

DOCKET ITEM #3
Special Use Permit #2019-0078
705 Prince Street
Your Life Energy

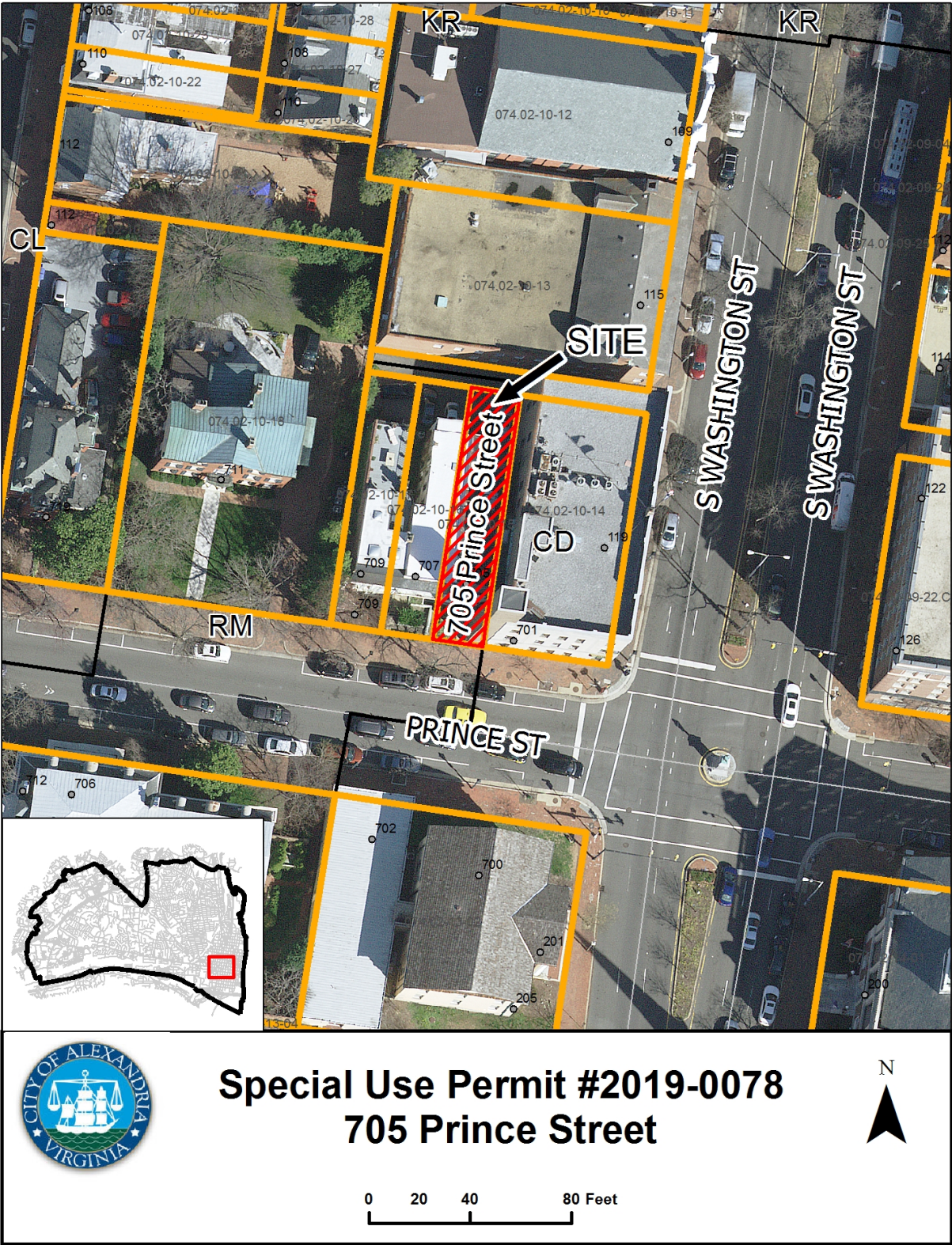
CONSENT AGENDA ITEM

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 for a Special Use Permit to operate a health profession office	Planning Commission Hearing:	November 7, 2019
	City Council Hearing:	November 16, 2019
Address: 705 Prince Street	Zone:	RM/Townhouse Zone
Applicant: Maricela Noble	Small Area Plan:	Old Town

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



I. REPORT SUMMARY

The applicant, Maricela Noble, requests Special Use Permit approval to operate a non-complying health profession office in a tenant space where a continuing non-complying business and professional office has operated at 705 Prince Street. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject site is a two-story townhouse, occupied by offices and located at 705 Prince Street. The lot has approximately 20 feet of frontage along Prince Street, 100 feet of depth and 2,127 square feet in lot area (Figure 1). An alley, accessed from South Washington Street, is located behind the building.

Commercial, office, residential and institutional uses surround the subject site. Radiance Yoga and a TD Bank are located in the building immediately east of the subject site at the corner of Prince Street and South Washington Street. The Washington Street United Methodist Church is located to the north of the subject site and The Lyceum is to the south, across Prince Street. On the 700 block of Prince Street, two residential dwellings and the Swann-Daingerfield Condominiums exist to the west.



