



SUP # 2014-0054

Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 700 Commonwealth Ave, Alexandria, VA 22301

ZONE: R5

TAX MAP REFERENCE: 053.03-03-14

APPLICANT'S INFORMATION:

Applicant: Baptist Temple Church Business/Trade Name: Abracadabra

Address: 700 Commonwealth Ave, Alexandria, VA 22301

Phone: 703-548-8000 / 7796

Email: abracadabradirector@yahoo.com

*Michelle Lamberson, Director
703 548 7796*

PROPOSED USE:

- Day Care Center
- Restaurant
- Outdoor Dining (not within the King Street Retail Overlay)
- Light Auto Repair
- Overnight Pet Boarding
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Garden Center
- Catering Business
- Outdoor Display
- Valet Parking

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: *[Signature]*

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

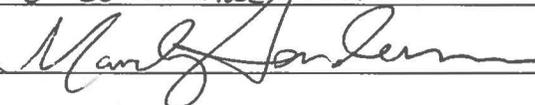
PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 700 Commonwealth Ave
(property address), for the purposes of operating a _____ (use)
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Marty Anderson Phone: 703-548-8000

Address: 700 Commonwealth Ave Email: _____

Signature:  Date: 6/6/14

1. 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 and the percent of ownership.

Attached

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.

Ann Horowitz

SUP 2014-0054

From: Michele Lamberson <abracadabradirector@yahoo.com>
Sent: Monday, June 09, 2014 2:57 PM
To: Ann Horowitz
Subject: Re: received application

Hi Ann,
Here is the church pastors and council:

Pastors:

Marty and Robin Anderson
12500 Colby Drive
Woodbridge, VA 22192

Council:

Sally Budd
2151 Jamieson Avenue
Apt. 811
Alexandria, VA 22314

Charles Chambers, Jr.
2500 North Van Dorn Street
PH28
Alexandria, VA 22302

Dara Fennell
802 Four Mile Road
Apt. 6
Alexandria, VA 22305

Chris Trosiek
5 Kennedy Street
Alexandria, VA 22305

Andy Feltman
1111 South Buchanan Street
Arlington, VA 22204

Please let me know if you need anything else. Take care.

Michele Lamberson
Director
Abracadabra Child Development Center
700 Commonwealth Ave.
Alexandria, VA 22301

Cell-928-846-7405
Home- 540-659-5379
Office-703-548-7796

SUP 2014-0054

From: Ann Horowitz <ann.horowitz@alexandriava.gov>
To: Abracadabra Preschool <abracadabradirector@yahoo.com>
Sent: Monday, June 9, 2014 11:49 AM
Subject: RE: received application

No, this SUP does not have to be reviewed by the Planning Commission or City Council in September. The administrative SUP takes approximately 30 days to process. I will be in touch with you on the status of your application.

From: Michele Lamberson [<mailto:abracadabradirector@yahoo.com>]
Sent: Monday, June 09, 2014 10:18 AM
To: Ann Horowitz
Subject: Re: received application

Thank you Ann. I just want to make sure the SUP doesn't have to go through to the court. We are planning to open in September....
Please let me know if you need anything else. And can you give me a ball park time as when I should hear if its approved?

Michele Lamberson
Director
Abracadabra Child Development Center
700 Commonwealth Ave.
Alexandria, VA 22301
Cell-928-846-7405
Home- 540-659-5379
Office-703-548-7796

From: Ann Horowitz <ann.horowitz@alexandriava.gov>
To: Abracadabra Preschool <abracadabradirector@yahoo.com>
Sent: Monday, June 9, 2014 9:53 AM
Subject: received application

Hi Michelle,

Thank you for dropping your application off. I'm sorry I was not here to receive it. I will be in touch if I need any additional information. Please let me know if you have any questions.

Thank you.

Ann

Ann Horowitz
Urban Planner, City of Alexandria
Department of Planning and Zoning

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Valley Drive Preschool is currently renting space.
We are going to use same space when their
lease expires for Child Care Center.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	7:30 am - 6:00 pm
Tuesday	7:30 am - 6 pm
Wednesday	7:30 am - 6 pm
Thursday	7:30 am - 6 pm
Friday	7:30 am - 6 pm
Saturday	N/A
Sunday	N/A

4. 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).

