



## APPLICATION

### CDD DEVELOPMENT CONCEPT PLAN

**CDD #** CDD #12

[must use black ink or type]

**PROPERTY LOCATION:**

221W. Glebe Rd, 3606, 3610, 3612 & 3700 Mt. Vernon Ave.

**TAX MAP REFERENCE:**

15.01 04 3, 4, 6, 9 & 7.03 08 11

**ZONE:** CDD #12

**APPLICANT'S NAME:**

Alexandria Housing Development Corporation, a Virginia nonstock corporation

**ADDRESS:**

1201 East Abingdon Dr. Alexandria Virginia.

**PROPERTY OWNER NAME:**

Multiple Owners - See attached.

**ADDRESS:**

**REQUEST:**

Approval of a CDD Conceptual Plan for a portion of CDD #12.

**THE UNDERSIGNED** hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent  
524 King Street

Alexandria, Virginia 22314

Mailing/Street Address

Signature

703 836 1000

703 549 3335

Telephone #

dblair@landcarrioll.com

Fax #

Email address

**DO NOT WRITE IN THIS SPACE OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Date and Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**AHDC W. GLEBE ROAD & MT. VERNON****PROPERTY OWNERS.**

NAME	ADDRESS	TAX MAP
City of Alexandria 301 King Street RM 3500 Alexandria, Virginia 22315	3700 Mt. Vernon Ave.	7.03 08 11
3600 Mt. Vernon, LLC 1901 N. Moore Street Arlington, Virginia 22209	221 West Glebe Road	15.01 04 09
3600 Mt. Vernon, LLC	3610 Mt. Vernon Ave.	15.01 04 03
3600 Mt. Vernon, LLC	3612 Mt. Vernon Ave.	15.01 04 04
Murad Mahmood 321 Greenhill St. Great Falls, Virginia 22066	3606 Mt. Vernon Ave.	15.01 04 06

## 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.		
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 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. 3600 Mt. Vernon, LLC	None	
2.		
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.

6/30/2021

By:

Date

Printed Name

Signature

## 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. Weissberg Foundation	1901 North Moore Street Suite 803 Arlington, VA 22209	59%
2. WM Family LLC	1901 North Moore Street Suite 803 Arlington, VA 22209	20%
3. Wesley Weissberg	2 North 6th place #15E Williamsburg, NY 11249	20%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 W. Glebe & 3610-12 Mt. Vernon (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
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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. 3600 Mt. Vernon, LLC	None	
2.		
3.		

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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.

6/30/2021

Date

By:

Wesley V. Weissberg

Printed Name

Signature

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

☐ The 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Alexandria Housing Development Corporation is a Virginia nonstock corporation governed by a ten member Board of Directors.

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.



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** AHDC W. Glebe & Mt. Vernon

**PROPERTY LOCATION:** 221W. Glebe Rd, 3606, 3610, 3612 & 3700 Mt. Vernon Ave.

**TAX MAP REFERENCE:** Map 15.01 04 3, 4, 6, 9 & Map 7.03 08 11 **ZONE:** CDD# 12

**APPLICANT:**

Name: Alexandria Housing Development Corporation, a Virginia nonstock corporation  
Address: 1201 East Abingdon Dr. Alexandria Virginia.

**PROPERTY OWNER:**

Name: Multiple Owners - See attached  
Address: \_\_\_\_\_

DSUP with Site Plan to Construct a Mixed Use Residential and Commercial

**SUMMARY OF PROPOSAL**

Low-Moderate Income multifamily Project.

**MODIFICATIONS REQUESTED** Setback modifications pursuant to Sec. 6-403 of the AZO.

**SUP's REQUESTED** a Parking Reduction Special Use Permit, Section 7-700 Special Use Permit for additional density (FAR) and Height and a Tier 3 TMP Special Use Permit.

