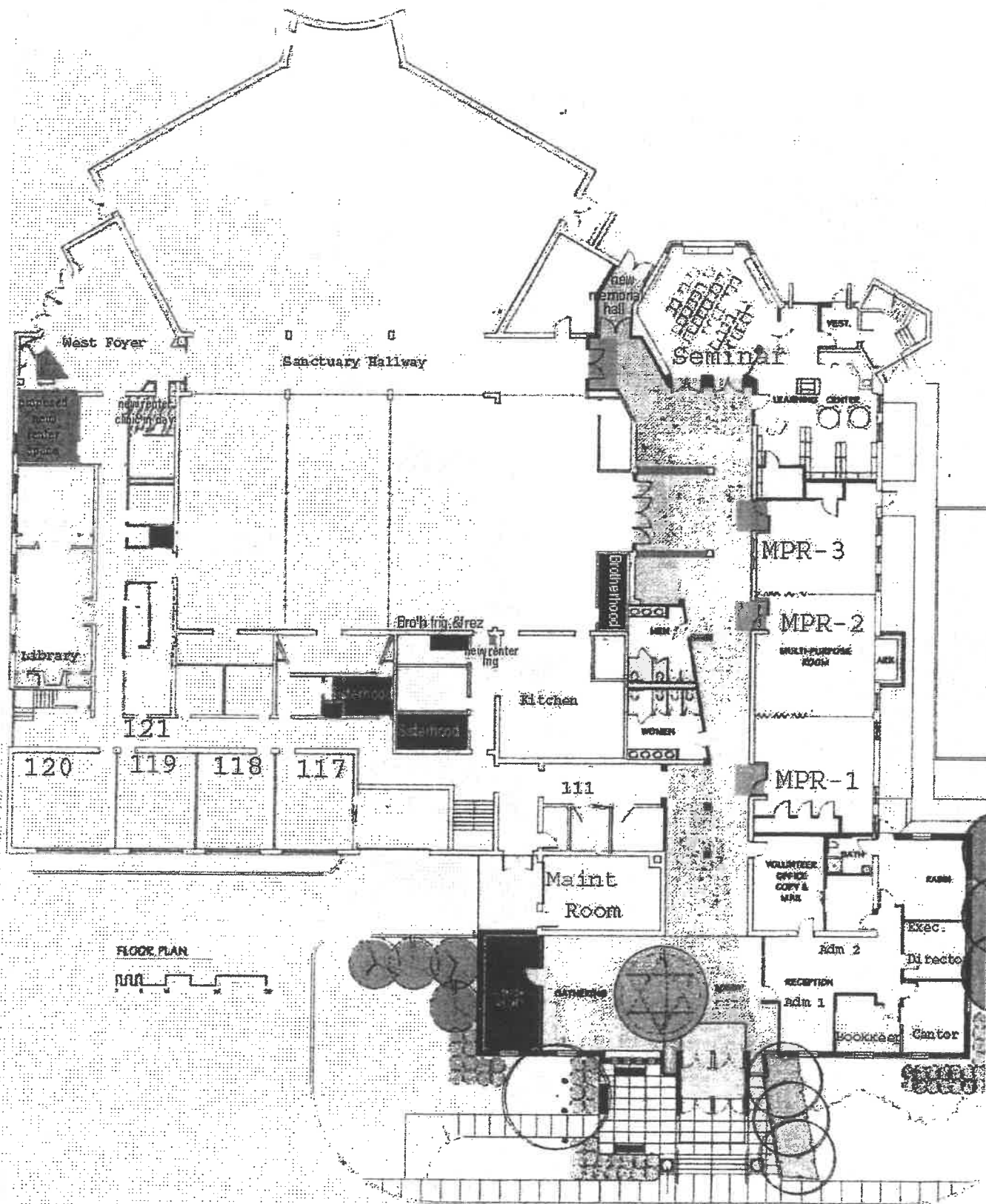
19. The proposed use is located in: (check one)

☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: Church

End of Application

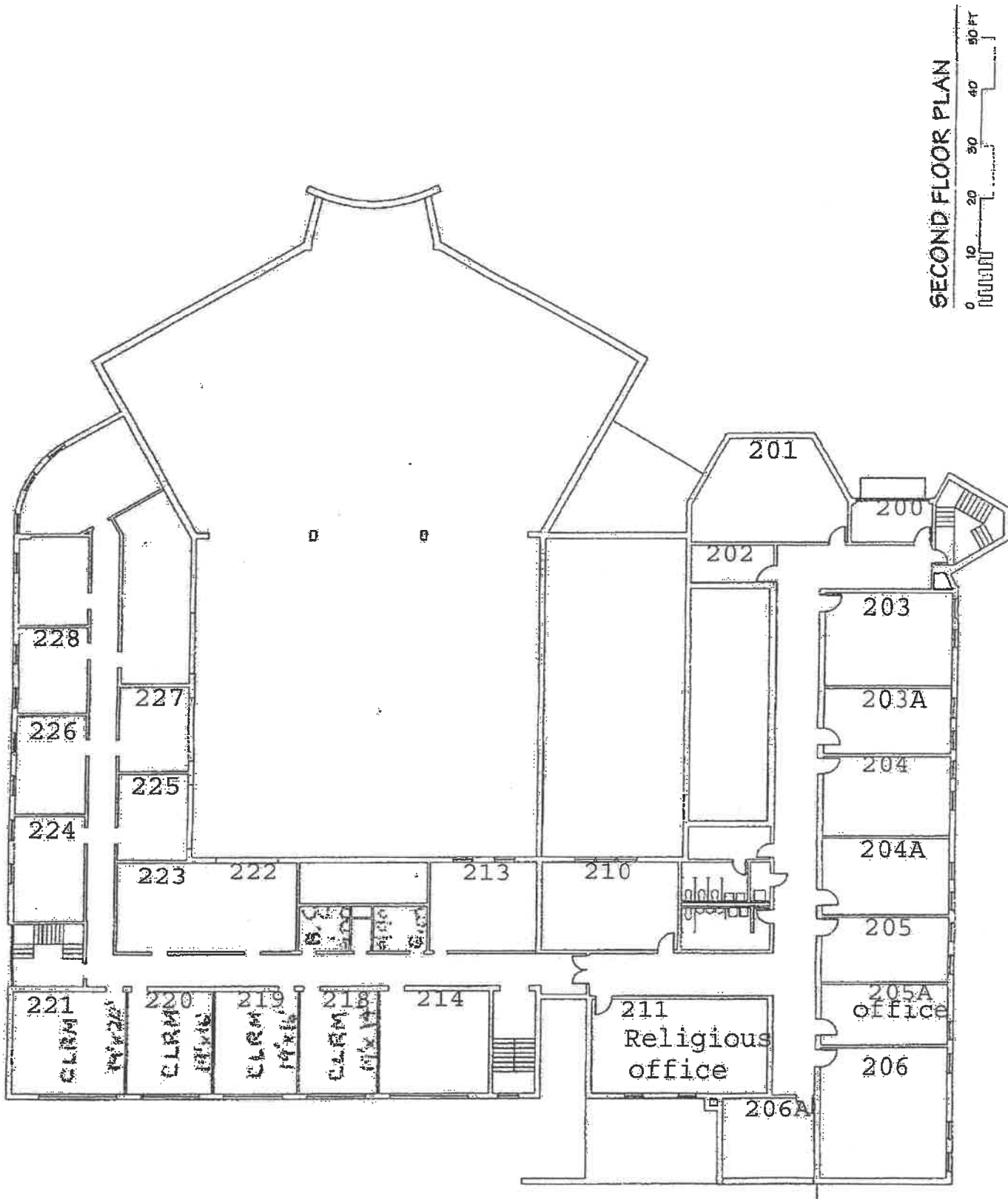
Enclosure E-1

Beth El's First Floor Plan



Enclosure E-2

Beth El's Second Floor Plan



3803 VA-420



Image capture: Jul 2018 © 2019 Google

Alexandria, Virginia



Street View - Jul 2018



Google Maps



Imagery ©2019 Commonwealth of Virginia, DigitalGlobe, District of Columbia (DC GIS), U.S. Geological Survey, Map data ©2019 Google

20 ft

