SITE: 4550 KENMORE AVE # 1727-A

REMARKS:

- [x] Special Use Permit
- [ ] Board of Zoning Appea
- [ ] Encroachment
- [ ] Vacation
- [ ] Subdivision
- [ ] Site Plan
- [ ] B. A. R.
- [ ]

- [ ] P·P A
- [ ] P·P D
- [ ] 0:

APPLICANT: _____ Map # _____ Zone _____ Notices: _____

ACTION: Approved Approved Subject to Conditions Approved in Part Denied Withdrawn

PUBLIC HEARING:

Committee
Planning Commission City Council B. A. R. B. Z. A.

CERTIFICATE OF AUTHENTICITY

This certifies that the microfilm images appearing on this record are accurate reproductions of the records of the City of Alexandria, Virginia, Department of Planning & Zoning, and were microphotographed in accordance with established government and industry standards, ensuring that all documents, notes, and attachments have been included herein.

9-22-2001
Date of Microfilming

Pamela Marley
Camera Operator

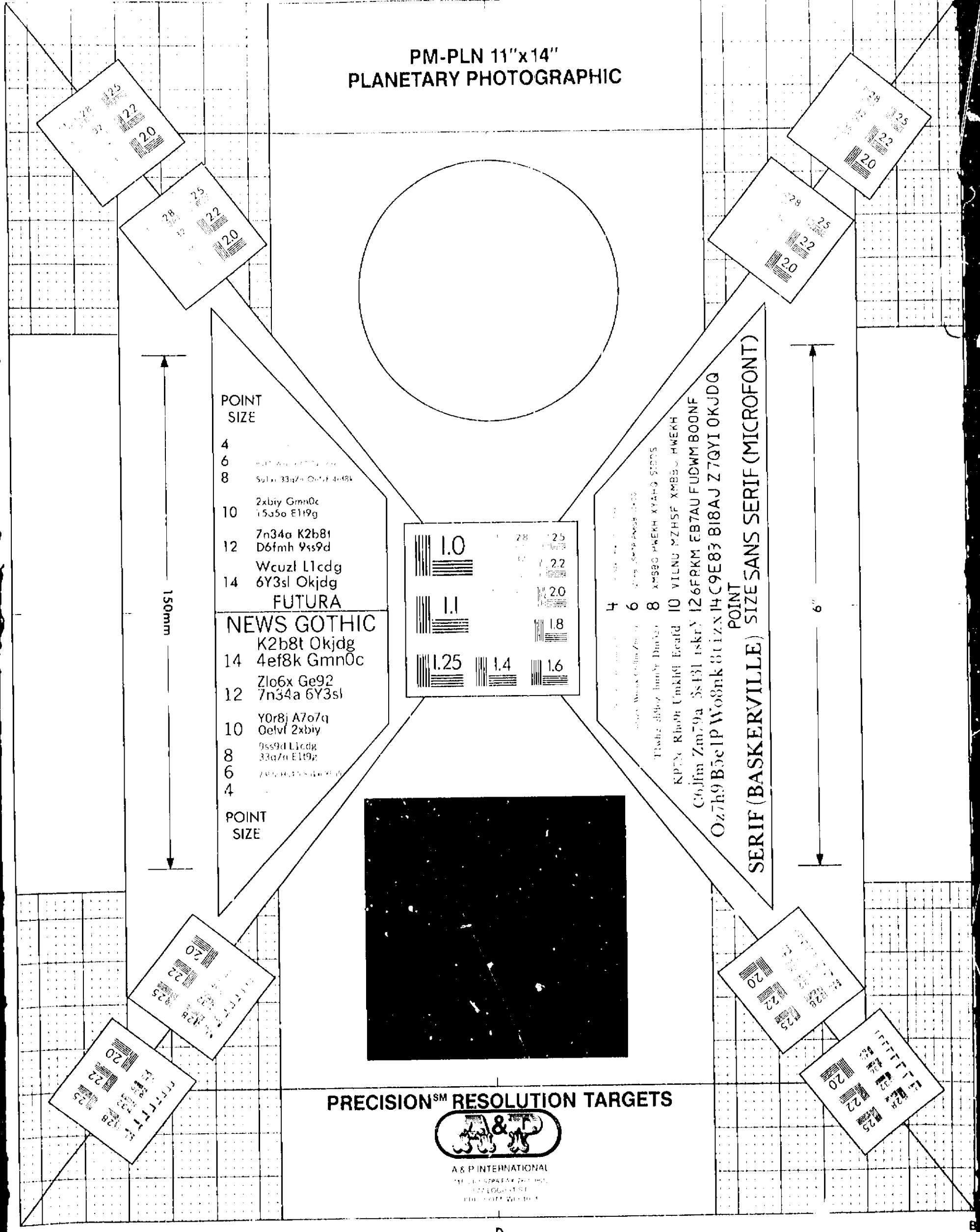
163
Camera Number

Catherine J. Stewart
Supervisor

MICROMEDIA
LABORATORIES INCORPORATED

3703 42nd Avenue • Cottage City, MD 20722 • Tel. (301) 277-8700 Fax (301) 277-8702

PM-PLN 11"x14"
PLANETARY PHOTOGRAPHIC



B D B

Special Use Permit

1727-A

ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA, VIRGINIA ZONING ORDINANCE

12/27/00 Wednesday 1:47
Date ticket served Day of Week Time AM/PM

Location of Violation: 4550 Kenmore Ave

Ord. Section: 11-505 §

Description of Violation: ① Condition #8 Car repair outside of enclosed area. ② Condition # 4 13 vehicles parked on site. ③ Condition # 7 parts outside ~~④ Outdoor storage & sale of merchandise. (sales, oil, wiper fluid.~~

Penalty $: 50.00

☒ 1st ☐ 2nd

☐ 3rd/MORE ☐ _____

IF THE VIOLATION IS NOT CORRECTED BY 1/6/01 AN ADDITIONAL MONETARY PENALTY WILL BE ASSESSED.