36 children, 6 staff Dropoff times 7:30-9:30 vary
Pickup - 3:30-5:50pm

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

6 staff

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

20 Standard and compact spaces
2 Handicapped accessible spaces
 _____ Other

- B. Please give the number of:
Parking spaces on-site 22
Parking spaces off-site 40

If the required parking will be located off-site, where will it be located?

Commuter lot across street & on Commonwealth ave.

6. Please provide information regarding loading and unloading for the use:

- A. How many loading spaces are available for the use? 22 on site
- B. Where are off-street loading spaces located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur? Dropoff - 7:30-9:30am pickup 3-6pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? daily x 2

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

no

DAY CARE IN A CHURCH OR SCHOOL BUILDING
Zoning Ordinance Section 11-513(D)

Qualify for Administrative Review?

Will the day care be located in any one of the residential zones? Yes ___ No

Will the day care be located in a church or school building? Yes ___ No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process.

Note: City staff will need to determine if the proposed location provides adequate drop off and pick up, and if there is an adequate buffer between the day care and near-by residents.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

DROP OFF AREA

There must be an area that is large enough to pick up and drop off the children without interfering with other cars and pedestrians.

Where will the pick-up/drop-off area be located? 1) Church Parking lot, 2) commuter lot or 3) street

How many cars will fit in the area at one time? 1) 22 2) 30 3) 10

The pick up/drop off area must be shown on the site plan which is part of the application.

PROTECTION FOR NEARBY HOMES

The location must be far enough away from nearby homes and apartments so they will not be affected by the operations of the day care facility.

Where in the church or school building will the day care be located? (i.e. basement, upper floors, west side of the building) Main floor of church. One Room N/W corner and other 2 rooms inside areas of church.

How large an area is proposed for day care's operations? 1174' sq. feet

What steps will be taken to buffer the day care from nearby residences (ex. shrubbery, fencing, etc.)? Fenced Playground area.

The location of the child care in relation to nearby homes and apartments must be shown on the site plan which is part of the application.

Complete the Administrative Special Use Permit Application on the following pages.

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: MA THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: MA 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.