Figure 1 – subject site

BACKGROUND

Although originally constructed as a residential dwelling around 1912, City records show that various business and professional office uses have occupied the subject site since 1979. The most recent office use at 705 Prince Street was an advertising agency. There have been no complaints registered with the City or zoning enforcement issues at the subject site.

Prior to 1992, the site was part of the C-3 zone which permitted office uses for businesses, architects, attorneys at law, dentists, physicians, osteopaths, professional engineers, public accountants, ministers and teachers. The changes to the RM zone in the 1992 Zoning Ordinance deleted all types of office uses as permitted in that zone. As a result, the office uses that existed in the RM zone were allowed to continue as legal non-complying uses.

Also, in 1992, the office use category was divided into separate definitions for business and professional office and for medical office. A recent text amendment redefined medical offices as health profession offices to include a wider range of offices providing health and wellness services.

Prior to this request, the applicant operated Your Life Energy, a health profession office and a private commercial school, out of a commercial building at 311 North Washington Street.

PROPOSAL

The applicant, Maricela Noble, requests to operate a health profession office, called Your Life Energy, in the 2,127 square-foot building at 705 Prince Street. She would no longer operate the private commercial school aspect of the business that she had at 311 North Washington Street. Your Life Energy would offer both energy healing services to address anxiety, emotional stress and physical pain management and holistic skincare services. Energy healing services would be provided through four techniques: reiki, a process in which reiki healers transfer energy through static hand positions; emotional freedom technique, where practitioners tap meridian points with their fingertips to address emotional stress; meditation and body energy work; and meridian acupressure, a technique akin to acupuncture without needles. The holistic skincare practices would treat clients going through chemotherapy, who may suffer skincare conditions due to side effects of medication, and women who are pregnant with skin conditions.

Your Life Energy would operate 10 a.m. to 6 p.m., daily, with Sundays being reserved for follow-up appointments only. The operations would not accept walk-ins other than to provide basic information if staff is available. Two practitioners would schedule a maximum of five appointments a day. The applicant does not anticipate noise or odors at the site. Unloading of supplies would occur in the rear of the building in the alley.

PARKING

The subject property is located within the Central Business District (CBD). Health profession offices located within the CBD are exempt from parking requirements pursuant to Section 8-300(B) of the Zoning Ordinance

ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the RM/Townhouse Zone. Section 3-1104 does not permit health profession offices in the RM Zone. Section 12-302(B) of the Zoning Ordinance states that a non-complying use, the previous business and professional office use in this case, may be continued or changed as noted in Section 12-302(B)(2):

“A noncomplying use may be changed, with a special use permit, to any use allowed in the zone in which such noncomplying use is first listed in this ordinance.”

As it is separately defined in the Zoning Ordinance, the health profession office request represents a change from the previous legal, non-complying business and professional office. Business professional office and health profession office uses first appear together in the zoning ordinance as permitted uses in the CL zone, indicating that they are considered similar in terms of neighborhood impacts. The proposed health profession office use, therefore, would require

SUP approval as a continuing non-complying use.

The subject site is within the Old Town Small Area Plan which designates the area for a mix of retail and residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a health profession office as a continuing, non-complying use in a townhouse which has been used for business and professional office uses prior to 1992 at 705 Prince Street. The proposal would allow for an established Old Town business to not only accommodate existing clients but also to attract new clientele by relocating closer to the King Street corridor. Although the proposed health profession office would be a non-complying use, office uses of similar intensities have existed at the subject site for the past 40 years without issue.

Health profession offices and business and professional offices are similar in operation and produce minimal impacts. Both uses operate primarily through client appointments, which, at a maximum of five per day for the applicant, generate limited foot traffic. In addition, the consultation-based nature of these types of office uses does not elicit noise that could be detected beyond the property line. Residents to the west would not be affected as commercially used buildings are next to 705 Prince Street on either side.

Additionally, as the 700 block of Prince Street is not exclusively residential and includes RM, CL and CD zoned uses, the proposed health profession office would continue to contribute to neighborhood vibrancy typically associated with mixed-use areas (Figure 2).