[signature] 103
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY ORANGE

F PC-0001

SUP 1727-A gas station enforcement

NOTICE SERVED ON: Reed, James
NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☒ COMPANY Exxon
NAME

Manager
POSITION

☐ OTHER

4550 Kenmore Ave
ADDRESS Alexandria Va
CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

☒ PERSON REFUSED TO SIGN DATE 12/27/00

CERTIFICATE OF SERVICE

☐ Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Name of Person or Business Served

Address of Service

City/State

☐ Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

Signature _____
Print Name _____
Date Phone # _____

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS

Z-01 TICKET NO 2038 ✓

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:
   - Check the "Admit Violation" or "No Contest" box below.
   - Make personal check, cashier's check, certified check or money order payable to City of Alexandria Do not send cash through the mail;
   - Print violation notice number on the check or money order;
   - Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.
2. TO REQUEST A COURT HEARING:
   - Check the "Contest in Court" box below and;
     (a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
     (b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.
   - If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.
3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:
   - You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature _____ Date _____

F-PLN-0071 (7/00)

CERTIFICATE OF AUTHENTICITY

This certifies that the microfilm images appearing on this record are accurate reproductions of the records of the City of Alexandria, Virginia, Department of Planning and Community Development, and were microphotographed in accordance with established government and industry standards, ensuring that all documents, notes, and attachments have been included herein.

Date of Microfilming

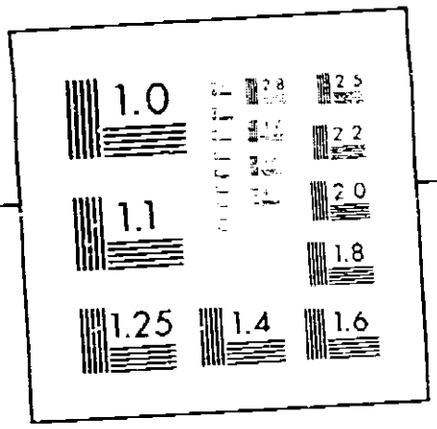
Shawn Parker
Camera Operator

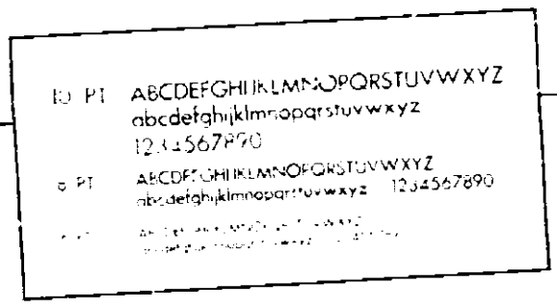
161
Camera Number

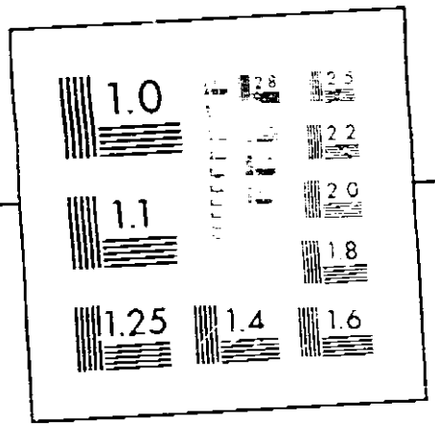
Catherine A. Stewart
Supervisor

MICROMEDIA
LABORATORIES INCORPORATED
5110 Roanoke Place, Suite 101B • College Park, MD 20740 • (301) 982-5815

RESOLUTION TEST TARGET (NE-1B)







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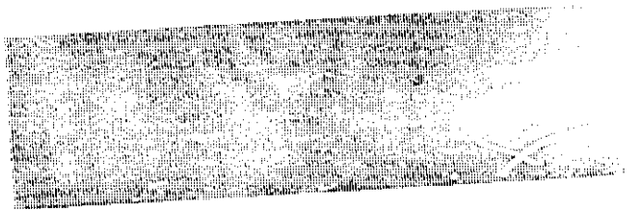
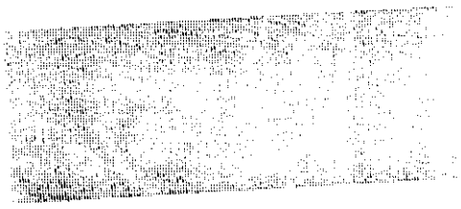
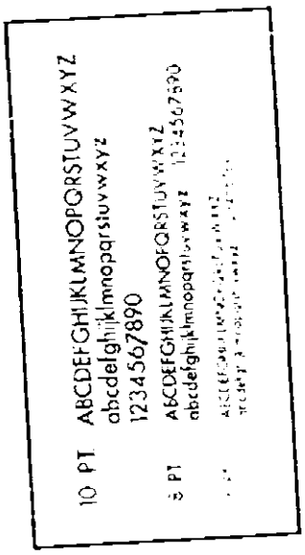
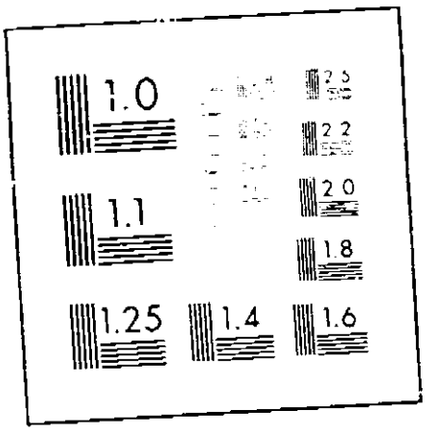