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent  
524 King Street

Mailing/Street Address  
Alexandria, Virginia 22314

City and State Zip Code

Signature  
703 836-1000 703 549-3335

Telephone # Fax #  
dblair@landcarroll.com

Email address  
6/30/21

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid and Date: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_



**AHDC W. GLEBE ROAD & MT. VERNON****PROPERTY OWNERS.**

NAME	ADDRESS	TAX MAP
City of Alexandria 301 King Street RM 3500 Alexandria, Virginia 22315	3700 Mt. Vernon Ave.	7.03 08 11
3600 Mt. Vernon, LLC 1901 N. Moore Street Arlington, Virginia 22209	221 West Glebe Road	15.01 04 09
3600 Mt. Vernon, LLC	3610 Mt. Vernon Ave.	15.01 04 03
3600 Mt. Vernon, LLC	3612 Mt. Vernon Ave.	15.01 04 04
Murad Mahmood 321 Greenhill St. Great Falls, Virginia 22066	3606 Mt. Vernon Ave.	15.01 04 06

## 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. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	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 3606 Mt. Vernon (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.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Alexandria Housing Development Corporation	None	
2.		
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.

6/30/2021

By: Jonathan D Frederick

Date

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy

## Board of Architectural Review

Robert Adams

Bill Conkey

Purvi Irwin

Lynn Neihardt

Christine Roberts - Chair

James Spencer - Vice Chair

John Sprinkle

## Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one.
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.
- (3) through a partner of the member or a member of his immediate household.
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the “Property”)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC’s multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_, 2021

## 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.		
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 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. 3600 Mt. Vernon, LLC	None	
2.		
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.

6/30/2021

By:

Date

Printed Name

Signature

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair



Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “Property”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
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 3606 Mt. Vernon \_\_\_\_\_ (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Murad & Benedicte Mahmood	None	
2.		
3.		

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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.

6/30/2021

By:

Date

Printed Name

Signature

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

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Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

- ☐ The 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Alexandria Housing Development Corporation is a Virginia nonstock corporation governed by a ten member Board of Directors.

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.

- 2. Narrative description.** 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Alexandria Housing Development Corporation, a Virginia nonstock corporation (“AHDC”) is requesting a Development Special Use Permit with Site and associated landuse and zoning applications to construct a 539,788 square foot residential and commercial mixed-use project with 379 parking spaces located in as structured parking facility located below the building and 3 surface parking spaces for short term parking (the “Project”) The Project will consist of 3 buildings built in phases. The Project will have street frontage on a new private lane, Mount Vernon Avenue and West Glebe Road. The new private lane will increase pedestrian and vehicular connectivity as well as providing access to the Project’s parking facility, open space plaza and loading facilities that are internal to the property.

The residential portion of the project consist of 482 new affordable apartment dwelling units with a blend of unit sizes and types, as well as different income eligibilities. The commercial portion of the Project consists approximately 35,000 sf of new commercial space. with a portion of it located directly along Mount Vernon Avenue to invigorate the streetscape.

**3. How many patrons, clients, pupils and other such users do you expect?**

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

Not Applicable.

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

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

Not Applicable.

**5. Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
Not Applicable.			

**6. Describe any potential noise emanating from the proposed use:**

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

It is not anticipated that noise levels will exceed the permitted levels under the City of Alexandria's Noise Ordinance.

B. How will the noise from patrons be controlled?

Not Applicable.

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

It is not anticipated that offensive odors will emanate from the residential and commercial use of the property.

**8. Provide information regarding trash and litter generated by the use:**

- A. What type of trash and garbage will be generated by the use?

The amount of trash and garbage will be the same level as generated by similar sized residential and commercial projects.

- B. How much trash and garbage will be generated by the use?

The collection schedule for trash and recycling will be established by the Project's management team based on the actual need.

- C. How often will trash be collected?

The collection schedule for trash and recycling will be established by the Project's management team based on the actual need.

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

It is not anticipated that the use of the Property for residential and commercial uses will generate littering. The Project's management will maintain the property.

**9. 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:

Small quantities of material designated as hazardous that are generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with all applicable regulations.

**10. 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:

Small quantities of material designated as hazardous that are generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with all applicable regulations.

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

It is nt anticipated that extraordinary security measures will be required.

**ALCOHOL SALES****12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

**PARKING AND ACCESS REQUIREMENTS****13. Provide information regarding the availability of off-street parking:**

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?  
 See Parking tabulation on DSUP Development Plan for parking Requirements

- B. How many parking spaces of each type are provided for the proposed use:
- |       |                               |
|-------|-------------------------------|
| _____ | Standard spaces               |
| _____ | Compact spaces                |
| _____ | Handicapped accessible spaces |
| _____ | Other                         |

See Parking tabulation on DSUP Development Plan for Number and size of parking spaces.



