



APPLICATION SPECIAL USE PERMIT

SUP 2014-0042

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership

Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1503-1505 Mount Vernon Avenue, Alexandria, VA 23301

TAX MAP REFERENCE: 043.02-10-23

ZONE: CL/Commercial Law

APPLICANT

Name: Greenstreet Growers of Virginia, LLC

Address: 1721 West Braddock Road, Alexandria, VA 22302

PROPERTY OWNER

Name: Louis Pappas

Address: 509 S. 24th Street, Suite 100, Arlington, VA 22202

SITE USE: Garden Center/interior furnishings shop

Current Name: Eclectic Nature
Proposed Name: Eclectic Nature (trade name)

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Raymond Greenstreet II

Print Name of Applicant or Agent

P.O. Box 410

Mailing/Street Address

Tracys Landing, MD 20779

City and State

Zip Code

Signature

443-822-1700

Telephone #

ray@greenstreetgrowers.com

Email address

March 28, 2014

Date

410-867-6130

Fax #

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2003-0125

Date approved: March / 13 / 2004
month day year

Name of applicant on most recent special use permit Linda C. Beal

Use garden/interior furnishing center

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Operates a garden center/interior furnishings shop. The business is comprised of outdoor
space which is used for displays of plant and garden products. Also, an indoor shop, featuring
interior furnishing products. The business is currently operated by two full time employees and
one part time employee. There is currently 4 parking spaces. Currently the
majority of patrons come from Del Ray community.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

The only proposed changes are weekend hours, two additional hours on Saturday and one additional on Sunday.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:
M-F 9:00 am to 6:00 pm
Sat 8:00 am to 4:00 pm
Sun 8:00 am to 4:00 pm

Proposed Hours:
M-F 9:00 am to 6:00 pm
Sat 8:00 am to 6:00 pm
Sun 8:00 am to 5:00 pm

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:
3

Proposed Number of Employees:
5 (may increase by 1 or 2)

8. Will there be any renovations or new equipment for the business? _____ Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

Only continued maintenance.

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes No

If yes, describe proposed changes:

n/a

10. Is off-street parking provided for your employees? Yes No

If yes, how many spaces, and where are they located?

Street parking is available along Mount Vernon Avenue.

11. Is off-street parking provided for your customers? Yes No

If yes, how many spaces, and where are they located?

Their are 4 parking spaces available on site, the site is accessible by bus and train lines (Braddock Metro Station), and many customers walk from their homes in the adjacent neighborhoods.

12. Is there a proposed increase in the number of seats or patrons served? Yes No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

n/a

Proposed:

n/a

13. Are physical changes to the structure or interior space requested? Yes No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) Property owner Lessee

other, please describe: _____

16. The applicant is the (check one) Current business owner Prospective business owner

other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Greenstreet Growers of Virginia, LLC, which is wholly named

by Greenstreet Growers, Inc., which is owned by:

Raymond Greenstreet II, 50%

Stacy S. Greenstreet, 50%



Home > Real Estate > Real Estate Assessments

March 28, 2014

- Welcome and Help
- Search by Property Address
- Search by Account Number
- Search by Map Number

Search Results

Displaying 1 to 1 of 1 item for Property Address: 1503 MT VERNON AV
Page: 1

1. 1503 MT VERNON AV
ALEXANDRIA, VA

- Property Details
- Primary Sales Comparables
- 2014 Recent Sales & Other Transactions
- 2013 Recent Sales & Other Transactions
- Tax History & Payments
- Explore in Parcel Viewer

PAPPAS LOUIS A TR

LEGAL DESCRIPTION: LOT 11 EDWARD DUNCAN

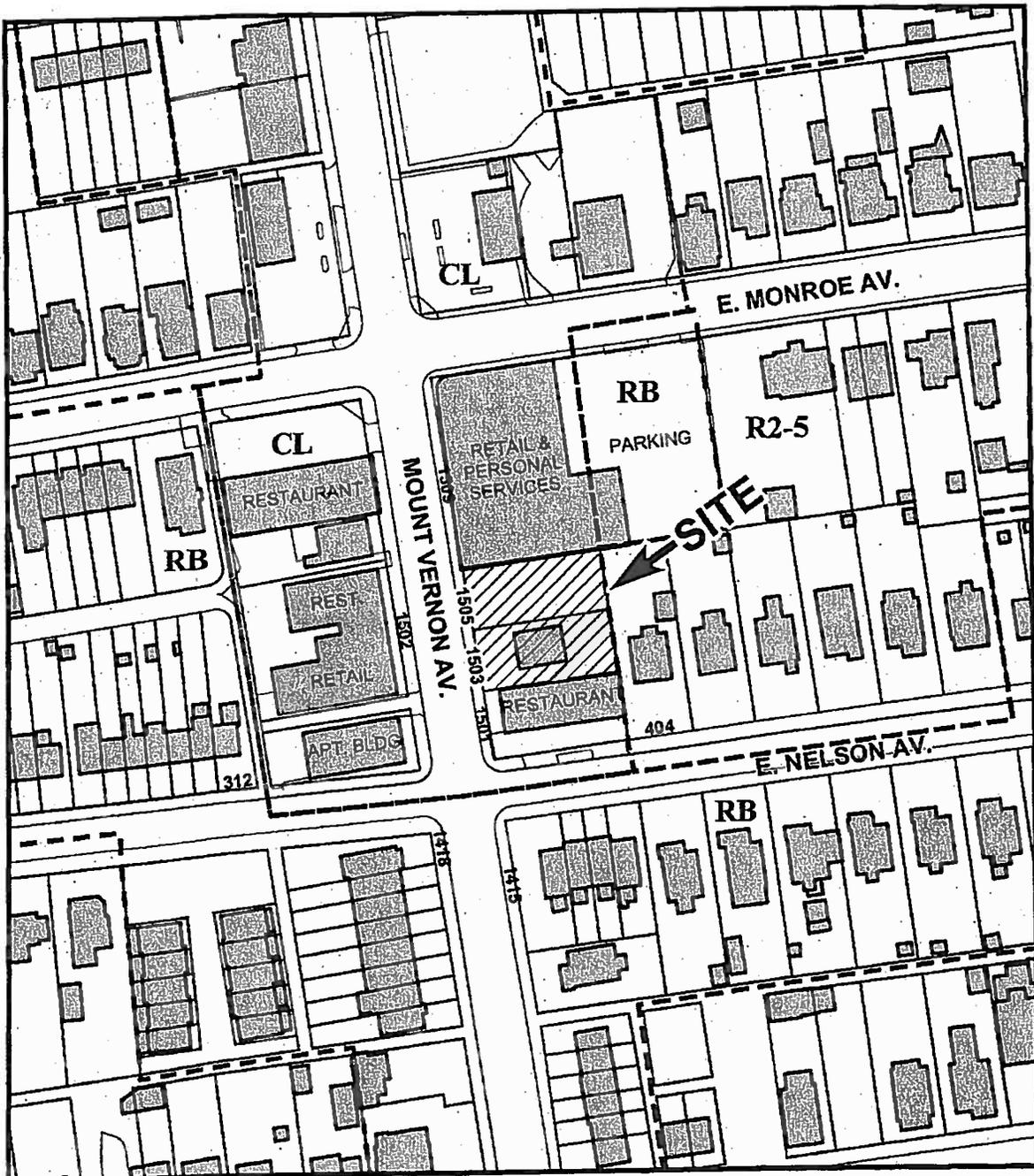
MAP: 043.02-10-23

ACCOUNT: 13418500

BUILDING SQFT: 971

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SUP #2003-0125

03/02/04