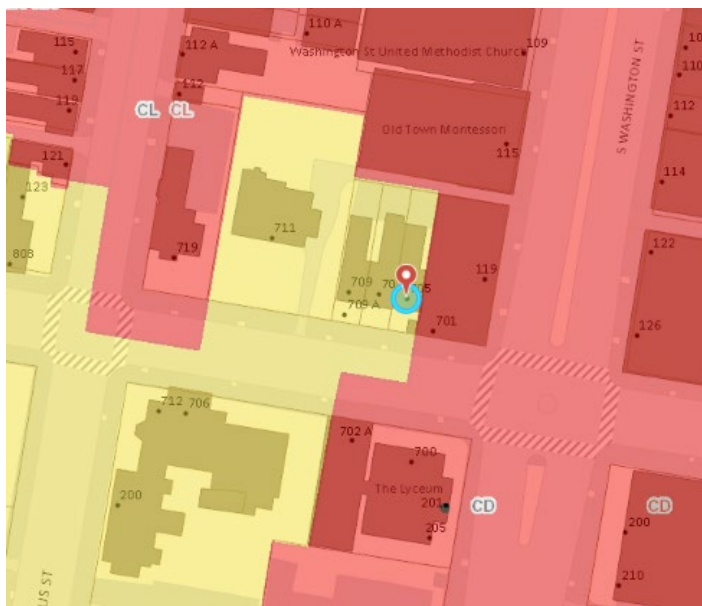


Figure 2: Commercial and office uses in the CD and CL zone surround the RM zone on the 700 block of Prince Street.

Standard conditions, often included for non-complying office use Special Use Permits, have been included to mitigate potential impacts. To address environmental concerns, Condition #3 would require trash and garbage to be stored inside or in sealed containers and Condition #4 would control potential odors or air pollutants. Lastly, Condition #7 would require the applicant to adhere to the noise ordinance. Although the applicant requested hours of operation between 10 a.m. and 6 p.m., staff extended the hours to 8 a.m. to 9 p.m. for operational flexibility in Condition #2. Staff believes the conditioned hours are reasonable for an office use in a residential zone.

Given that business and professional office uses at 705 Prince Street have operated compatibly in the RM zone since 1979, staff believes it is reasonable for a low-impact health profession office to operate at the site as a legal, continuing non-complying use. Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends *approval* subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the business shall be limited to between 8 a.m. and 9 p.m., daily. (P&Z)
3. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
4. The applicant shall control odors, smoke or any other air pollutants 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)
5. All waste products including but not limited to organic compounds such as solvents and cleaners shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
6. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
7. 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)
8. The applicant shall require its employees who drive to use off-street parking. (T&ES)
9. 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)
10. 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)

11. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the company's website. (T&ES)
12. 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)
13. 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 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 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-2 The applicant shall control odors, smoke or any other air pollutants 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)
- R-3 All waste products including but not limited to organic compounds such as solvents and cleaners shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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)
- R-6 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-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)
- R-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)
- R-9 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the company's website. (T&ES)
- R-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)

- 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 code consultation is recommended to identify use-group classification and level of alteration prior to operation.

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 705 Prince St (Suite 100) Alexandria, VA 22314

TAX MAP REFERENCE: 74.02 **ZONE:** RM

APPLICANT:

Name: Maricela Noble

Address: 414 S Saint Asaph St Alexandria, VA 22314

PROPOSED USE: Health Profession Office - Wellness Services

☒ **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.

Maricela Noble

Print Name of Applicant or Agent

414 S Saint Asaph St

Mailing/Street Address

Alexandria, VA 22134

City and State

Zip Code

Maricela Noble 8/21/19

Signature

Date

202-425-4505

Telephone #

Fax #

maricela@yourlifeenergy.com

Email address


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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 705 Prince St., Alexandria, VA 22314 I hereby
(Property Address)
grant the applicant authorization to apply for the commercial use as
(use)
described in this application.

Name: Jim Innocenzi Phone: 703 626 1840
Please Print
Address: 705 Prince St., Alexandria, VA 22314 Email: Jim@sandler-innocenzi.com
Signature:  Date: 8/21/19

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.

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. <i>Maricela Noble</i>	<i>705 Prince St Alexandria, VA 22314</i>	<i>100%</i>
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 705 Prince St, Alexandria, VA 22314 (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. <i>Jim Innocenzi</i>	<i>705 Prince St. Alexandria, VA</i>	<i>100%</i>
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. <i>Jim Innocenzi</i>	<i>NONE</i>	
2. <i>Maricela Noble</i>	<i>None</i>	
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.

10/4/19 *Jim Innocenzi*
Date Printed Name

Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Our services include:

Energy Healing: to address anxiety, emotional stress and physical pain management, includes: Reiki, a popular hands-off energy healing technique from Japan. (I am a Reiki-Master-Teacher). Emotional Freedom Technique, (tapping of the meridians points), Meditation and Body Energy Work, gentle meridian acupressure (like

acupuncture but without the needles) with guided meditation for the body and mind connection.

Holistic Skin Care: these are alternative treatments that help our clients who have to go through chemo, suffer skin conditions due to side effects of medication, pregnant women, or have skin problems due to illness such as Psoriasis. All our approaches for skin care are the least invasive in the area of Alexandria. The most popular are Oxygen, Dermafile and Microderma. Sometimes, we have clients who received treatment from a dermatologist and had allergic reactions. Our treatments are done with products containing natural ingredients. We do not use laser, injections, or any kind of invasive-operational equipment.

Your Life Energy (YLE) is a place for people seeking healing services as an alternative to traditional medicine and as part of an integrated wellness plan for the body, mind and soul. All our sessions are "By Appointment Only". We do not cater to foot traffic or accept walk-ins, although we will provide information to people who stop by if we are available. YLE is not a spa, massage parlor, salon, or store

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).