- C. 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? Not Applicable.

---

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.

- D. 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**.

**14. Provide information regarding loading and unloading facilities for the use:**

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? See Parking Tabulation on Development Plan.
- B. How many loading spaces are available for the use? See Parking Tabulation on Development Plan.
- C. Where are off-street loading facilities located? See Parking Tabulation on Development Plan.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Residential loading and unloading activities will generally be limited to move ins and move outs and limited commercial deliveries during business hours.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Residential loading and unloading activities will generally be limited to move ins and move outs and limited commercial deliveries during business hours.

**15. 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?**

A new private road is being constructed to add pedestrian and vehicular capacity.



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The parking facility below the building contains 379 parking spaces and there are <sup>three</sup> ~~two~~ surface parking spaces on the new private lane, for a total of 382 parking spaces. 367 parking spaces are required for the residential portion of the Project and 26 parking spaces are required to provide the minimum number of parking required for the commercial portion of the Project. ~~The parking reduction is for 11 commercial parking spaces.~~

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

As demonstrated in the Shared Parking portion of the Multimodal Transportation Study prepared by GoroveSlade the Project's 382 parking spaces facility when used as a shared parking facility has capacity to meet the parking demand of the Project.

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

Due to existing site conditions and the irregular shape of the property, it is not feasible to provide additional parking below the building.

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

\_\_\_\_\_ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

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



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
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**License Number:** 110827-2021  
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**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



## APPLICATION

# SPECIAL USE PERMIT

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

**PROPERTY LOCATION:** 221 W. Glebe Road, 3606, 3610, 3612 and 3700 Mt. Vernon Ave.

**TAX MAP REFERENCE:** Map 15.01 04 3,4,6 & 9 Map 7.03 08 11 **ZONE:** CDD#12

**APPLICANT:** Alexandria Housing Development Corporation, a Virginia nonstock corporation  
Name: \_\_\_\_\_

Address: 1201 E. Abingdon Drive, Alexandria, Virginia

**PROPOSED USE:** Tier III Transportation Management Plan Special Use Permit.

- ☒ 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.

Duncan W. Blair, Attorney

 6/30/21

Print Name of Applicant or Agent  
524 King Street

Signature  
703 836-1000 Date  
703 549-3335

Mailing/Street Address  
Alexandria, Virginia 22314

Telephone #  
dblair@landcarroll.com Fax #

City and State Zip Code

Email address

**PROPERTY OWNER'S AUTHORIZATION**

See attached Property Owner Consent Letters

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. Not Applicable

☐ 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.

Alexandria Housing Development Corporation is a Virginia non-stock corporation

governed by a ten member Board of Directors.

## 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. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	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 3606 Mt. Vernon (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.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Alexandria Housing Development Corporation	None	
2.		
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.

6/30/2021

By: Jonathan D Frederick

Date

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy

## **Board of Architectural Review**

**Robert Adams**

**Bill Conkey**

**Purvi Irwin**

**Lynn Neihardt**

**Christine Roberts - Chair**

**James Spencer - Vice Chair**

**John Sprinkle**

## **Definition of business and financial relationship.**

**Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:**

**(1) a direct one.**

**(2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.**

**(3) through a partner of the member or a member of his immediate household.**

**(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.**

**(5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.**

**(6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.**



3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the “**Property**”)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC’s multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_\_, 2021

## 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.		
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 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. 3600 Mt. Vernon, LLC	None	
2.		
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.

6/30/2021

By:

Date

Printed Name

Signature

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “**Property**”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
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 3606 Mt. Vernon (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Murad & Benedicte Mahmood	None	
2.		
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.