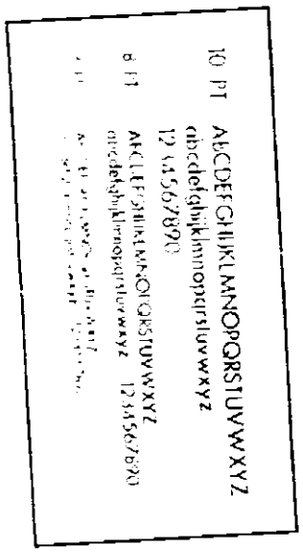




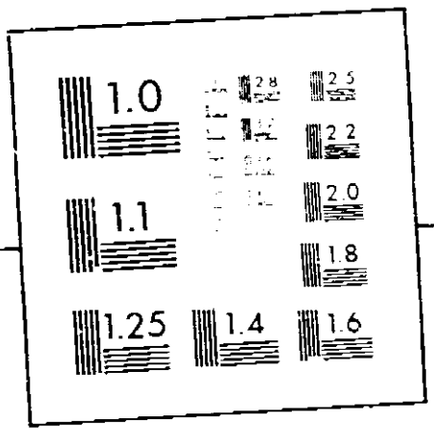


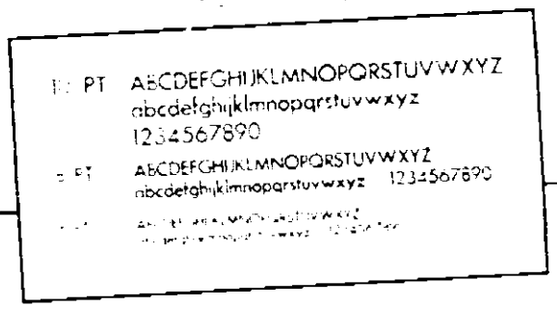
150mm

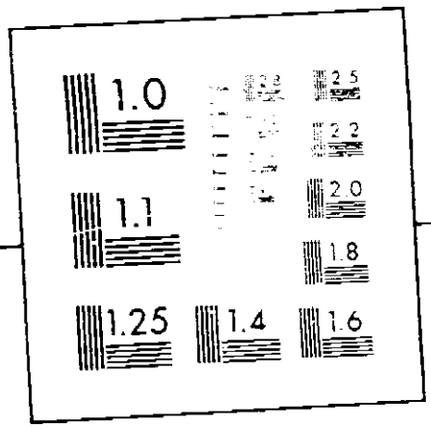
6"



MICRO MEDIA







DIMENSION GRAPHICS
PO BOX 14282
BETHESDA MARYLAND 20817

w/plans
PL

4550 KENMORE AV.

convenience store within service station

1727-A

Application No.

- [x] Special Use Permit
- [ ] Board of Zoning Appeals
- [ ] Encroachment
- [ ] Subdivision
- [ ] Other

Action of City Council:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Location

Assessment Map 20.00 Parcel Block Lot Zone

Applicant:

Proposed Use of Property Owner

Application Filed Advertised in Newspaper Property Owners Notified

Public Hearing Before Planning ~~Committee~~ Commission FEB. 1, 1994 City Council Board of Zoning Appeals

REMARKS:

E-PLN-0055

APPLICATION: SPECIAL USE PERMIT

SUP # 1727-A

PROPERTY LOCATION: 4550 KENMORE AVE., ALEXANDRIA, VA.

TAX MAP REFERENCE: MAP 20, BLOCK 2, LOT 8 ZONE: CG

APPLICANT NAME: EXXON COMPANY, U.S.A. & HALCLAR CORPORATION

ADDRESS: 4550 KENMORE AVE., ALEXANDRIA, VA.

PROPERTY OWNER NAME: HERMAN GREENBERG AND LARL M. MACKINTOSH, JR., TRUSTEES c/o Drevfuss Zuckerman Kronstadt, Inc.

ADDRESS: 4833 Rugby Avenue, Bethesda, Maryland 20814

USE REQUESTED: PROVIDE MINI-MART IN EXISTING AUTO SERVICE STATION

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.

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.

Print Name of Applicant or Agent — Signature

Mailing Address — Telephone Number

Mailing Address — date

==========

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

==========

Application Filing: date received — fee paid — date paid

Legal Advertisement: date — Property Placard: date

ACTION - PLANNING COMMISSION: 2-1-94 RECOMMEND APPROVAL

ACTION - CITY COUNCIL: 2/12/94 PH--Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable ~~codes, ordinances and staff recommendations.~~

HALCLAR CORP.
t/a SEMINARY PLAZA EXXON
4550 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304

CERTIFIED
P 042 262 214
MAIL

$2.29

CITY OF ALEXANDRIA
ZONING DIVISION
301 KING ST
ALEXANDRIA, VA 22314

RETURN RECEIPT
REQUESTED

Docket Item # 3
SPECIAL USE PERMIT # 1727-A

Planning Commission Meeting
February 1, 1994

ISSUE: Consideration of a request for a special use permit to add a convenience store within the existing automobile service station.