There will never be more than two sessions at any one time. Currently, we are doing between one and five sessions a day.

Clients & Practitioners

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

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

There will be only two practitioners at 705 Prince, myself and one part-time contractor.

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

Day:

Monday to Saturday

Hours:

10:00 a.m. to 6:00 p.m.

Sunday

10:00 a.m. to 6:00 p.m. Follow Up Appointments Only

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

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

None, in our case we require complete silence due to the nature of our business.

B. How will the noise be controlled?

N/A

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

No odors to affect health or discomfort, we have gentle aromatherapy to enhance relaxation.

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)
Paper and plastic (bottle of water for our customers)

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

- C. How often will trash be collected?
Every day in the office & once a week city trash collection service on Tuesdays by 8/28/17

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

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:

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

☐ Yes. ☒ No.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.
N/A

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
Public _____ 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?

N/A

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

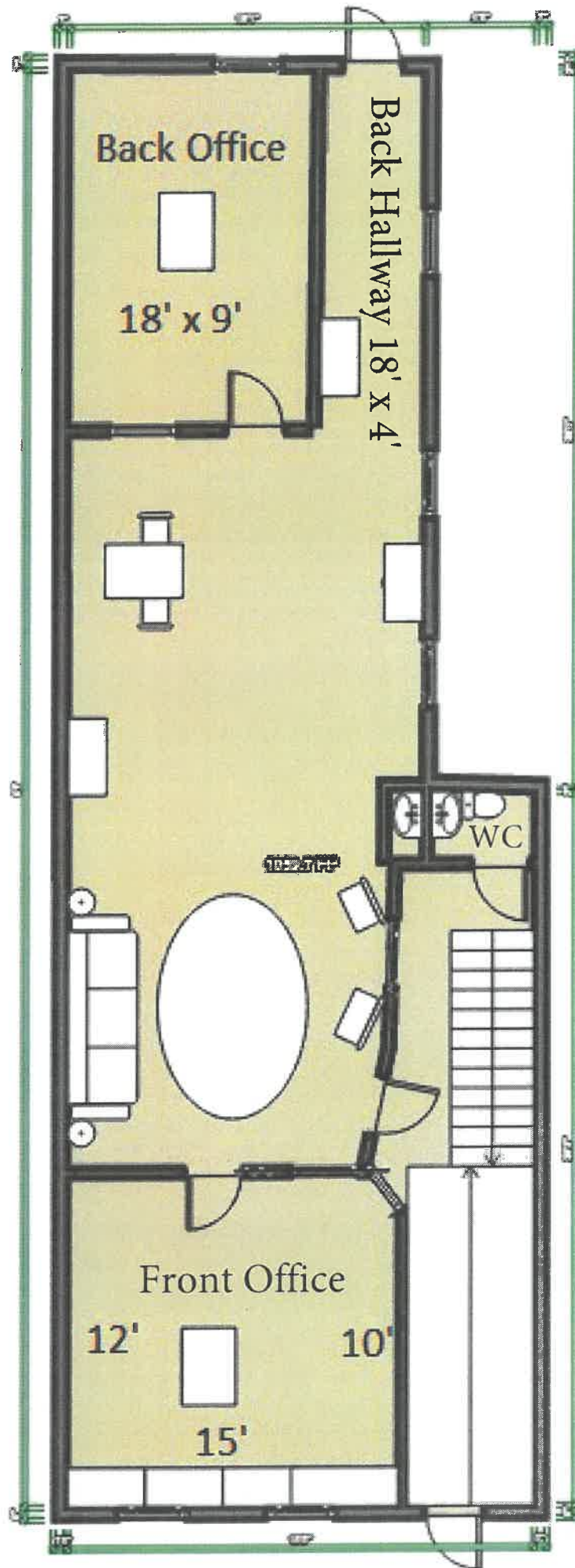
☐ Yes ☐ No

- B. Where are off-street loading facilities located? Back of the property
- C. During what hours of the day do you expect loading/unloading operations to occur?
I will probably need about 10 minutes around 7:00 a.m.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Maybe three times a week no more than that
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?
There are not problems with the street acces. Our business will not impact traffic flow

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.
18. What will the total area occupied by the proposed use be?
1,063 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: Town House use as office building for over 40 years

