

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 5, 2017

7:00 PM

Dr. Oswald Durant Memorial Center, 1605 Cameron Street

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

The Planning Commission will hold a work session on September 5, 2017 prior to the public hearing to receive training on new City technology. The work session will begin at 6pm and go until approximately 7pm and will be held at the Durant Center, 1605 Cameron Street.

The Planning Commission held a work session to receive training on City-issued equipment.

1 Call To Order

**The Planning Commission meeting was called to order at 7:00PM.
Commissioner Lyle was excused. All other members were present.**

Consent Calendar

2

Special Use Permit #2017-0038
919 Duke Street

Public hearing and consideration of a request for a parking reduction and for setback and open space modifications to convert a building used for office to residential use; zoned: CL/Commercial Low.

Applicant: Katie Detweiler, represented by David Chamowitz, attorney

Attachments: [SUP2017-0038 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0038.

3

Special Use Permit #2017-0048

1132 Prince Street (parcel address: 1130 Prince Street) - Harambee Books & Artworks

Public hearing and consideration of a request to continue operation of a non-conforming use; zoned: RM/Townhouse.

Applicant: Bernard Reaves

Attachments: [SUP2017-0048 Staff Report](#)

By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0048.

4

Special Use Permit #2017-0064

44 Canal Center Plaza, Suite 401 - Café 44

Public hearing and consideration of a request to operate a restaurant; zoned: W1/Waterfront Mixed Used.

Applicant: Café 44, Inc.

Attachments: [SUP2017-0064 Staff Report](#)

This item was removed from the consent calendar.

On a motion by Commissioner Wasowski, seconded by Commissioner Macek,

the Planning Commission voted to recommend approval of Special Use Permit #2017-0064 as amended. The motion carried on a vote of 6 to 0.

5

Special Use Permit #2017-0069

725 South Pickett Street

Public hearing and consideration of a request for a parking reduction for an existing building used as a laundry facility; zoned: I/Industrial.

Applicant: ALSCO

Attachments: [SUP2017-0069 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0069.

6

Text Amendment #2017-0007

CR Zone

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a request for an amendment to Section 4-702 of the Zoning Ordinance to permit homeless shelters in the CR zone.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2017-0007 Staff Report](#)
 [TA2017-0007 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Text Amendment #2017-0002.

7

Subdivision #2017-0005

513 & 515 Duncan Avenue

Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: RB/Townhouse.

Applicant: Nathan Shue, represented by Duncan Blair, attorney

Attachments: [SUB2017-0005 Staff Report](#)
 [SUB2017-0005 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Subdivision #2017-0005.

New Business

8

Special Use Permit #2017-0071

Encroachment #2017-0002

728 North Henry Street - Mason Social

Public hearing and consideration of requests for: (A) a Special Use Permit for outdoor dining and for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-M/Commercial Residential Mixed Use.

Applicant: Mason Social, LLC

Attachments: [SUP2017-0071 ENC2017-0002 Staff Report](#)
 [SUP2017-0071 ENC2017-0002 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2017-0071 and Encroachment #2017-0002 as amended. The motion carried on a vote of 6 to 0.

9

Subdivision #2017-0003

2619 & 2621 Randolph Avenue

Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.

Applicant: Charles P. Halloran

Attachments: [SUB2017-0003 Staff Report](#)
 [SUB2017-0003 Additional Materials](#)

By unanimous consent, the Planning Commission voted to defer Subdivision #2017-0003.

10

Special Use Permit #2017-0068

1504 A Mount Vernon Avenue (parcel address: 1502 Mount Vernon Avenue) - Hairy Situations Dog Grooming

Public hearing and consideration of a request for a parking reduction; zoned: CL/Commercial Low.

Applicant: Michael & Samira Hadeed

Attachments: [SUP2017-0068 Staff Report](#)
 [SUP2017-0068 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0068 as amended. The motion carried on a vote of 6 to 0.

11

Special Use Permit #2017-0083

10 East Glebe Road (parcel address: 2 East Glebe Road) - Northside 10

Public hearing and consideration of a request to add outdoor dining, extend hours, and add off-premises alcohol sales to an existing restaurant; zoned: CL/Commercial Low.