APPLICANT: Exxon Company, U.S.A. and Halclar Corporation by Terry L. Plaugher

LOCATION: 4550 Kenmore Avenue

ZONE: CG, Commercial General

PLANNING COMMISSION ACTION OF FEBRUARY 1, 1994: From the docket consent calendar, the Planning Commission voted unanimously to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0; Mr. Ragland absent.

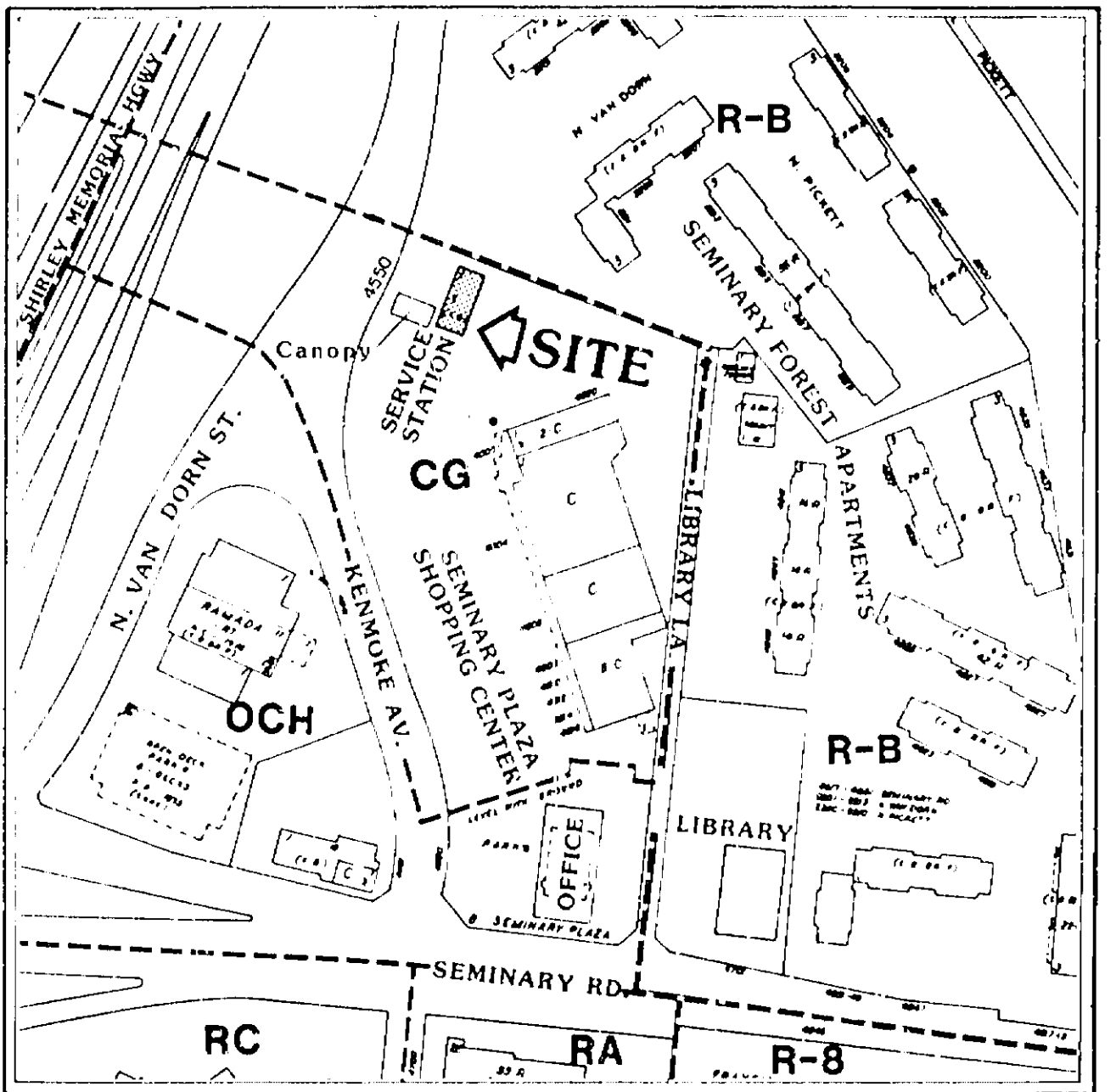
Reason: The Planning Commission agreed with the staff analysis.

Representations: None.

Speakers: Terry Plaugher was present. No one spoke opposing the request.

CITY COUNCIL ACTION OF FEBRUARY 12, 1994: Approved the request subject to compliance with all applicable codes, ordinances and staff recommendations.

The subject property and surrounding land uses are shown on the sketch below:



SUP #1727-A 2/1/94

STAFF RECOMMENDATION:

Recommend approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&CD) (SUP #1727)

2. No repair work shall be done outside. (P&CD) (SUP #1727)

3. No vehicle parts, tires, or other materials be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&CD) (SUP #1727)

4. New Condition: No more than ten vehicles shall be parked or stored outside at any time. (P&CD)

5. New Condition: No junked, abandoned, stripped or unlicensed vehicles shall be parked or stored outside. (P&CD)

6. New Condition: No vehicles shall be displayed, parked or stored on a public right-of-way. (P&CD)

7. New Condition: No vehicle parts, tires or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD)

8. New Condition: No banners, streamers, flags or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with article IX, section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&CD) (T&ES)

9. New Condition: The applicant shall post the hours of operation at the entrance to the business. (P&CD)

10. New Condition: The business may operate 24 hours a day, seven days a week. (P&CD)

11. New Condition: Used oils, grease, etc., shall be disposed of according to Environmental Protection Agency (EPA) regulations. (T&ES)

12. New Condition: No amplified sound shall be audible at the property line. (P&CD)

13. New Condition: No alcoholic beverages shall be sold. (P&CD)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

All waste products including, but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (Health)

DISCUSSION:

1. The applicant, Exxon Company USA and Halclar Corporation, is requesting a special use permit to add a convenience "mini-mart" operation within the existing Exxon gasoline service station at 4550 Kenmore Avenue.