End of Application

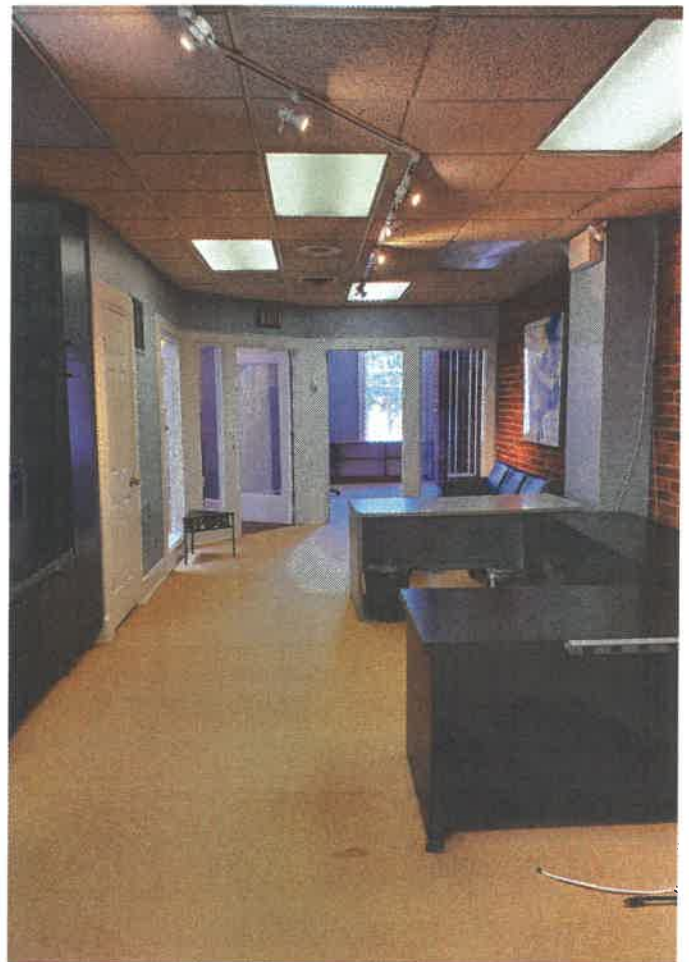
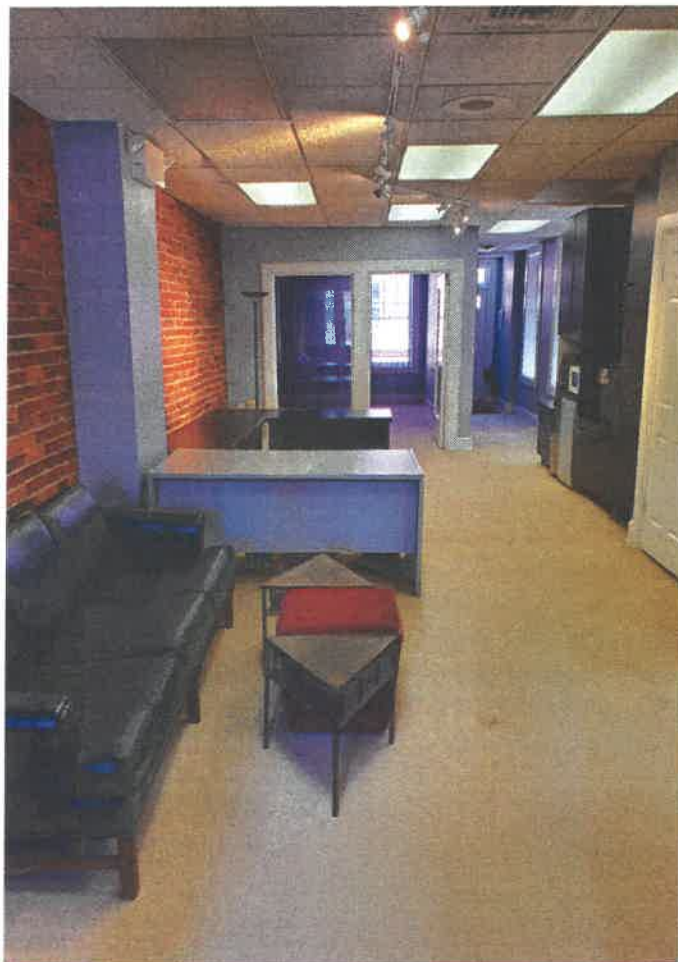