Applicant: Meridian Place Foods Group, LLC

Attachments: [SUP2017-0083 Staff Report](#)
 [SUP2017-0083 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2017-0083 as amended. The motion carried on a vote of 6 to 0.

Other Business

- 12** Commissioner's Reports, Comments and Questions
- Planning Director Karl Moritz** addressed comments regarding the public hearing placarding process.
- Vice Chairman Macek** gave a brief update on recent activities of the Parking Standards for New Development Task Force.
- Commissioner McMahon** mentioned her hopes to have received an update on the Andrew Adkins project at tonight's hearing.
- Commissioner Koenig** expressed his interest in receiving update s on the topics that were discussed at the August 18, 2017 retreat.

Minutes

- 13** Consideration of the minutes from the June 7, 2017 and June 14, 2017 meetings.
- The minutes from the June 6 and June 14, 2017 meetings will be considered at the September 7, 2017 meeting.**

14 Adjournment

The Planning Commission meeting was adjourned at 8:43PM.

Administrative Approvals

SUP # 2017-0050
5 Cameron Street
Request for minor amendment to permit temporary enclosure for outdoor dining area
Applicant: Blackwall Hitch Alexandria, LLC
Approved: 06/01/2017

SUP # 2017-0052
200 Swamp Fox Road
Request for change of ownership
Applicant: Amparo E. Magne
Approved: 06/01/2017

SUP # 2017-0053
106 N. Lee Street
Request for a new use for a restaurant
Applicant: Scott Shaw
Approved: 06/14/2017

SUP # 2017-0054

5200 Duke Street

Request for a change of ownership

Applicant: M. Nasar Omar & Son's Corp

Approved: 06/01/2017

SUP # 2017-0057

2850 Eisenhower Avenue

Request for a minor amendment to increase indoor seating

Applicant: ATC IV, LLC

Approved: 06/01/2017

SUP # 2017-0058

222 N. Lee Street

Request for a minor amendment to sell on premises alcohol

Applicant: Batjargai Tserendolgor

Approved: 06/16/2017

SUP # 2017-0059

Request for new use of temporary classrooms

5000 Polk Avenue

Applicant: Alexandria Public Schools

Approved: 06/29/2017

SUP # 2017-0060

3330 King Street

Request for new use of temporary classrooms trailers

Applicant: Alexandria Public Schools

Approved: 07/24/2017

SUP # 2017-0063

1530 King Street

Request for a new use of a restaurant use and outdoor dining

Applicant: Deborah Hoppe & Thomas Lee

Approved: 07/21/2017

SUP # 2017-0066

1322 Prince Street (202 S. West Street)

Request for new use for a massage establishment

Applicant: Massage Relax Center, LLC

Approved: 07/21/2017

SUP # 2017-0067

5760 Dow Avenue

Request for new use for valet service

Applicant: Amiral Nasserian

Approved: 07/21/2017

SUP # 2017-0075

305 S. Washington Street

Request to change ownership

Applicant: Old Town Trattoria

Approved: 08/10/2017

SUP # 2017-0076

108 Mount Vernon Avenue

Request for new use for a child care

Applicant: Marco Quino

Approved: 08/20/2017

SUP # 2017-0077

309 Lloyds Lane

Request for construct accessory structure for single-family dwelling on a substandard lot

Applicant: Roland Reynolds

Approved: 07/28/2017

SUP # 2017-0078

2723 King Street

Request for a minor amendment to increase the number of children on the playground and to increase student enrollment

Applicant: ALIVE! Child Development Center

Approved: 07/21/2017

SUP # 2017-0080

261 S. Van Dorn Street

Request for new use for outdoor dining for an existing restaurant

Applicant: Phil J. Chong

Approved: 08/10/2017

SUP # 2017-0085

5200 Duke Street
Request for change of ownership
Applicant: S & N Fifty Inc.
Approved: 08/10/2017

SUP # 2017-0086
428-A Hume Street
Request for a minor amendment to increase hours of operation and change of
ownership
Applicant: Innovations, LLC
Approved: 08/21/2017