2. The subject property is one lot of record with 790.9 feet of frontage on Kenmore Avenue, a depth of 395.9 feet and a lot area of an estimated 5.7 acres. The property is developed by the Seminary Plaza Shopping Center which includes a full service and automobile repair Exxon gasoline service station. The shopping center and gasoline service station were constructed in 1964. The original service station was demolished and a new service station constructed in 1986. The service station occupies an estimated 17,757 square feet of the subject property.

3. The original gasoline service station predates the requirements of a special use permit.

4. On January 3, 1985 the Planning Commission approved Site Plan #84-048 to the Exxon Corporation to demolish and construct a new gasoline service station with four bays and two pump islands located beneath a canopy at 4550 Kenmore Avenue. On January 12, 1985 the City Council granted Special Use Permit #1727 to the Exxon Company to construct the new service bays.

5. Ingress and egress to the service station is provided from Kenmore Avenue. Ten off-street parking spaces are available for customers and employees on the property.

6. The applicant proposes the following improvements within the existing footprint of the automobile service station:

   (a) Upgrade existing lobby of the station to install a counter to display and sell prepackaged convenience food items such as sandwiches, cigarettes and candies, and bottled beverages, and install a coffeemaker and microwave oven. No food will be prepared on the premises.

   (b) Replace existing soft drink dispensing machine, wire food racks, counter tops and cabinets with a new refrigerator and counter top.

   (c) Remove existing women's bathroom and convert it to a coffee pot washing room as required by Health Department codes.

7. The applicant indicates no plans to sell beer or wine from the premises.

8. Seven to ten employees currently operate the service station on a daily basis. No additional employees will be hired to operate the mini-mart concession.

9. The applicant indicates that each day an estimated 100 customers will purchase convenience food items and 400 customers purchase gasoline and/or service their vehicle at the station.

10. The hours of operation by activity at the service station are as follows:

Convenience "Mini-Mart"	6:00 AM to 12:00 Midnight seven days a week
Gasoline Service	24 hours daily

11. Section 8-200 (A) (2) of the zoning ordinance requires one off-street parking space for each gasoline pump. A gasoline service station with four pumps is required to provide four off-street parking spaces. A site inspection of the subject property has confirmed that ten off-street parking spaces are provided on-site for use by customers and employees. There is sufficient off-street parking to meet zoning ordinance requirements.

12. Section 4-403 (C) of the zoning ordinance permits an automobile service station in the CG, commercial general zone only with approval of a special use permit.

13. Section 11-509 of the zoning ordinance states that any use now requiring a special use permit, regardless of whether or not a special use permit has been granted previously, any enlargement, extension or increase in intensity of that use shall require a separate special use permit.

14. <u>Master Plan/Zoning:</u> The subject property is zoned CG, commercial general and identified in the Seminary Hill/Strawberry Hill Area Plan for commercial land use.

<u>STAFF ANALYSIS:</u>

Staff has no objection to the applicant's request to install a small convenience operation within this existing station.

The subject property has been used as a service station with automobile repair for more than 30 years. The applicant now desires to install a small counter area to more efficiently display prepackaged snacks and sandwiches as well as non-alcoholic beverages previously displayed in racks and soda dispensing machines. The improvements will be completed within the existing footprint of the building; therefore, no increase in floor area will result. Staff recommends approval of the special use permit.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation
S - suggestion F - finding

Transportation & Environmental Services:

F-1 No recommendations.

Code Enforcement:

F-1 One of the toilets is proposed to be eliminated.

F-2 The total number of employees reported is 7-10 people.

C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC Section 105.10).

C-3 Required exits and accessibility for persons with disabilities must be maintained. One accessible toilet room is acceptable provided the number of employees is 15 or less. (USBC Section 512.0: ADAAG; USBC Section 2800.1: P-1202.2).

Health Department:

C-1 An Alexandria Health Department Permit is required for all regulated facilities.

C-2 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Handling Establishments.

C-3 Permits must be obtained prior to operation.

C-4 Facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.

C-5 Certified Food Managers must be on duty during all hours of operation.

Police Department:

S-1 Robbery awareness program for all employees.

REPORT ATTACHMENTS

SPECIAL USE PERMIT # 1727-A

Information for Special Use Permit in accordance with the provisions of Article XI, Section 11-503(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

1. Identify the applicant of the subject property of this application

   [ ] Owner
   [ ] Contract Purchaser
   [X] Lessee
   [ ] Other _____

   State the name, address and percent of ownership of any person owning an interest in excess of ten percent (10%) in a corporation or partnership of this application

   HALCLAR CORPORATION 4550 KENMORE AVE., ALEXANDRIA, VA.
   TERRY L. & WANDA L. PLAUGHER - 100%
   ROUTE 1, BOX 8086
   MINERAL, VIRGINIA 23117

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

   A existing uses
   B existing zoning
   C. land use designation contained in the master plan

3. Describe in detail the operation of the proposed use:

   WE ARE PROPOSING TO SELL PRE-PACKAGED SNACK ITEMS, PRE-PACKAGED SANDWICHS CIGARETTES, BOTTLED BEVERAGES AND COFFEE. WE ARE ADDING A COFFEE POT, BEVERAGES, REFRIGERATORS TO REPLACE A COKE MACHINE, WIRE FOOD RACKS, COUNTER TOPS AND CABINETS. NO BEER OR WINE TO BE SOLD

4. Describe plans to control any potential impacts of the proposed use on the nearby community:

   A. Noise levels

      1. Noise levels anticipated from all mechanical equipment.

         NONE/WILL COMPLY WITH CITY'S NOISE ORDINANCE

      2. A statement as to whether the anticipated noise complies with the levels permitted by chapter 5 of title 11 of the City code.