Marty Anderson
Print Name of Applicant or Representative


Signature

6/6/14
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

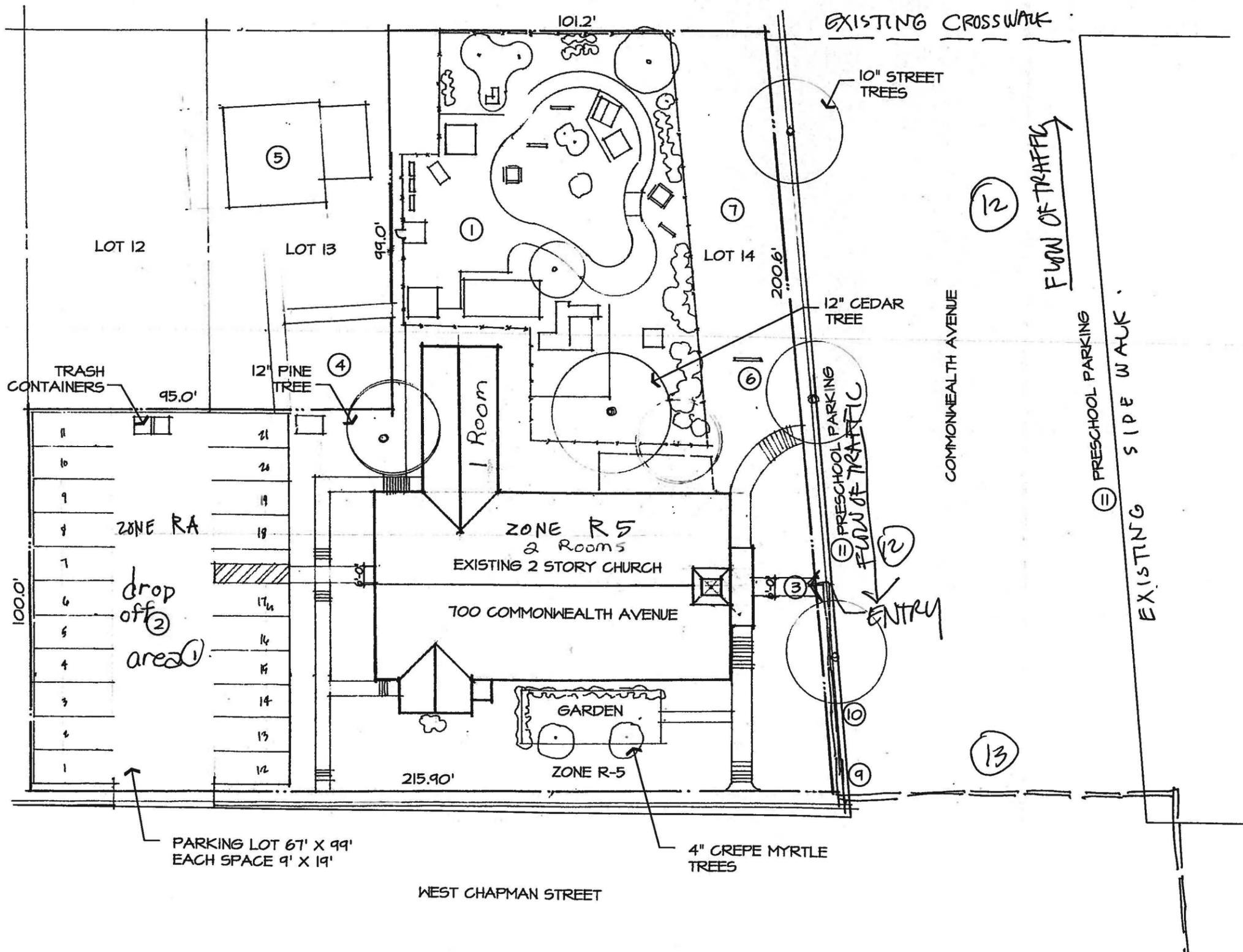
Representative's Address: _____

Phone: _____

Email: _____

Fax: _____

MASONIC VIEW AVENUE



LEGEND

- ① EXISTING FENCED PLAYGROUND APPROX. 6500 SF.
- ② EXISTING CHURCH PARKING LOT FOR EMPLOYEES AND VISITORS.
- ③ OFFICIAL PRESCHOOL ACCESSIBLE ENTRANCE
- ④ GREEN SPACE 650 SF +/-
- ⑤ EXISTING DWELLING #6 MASONIC VIEW AVENUE
- ⑥ EXISTING CHURCH SIGN
- ⑦ PROPOSED PRESCHOOL SIGN
- ⑧ COMMUTER LOT(26 SPACES) FOR PRESCHOOL DROP OFF AND PICK UP
- ⑨ EXISTING BUS STOP
- ⑩ EXISTING HANDICAPPED PARKING SPACE
- ⑪ PRESCHOOL STREET PARKING
- ⑫ FLOW OF IN AND OUT SCHOOL TRAFFIC

GENERAL NOTES TK/4/15

SITE PLAN PREPARED BY THOMAS KERNS, FAIA, BASED UPON PLAT PREPARED BY ALEXANDRIA SURVEYS DATED APRIL 23, 1991.

⑬ PEDESTRIAN SCHOOL ROUTE FROM EXISTING PARKING LOT TK 4/15.



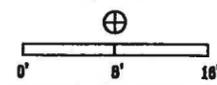
VALLEY DRIVE PRESCHOOL 700 COMMONWEALTH AVENUE ALEXANDRIA, VIRGINIA 22301

VALLEY DRIVE PRESCHOOL AT COMMONWEALTH BAPTIST CHURCH ALEXANDRIA, VIRGINIA 22301

PERMIT DRAWINGS APRIL 3, 2009

PERMIT PHASE Copyright 2009 Thomas L. Kerns, FAIA

SITE PLAN



DRAWING NO.

A1

PROJECT NO. 2009

SITE PLAN SCALE: 1" = 30'-0"