Back Entrance

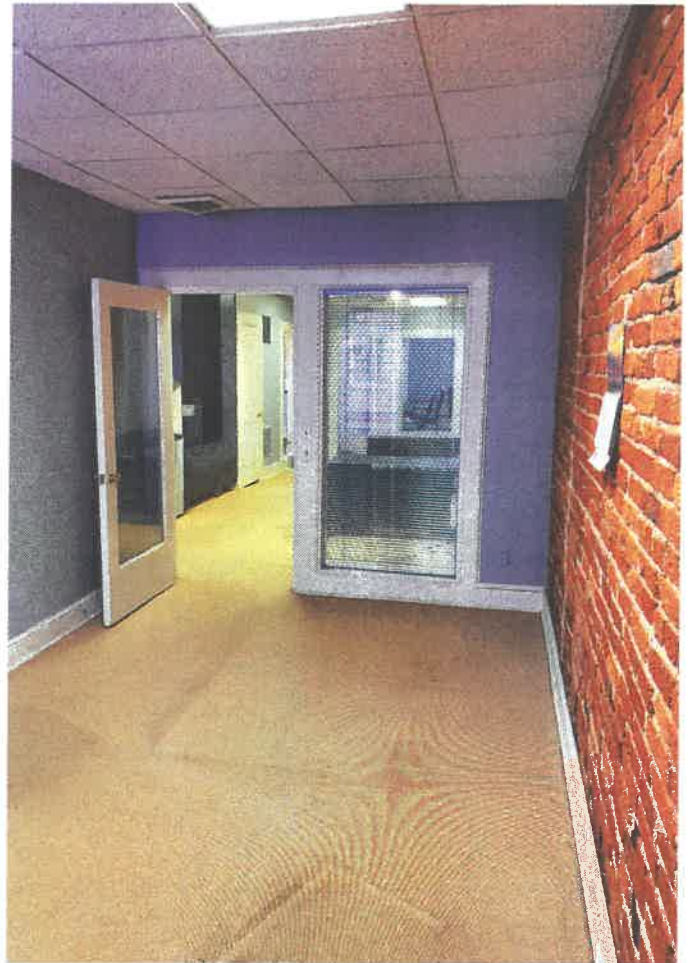


Front Entrance

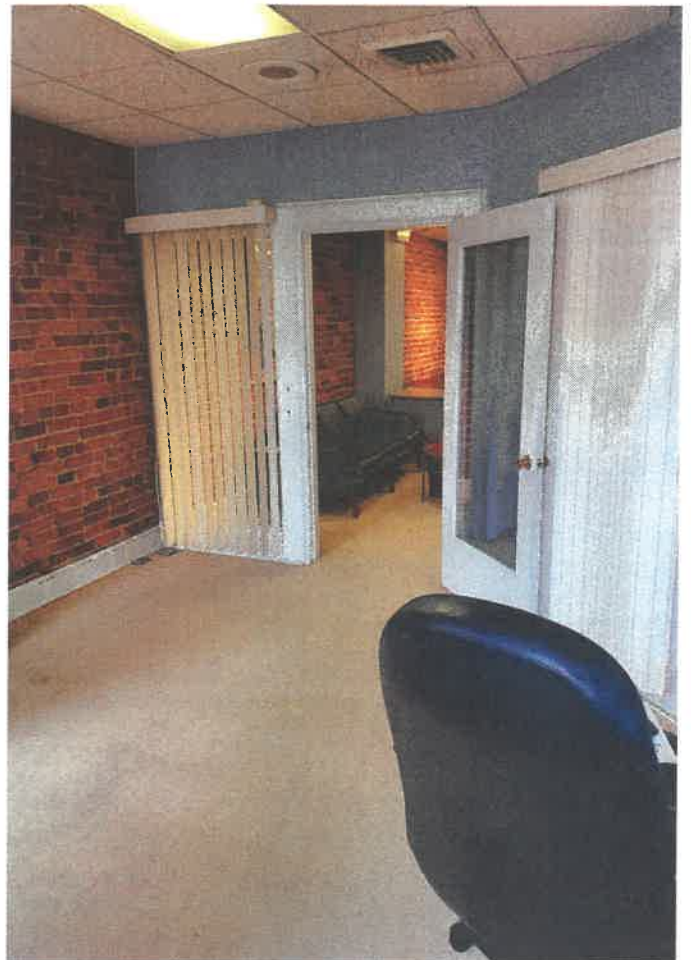




Back office



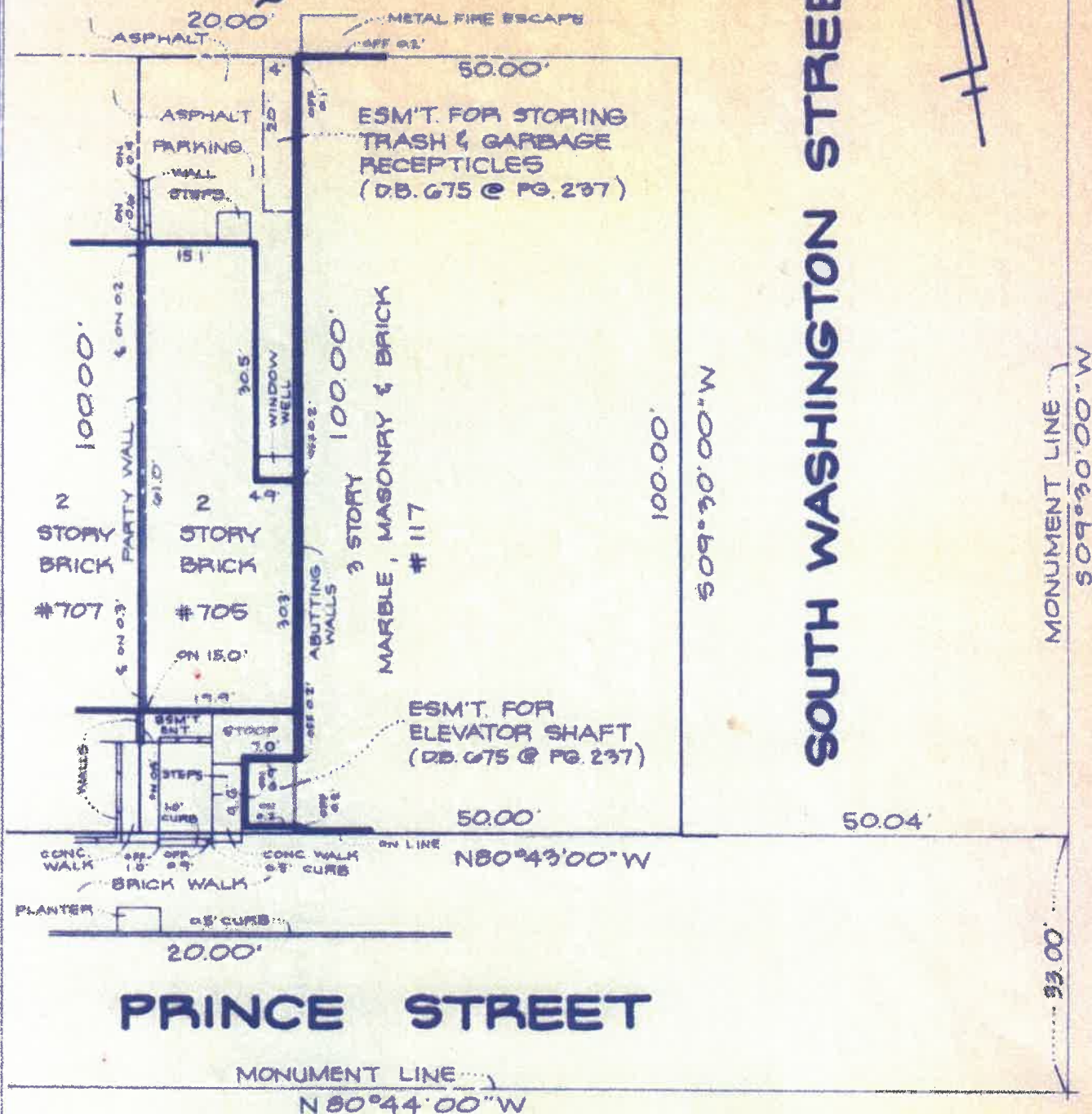
Front office





NOTES : 1. WALLS ARE 0.7' BRICK.
2. UTILITIES UNDERGROUND.
3. AREA = 2,000 ϕ

10' ALLEY



PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

705 PRINCE STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JUNE 18, 1997

THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA

PLAT SUBJECT TO RESTRICTIONS OF
RECORD

TITLE REPORT NOT FURNISHED

HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W WHITE



CASE NAME

WILSON/RIDEOUT ~
DEJA

ALLEN

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-680-6615
FAX 703-788-7764

Maricela Noble

From: Mark Sullivan <mark@imageworkscg.com>
Sent: Wednesday, August 21, 2019 1:32 PM
To: Maricela Noble
Cc: Lynne Jay
Subject: Re: Asking for a huge favor

To whom it may concern:

Maricela Noble and her business, Your Life Energy Holistic Center, was my neighbor in the office building at 311 N. Washington Street for several years. She has always been a courteous, considerate, caring, and professional neighbor. She went above and beyond the call to improve things for the building and the neighborhood at every opportunity. We miss her at 311 N. Washington St, and I am confident she will remain an asset to the neighborhood around her at her new location.

Please feel free to contact me at the number below with any questions or clarifications you may need.

Thank you.
Mark Sullivan

On Wed, Aug 21, 2019 at 12:50 PM Maricela Noble <maricela@yourlifeenergy.com> wrote:

Dear Lynne and Mark