         N/A

SPECIAL USE PERMIT # 1727-A

3 Plans to control these anticipated noise levels

N/A

4. Plans to control noise levels emanating from patrons

N/A

B Odors - Methods to be used to control odors emanating from the use

NONE/NO COOKING PERMITTED ON PREMISES

C. Trash and Litter

1. The type and volume of trash and garbage the proposed use will generate.

3 GALLONS OF TRASH PER DAY TO BE DISPOSED OF IN EXISTING DUMPSTER.

2. The planned frequency of trash collection.

TRASH TO BE EMPTIED EVERY DAY. DUMPSTER IS EMPTIED TWICE PER WEEK.

3. Planned methods to prevent littering on the property, streets and nearby properties.

PROVIDE ADEQUATE TRASH CANS.

D. Loading/Unloading

1. Availability and adequacy of off-street loading facilities

1 LOADING ZONE PROVIDED.

2. Hours and frequency of off-street loading.

8:00 A.M. TO 5:00 P.M. 7 DAYS PER WEEK.

E. Parking

1. Location of parking either on the site or within 300 feet of the site.

PARKING SPACES ARE PROVIDED ADJACENT TO STATION.

2. Number of spaces available to serve residents, employees and patrons during the hours of operation.

10

F. Streets - The design capacity of all streets providing access to the property.

KENMORE AVE. & VAN DORN STREET

G. Use Capacity

1. The estimated number of patrons, clients, pupils and other such users.

100 PEOPLE PER DAY FOR CONVENIENCE STORE AND 400 PEOPLE PER DAY FOR GAS.

2. The proposed number of employees, staff and other personnel

7 to 10 STAFF

H. Hours - The proposed hours and days of operation of the use.

6:00 A.M. TO 12:00 MIDNIGHT, 7 DAYS PER WEEK FOR CONVENIENCE STORE, 24 HOURS PER DAY FOR GAS SERVICE.

I. Signs - Existing and proposed signs to be erected or utilized on the property.

NO NEW SIGNS

J. Hazardous Materials - Name monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored, or generated on the property.

N/A

K. Organic Compounds - Name monthly quantity and specific disposal method of any paint, ink or lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated on the property.

N/A

L. Security - Methods proposed to ensure the safety of residents, employees and patrons.

BULLET-PROOF SECURITY ENCLOSURE AT CASHIERS STATION INSIDE MAIN LOBBY & SECURITY CAMERAS

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 they are employed have a business license to operate in the City of Alexandria, Virginia?

[] Yes - Provide proof of current City business license
[] No - Said agent shall be required to obtain a business license prior to filing application.

file 07/02 a:forms/app-supl.lkr

SUP 1727-A
4550 Kenmore Av.
FIRE MARSHAL: NO COMMENT (TJF) 12/28/93.
Reviewer: D. Cammer 1/7/93

F-1. One of the toilets is proposed to be eliminated.

F-2. The total number of employees reported is 7-10 people.

C-1. Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2. Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC §105.10).

C-3. Required exits and accessibility for persons with disabilities must be maintained. One accessible toilet room is acceptable provided the number of employees is 15 or less. (USBC §512.0: ADAAG; USBC §2800.1: P-1202.2).

DEPARTMENT REPORT

#1727-A

[] SUBDIVISION [] VACATION [] ENCROACHMENT [X] SPECIAL USE PERMIT

DATE: 12-27-93

FROM: PLANNING & COMMUNITY DEVELOPMENT - ZONING ADMINISTRATION
Contact: Peter Leiberg (838-4688)

TO:
- [X] TRANSPORTATION & ENVIRONMENTAL SERVICES
- [X] CODE ENFORCEMENT
- [X] HEALTH DEPARTMENT
- [X] POLICE DEPARTMENT
- [ ] HISTORIC ALEXANDRIA (ARCHAEOLOGY)
- [ ] RECREATION DEPARTMENT (ARBORIST)
- [ ] HUMAN SERVICES (SOCIAL SERVICES)
- [ ] REAL ESTATE ASSESSMENTS
- [ ] PLANNING DEPARTMENT (B.A.R.)

This request is scheduled for Planning Commission consideration on: F.E.B. 1

Please return this Department Report with your comments by: JAN. 7

APPLICANT: EXXON COMPANY, U.S.A. + HALCON CORP.
by TERRY L. PLADSHER PHONE: 770-5130

LOCATION: 4590 KENMORE AV.

ZONE: C2

PROPOSAL: CONVENIENCE STORE WITHOUT AUTO SERVICE STATION

DEPARTMENT COMMENTS

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

SIGNATURE

DATE

Please return plans not required for your files

DOCKET ITEM # 8
SPECIAL USE PERMIT # 1727

ALEXANDRIA PLANNING COMMISSION
THURSDAY, JANUARY 3, 1984
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request Special Use Permit to demolish the existing service station and construct a new three bay service station located at 4550 Kenmore Avenue; zoned C-2, Commercial. Applicant: Exxon Company, Inc.

STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P & CD)

2. That no repair work be done outside. (P & CD)

3. That no vehicle parts, tires, or other materials be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P & CD)

PLANNING COMMISSION MEETING OF JANUARY 3, 1985:

No one represented the application.

No one spoke in opposition.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Cockrell, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

The motion carried on a vote of 6 to 0. Mr. Hoben absent.

REASON:

The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING OF JANUARY 12, 1985:

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations.

DISCUSSION:

2. The subject property is a leased portion of one (1) lot of record that has approximately 790 feet of frontage on Kenmore Avenue and a total lot area of 5.7 acres. The property is developed by the Seminary Plaza Shopping Center which includes a full service Exxon gasoline station.

3. The property to the north ans west across North Van Dorn Street and Shirley Highway is zoned C-2, commercial and is developed by Southern Towers residential buildings.

4. The property to the south is zoned C-2, commercial and is developed by Seminary Plaza Shopping Center.

5. The property to the east is zoned RB, residential and is developed by Seminary Forest.

6. The applicant proposes to demolish the existing Exxon gasoline station and construct a three (3) bay gasoline service station with two (2) pump islands located beneath a canopy.

7. The applicant has submitted Site Plan #84-048 for the proposed demolition and construction of the new service station which is scheduled to be heard by the Planning Commission on January 3, 1985.

8. The applicant proposes to operate twenty-four (24) hours per day, seven (7) days per week.

9. The applicant has stated that approximately seven (7) employees will be on the premises at any one time.

10. Ten (10) off-street parking spaces are provided for the gasoline service station.

11. Section 7-6-25(a)(10) of the City Code allows gasoline service stations in the C-2, commercial zone with a special use permit.

LAND USE AND MAJOR THOROUGHFARE PLANS:

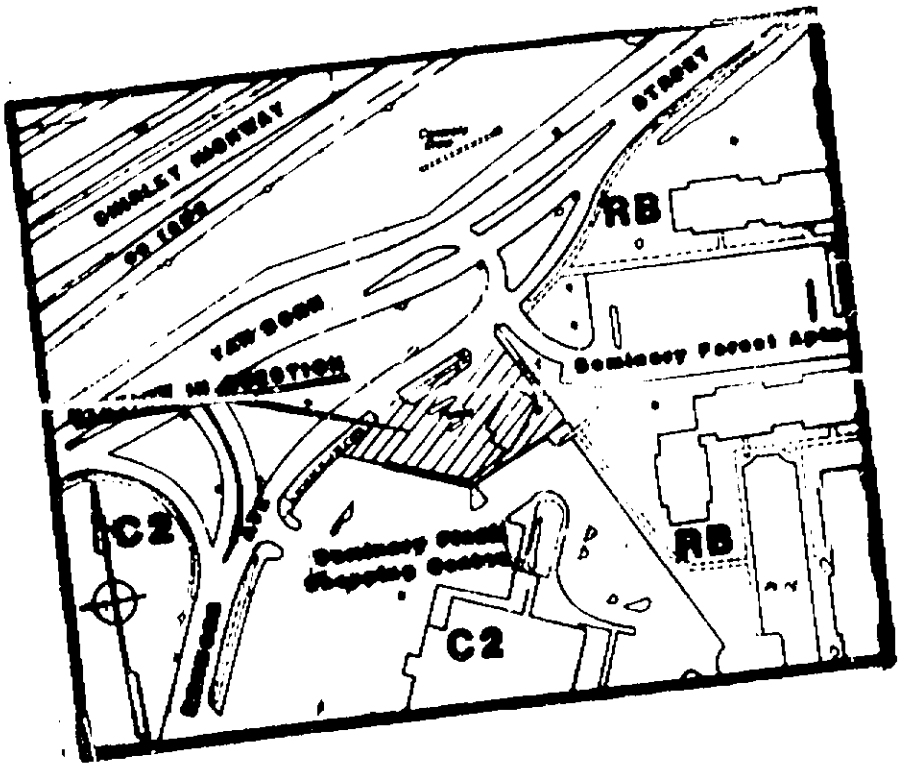
Commercial land use is indicated for the subject property on the proposed Land Use Plan Map of the Consolidated Master Plan.

Kenmore Avenue is shown as a primary collector street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

Both the Fourth Revised Zoning Map of 1954 and the current Fifth Revised Zoning Map of 1963 indicate the subject as C-2, Commercial.

1. The property in question and surrounding land use are shown on the sketch below:



DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

F-1 This is a reconstruction of an existing station. City is short of full service stations and this request should be supported.

Code Enforcement:

Fire: No objections.

Engineering: No objections.

Electrical: No objections.

Plumbing: Minimum facilities and handicap facilities must comply with Virginia Uniform Statewide Building Code/81 and ANSI A-117.1-1980.

Health:

This office has no objections to the proposed use as stated.

Police:

No objection.

STAFF ANALYSIS:

Staff is of the opinion that the proposed three (3) bay gasoline service station will continue to provide a service for the residents in the area and will continue to be compatible with surrounding uses. Staff offers no objection to the request.