6/30/2021

By:

Date

Printed Name

Signature

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

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Redella S. "Del" Pepper

Amy B. Jackson

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Planning Commission

Nathan Macek, Chair

Vivian Ramirez

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John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair





## 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,  
[x] other. Please describe: TMP SUP
5. Please describe the capacity of the proposed use: **Not Applicable**
- A. How many patrons, clients, pupils and other such users do you expect? **Not Applicable**  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
- B. How many employees, staff and other personnel do you expect? **Not Applicable**  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
6. Please describe the proposed hours and days of operation of the proposed use: **Not Applicable**
- | Day:  | Hours: |
|-------|--------|
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
7. Please describe any potential noise emanating from the proposed use. **Not Applicable**
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
\_\_\_\_\_  
\_\_\_\_\_
- B. How will the noise be controlled? **Not Applicable**  
\_\_\_\_\_  
\_\_\_\_\_

- 8.** Describe any potential odors emanating from the proposed use and plans to control them: Not Applicable

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- 9.** Please provide information regarding trash and litter generated by the use. Not Applicable

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

---

---

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week) Not Applicable

---

---

- C. How often will trash be collected? Not Applicable

---

---

- D. How will you prevent littering on the property, streets and nearby properties? Not Applicable

---

---

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? Not Applicable

☐ 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? Not Applicable

☐ 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? Not Applicable

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## ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks? Not Applicable

☐ Yes ☐ No

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

---

---

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## 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.  
\_\_\_\_\_ 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? \_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
\_\_\_\_\_  
\_\_\_\_\_
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
\_\_\_\_\_  
\_\_\_\_\_

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?  
\_\_\_\_\_  
\_\_\_\_\_

## **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?

\_\_\_\_\_ 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: \_\_\_\_\_

**End of Application**



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

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524 KING ST  
Alexandria, VA 22314

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**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

APPLICATION for VACATION # \_\_\_\_\_

PROPERTY LOCATION: Portion of a Public Alley adjacent to 3610 Mt. Vernon Ave.

TAX MAP REFERENCE: Tax Map 15.01 Block 04 ZONE: CDD #12

APPLICANT'S NAME: Alexandria Housing Development Corporation, a Virginia nonstock corporation

ADDRESS: 1201 E. Abingdon Rd., Alexandria, Virginia

PROPERTY OWNER NAME: 3600 Mt. Vernon, LLC, a Virginia limited liability company

(Owner of abutting area to be vacated)

ADDRESS: 1901 N. Moore Street, Suite 803, Arlington, Virginia 2209

VACATION DESCRIPTION: AHDC is requesting the vacation of 3,252 square feet of portions  
a 15' and 20' un-named public alley dedicated to the City of Alexandria by Deed of Dedication recorded  
in DB 184, page 549 Arlington County land Records. The vacated area will part of a new private road  
with a public access easement.

- ☒ THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.
- ☒ 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 XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia, 22314

City and State

Zip Code



Signature

703 836-1000

703 549-3335

Telephone #

6/29/21

Fax #

Date

R.O.W. VACATION (±3,252 SF OR =

20' ALLEY

**MOUNT VERNON AVENUE**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
S18°42'44"E 15.00'

S 88° 42' 44" E 88.42' (S)  
88.40' (R)

VCS 1983 - NORTH ZONE

PREPARED BY  
**WALTER L. PHILLIPS**  
 INCORPORATED  
 (ESTABLISHED 1964)  

 Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 FALLS CHURCH, VIRGINIA 22048  
 (703) 532-6163 Fax: (703) 533-1301  
 WWW.WLPINC.COM

**PRELIMINARY R.O.W. VACATION EXHIBIT**  
**AHDC - GLEBE/MT. VERNON**

**SCALE: 1" = 30'**  
**DATE: 06/30/2021**



## 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. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	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 3606 Mt. Vernon (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.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Alexandria Housing Development Corporation	None	
2.		
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.

6/30/2021

Date

By: Jonathan D Frederick

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy

## **Board of Architectural Review**

**Robert Adams**

**Bill Conkey**

**Purvi Irwin**

**Lynn Neihardt**

**Christine Roberts - Chair**

**James Spencer - Vice Chair**

**John Sprinkle**

### **Definition of business and financial relationship.**

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one.
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.
- (3) through a partner of the member or a member of his immediate household.
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the **"Property"**)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC's multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_\_, 2021

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “**Property**”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
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 3606 Mt. Vernon (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Murad & Benedicte Mahmood	None	
2.		
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.

6/30/2021

By:

Date

Printed Name

Signature



The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

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Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law