I hope all is well with you guys at the north side of town. I am about to ask you for a big favor. The City Hall is making me to apply again for my special permit for my business and is requesting me to have a reference note from my neighbors where I had my business before. Making sure that I did not cause any problem to any of you. Is it possible for you to give me this reference? You can do quick note and send it by email. Sadly I need this within today. Sorry for the short time request. ☹

Thank you very much for your attention to this matter

Maricela Noble

Founder

Your Life Energy Holistic Center

705 Prince Street

Alexandria, VA 22314

FW: Asking for a huge favor

Max Ewart

Thu 8/22/2019 10:21 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>;

Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>;

Hey Patrick

One of the applications (705 Prince) that came in at the end of the day yesterday came with a letter of support and she is providing another from her neighbor.

Max

From: Maricela Noble [mailto:maricela@yourlifeenergy.com]

Sent: Wednesday, August 21, 2019 8:16 PM

To: Ann Horowitz <ann.horowitz@alexandriava.gov>; Max Ewart <Max.Ewart@alexandriava.gov>

Subject: Fwd: Asking for a huge favor

Here is my second reference to be added to my application

Many thanks

Maricela

Begin forwarded message:

From: Lynne Jay <lynne.m.jay@gmail.com>

Date: August 21, 2019 at 5:50:47 PM EDT

To: Mark Sullivan <mark@imageworkscg.com>

Cc: Maricela Noble <maricela@yourlifeenergy.com>

Subject: Re: Asking for a huge favor

To Whom It May Concern,

I wanted to provide a reference for Mariceal Nobel and her business, Your Life Energy Holistic Center. Maricela has truly been a wonderful addition to our neighborhood. She has been a respectful and appreciative member of our small community; for example, she has been cooperative with us when we have had contractors coming to our condos for repairs and helped us make things easier for everyone regarding parking. She has also worked with us on any issue when we have asked for her help. She is truly a delight to know and have as a neighbor!

Not only is she a kind and considerate person, but she has planted beautiful flowers, gardens, etc. at her own expense in an effort to make our community a more wonderful place to live. She also volunteered to help her previous landlord with plantings to better our community. I can't recommend anyone more than Maricela to have a business in their neighborhood.

Please feel free to call me with any questions or concerns.

Kind regards,
Lynne Jay
571-302-2344
Brockett's Crossing Treasurer

On Wed, Aug 21, 2019 at 2:05 PM Mark Sullivan <mark@imageworkscg.com> wrote:

You owe me nothing.
Glad to help!

On Wed, Aug 21, 2019 at 2:03 PM Maricela Noble <maricela@yourlifeenergy.com> wrote:

 I owe you big time Mark

Maricela

On Aug 21, 2019, at 1:32 PM, Mark Sullivan <mark@imageworkscg.com> wrote:

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Thank you very much for your attention to this matter

Maricela Noble
Founder
Your Life Energy Holistic Center
705 Prince Street
Alexandria, VA 22314
Ph: (571) 319 0093

What is Reiki?

Reiki is a Japanese-Tibetan holistic technique. It was discovered and developed by a Japanese Buddhist Mikao Usui. Reiki is a spiritual and healing energy, in Chinese Medicine Reiki is known as Chi "Universal Life Energy". Because Reiki exists within the entire universe, its strength and innate wisdom are endless. Reiki healers serve as channels for this spiritual energy. The healing energy enters your body, balancing your energy, removing energetic blockages, cleaning the body of toxins, releasing stress, soothing pain, and promoting your body's natural ability to heal itself. It works on the body and mind, helping emotional and spiritual levels. Reiki has an innate intelligence and it goes wherever needed in the body. Reiki also works on plants and animals. Over time it enhances intuition, meditation and personal spiritual evolution.

What is it like to experience Reiki treatment?

Receiving Reiki is a very simple process, but it produces quite profound effects. The session begins by lying down on a treatment couch/massage table, fully clothed, closing your eyes & listening to gentle, soothing music. The Reiki practitioner will gently place his/her hands above the body of the client but some practitioners will gently rest his/her hands upon you, non-intrusively, in a series of hand positions from the crown of the head to the feet. Each hand position is held for a few minutes. During this time the energy flows. Feelings of deep relaxation are usually felt by all. In addition, many feel a wonderful glowing radiance that flows through and surrounds them as the Reiki energy encourages them to let go of all tension, anxiety, fear or other negative feelings. A state of peace and well-being is experienced. Others report of experiencing heat or cold over certain parts of their bodies. Some drift off to sleep or report a sensation of floating in the air. Sometimes people have an emotional release, as emotional turmoil is brought to the surface and dissipated. Time duration for Reiki varies, it could take from 45 minutes to 90 minutes.

What is Emotional Freedom Technique (EFT)?

It is a tapping sequence made with your fingertips on top of the Meridian Points of your body. This action stimulates the Well-energy within yourself. It provides immediate and positive results to either physical or emotional problem. It is considered as the emotional acupuncture therapy without the invasiveness of needles. EFT is an energy therapy with early origins to Acupressure and Shiatsu, which therapies developed independently but alongside each other in China and Japan. Roger Callahan, Ph.D., is a clinical psychologist and the founder of Callahan Techniques® (<http://www.tftrx.com/callahan.html>). He learned, applied and combined ancient Eastern therapy with traditional Psychology on a patient with Hydrophobia. The results he got were almost immediate and very successful. Gary Craig is the founder of EFT (<http://www.emofree.com/>). He learned from Dr. Roger Callahan, this new therapy. He also developed and simplified the series of acupressure (tapping) in different Meridian Points of the body. Both gentlemen contributed with their knowledge, giving us a wonderful and effective tool to release all harmful emotions.

How is an EFT session like?

The practitioner and client will be in a consultation room to talk and identify each emotion that are affecting and causing the emotional stress. Once this is done, the practitioner will coach the client to apply the tapping sequence on top of her/his meridians points and helping during the practice until the client can do it on her/his own. The duration of the session could take 60 or 90 minutes.

Who can benefit from EFT?

Everyone! It is a wonderful Universal Tool Aid. It will help you with stress, tension, anxiety, sleeplessness and related symptoms, feeling unable to cope, low spirits, moods swings. Weight loss or eating

habits/disorders. Stopping smoking, phobias, public speaking, confidence, self-motivation, improving your self-performance and physical pain management. Time duration is generally 75 minutes.

These techniques had been recently included in several hospitals, they had given positive results and helped people who are dealing with their high level of stress and illnesses.