City of Alexandria - Zoning Division Application - V I E W 12/20/1993

Application Number: PC SUP 1727 Small Area Plan: 12

	Last Name (Company)	First Name	Suffix
Applicant:	EXXON CO		

Project Name:

Business Name:

Address(es):

				Map	Bl	Lot
0	4550	KENMORE	AV	020.00	02	01
0	0			000.00		

Zoning: C-2 Active?(Y/N): Y / /

Issues: AUTOMOBILE SERVICE STATION

Action:	PC/BZA/ADM	01/03/1985	RAPP	/ / / /
	Council	01/12/1985	APP	/ / / /

Review Date: / / Expiration Date: / /

City of Alexandria - Zoning Division Application - V I E W 12/20/1993

Application Number: PC SUP 1727 Small Area Plan: 12

	Last Name (Company)	First Name	Suffix
Applicant:	EXXON CO		

Project Name:

Business Name:

Address(es):

				Map	Bl	Lot
0	4550	KENMORE	AV	020.00	02	01
0	0			000.00		

Zoning: C-2 Active?(Y/N): Y / /

Issues: AUTOMOBILE SERVICE STATION

Action:	PC/BZA/ADM	01/03/1985	RAPP	/ / / /
	Council	01/12/1985	APP	/ / / /

Review Date: / / Expiration Date: / /

STAFF RECOMMENDATION:

Recommend approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. New Condition: The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&CD)

2. New Condition: No repair work shall be done outside. (P&CD)

3. New Condition: No more than eight vehicles shall be parked or stored outside at any time. (P&CD)

4. New Condition: No junked, abandoned, stripped or unlicensed vehicles shall be parked or stored outside. (P&CD)

5. New Condition: No vehicles shall be displayed, parked or stored on a public right-of-way. (P&CD)

6. New Condition: No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD)

7. New Condition: No banners, streamers, flags or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&CD) (T&ES)

8. New Condition: The applicant shall post the hours of operation at the entrance to the business. (P&CD)

9. New Condition: The business may operate 24 hours a day, seven days a week. (P&CD)

10. New Condition: Used oils, grease, etc., shall be disposed of according to Environmental Protection Agency (EPA) regulations. (T&ES)

CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

RECEIPT

Applicant's Name

Mailing Address

Property Location

Telephone Number

Account	Description	Amount Due	Amount Paid
105106-9133	Applications Lists		
	Special Use Permits		
	TMP SUP*		
	Transitional SUP*		
	Cluster Co SUP		
	Rezonings*		
	Subdivisions		
	Board of Zoning Appeals*		
	Board of Architectural Review*		
	Docket Mailing Lists		
	Advance Docket Mailing List		
105106-9135	Applications		
	Vacations		
	Encroachments		
105106-9056	Fines		
105106-9131	Sales		
	Tax Maps*		
	Copying Charges*		
	Documents*		
010009-208-02	Sales Tax*		
	TOTAL		

*Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received

Cash Check Number

Payer

Cashier Initials

Date

F-FIN-0023

12/28

DEPARTMENT REPURT

#1727-A

[] SUBDIVISION [] VACATION [] ENCROACHMENT [X] SPECIAL USE PERMIT

DATE: 12-27-93

FROM: PLANNING & COMMUNITY DEVELOPMENT · ZONING ADMINISTRATION
Contact: Peter Leiberg (838-4688)

TO:
- [X] TRANSPORTATION & ENVIRONMENTAL SERVICES
- [X] CODE ENFORCEMENT
- [X] HEALTH DEPARTMENT
- [X] POLICE DEPARTMENT
- [ ] HISTORIC ALEXANDRIA (ARCHAEOLOGY)
- [ ] RECREATION DEPARTMENT (ARBORIST)
- [ ] HUMAN SERVICES (SOCIAL SERVICES)
- [ ] REAL ESTATE ASSESSMENTS
- [ ] PLANNING DEPARTMENT (B.A.R.)

This request is scheduled for Planning Commission consideration on: FEB. 1

Please return this Department Report with your comments by: JAN. 7

APPLICANT: EXXON COMPANY, U.S.A. & HALCLAR CORP. by TERRY L. PLAUGHER PHONE: 370-5135

LOCATION: 4550 KENMORE AV.

ZONE: CG

PROPOSAL: CONVENIENCE STORE WITHIN AUTO SERVICE STATION

DEPARTMENT COMMENTS

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

SUP 1727-A
4550 Kenmore Av.
FIRE MARSHAL: NO COMMENT (TJF) 12/28/93.
Reviewer: D. Cummer 1/7/94

F-1. One of the toilets is proposed to be eliminated.

F-2. The total number of employees reported is 7-10 people.

C-1. Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2. Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC §105.10).

D. Cummer
SIGNATURE

1/7/94
DATE

Please return plans not required for your files

C-3. Required exits and accessibility for persons with disabilities must be maintained. One accessible toilet room is acceptable provided the number of employees is 15 or less. (USBC §512.2; ADAAG; USBC §2800.1; P-1202.2).

DEPARTMENT REPORT

#1727-A

[] SUBDIVISION [] VACATION [] ENCROACHMENT [X] SPECIAL USE PERMIT

DATE: 12-27-93

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Contact: Peter Leiberg (838-4688)

TO:
- [X] TRANSPORTATION & ENVIRONMENTAL SERVICES
- [X] CODE ENFORCEMENT
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DEPARTMENT COMMENTS

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C. AN ALEXANDRIA HEALTH DEPT. PERMIT IS REQUIRED FOR ALL REGULATED FACILITIES.
1. FIVE SETS OF PLANS MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT PRIOR TO CONSTRUCTION. PLANS MUST COMPLY WITH THE ALEXANDRIA CITY CODE, TITLE 11, CHAPTER 2, FOOD AND FOOD HANDLING ESTABLISHMENTS.
2. PERMITS MUST BE OBTAINED PRIOR TO OPERATION.
3. THIS FACILITY MUST COMPLY WITH ALEXANDRIA CITY CODE, TITLE 11, CHAPTER 10, SMOKING PROHIBITIONS.
4. CERTIFIED FOOD MANAGERS MUST BE IN DUTY DURING ALL HOURS OF OPERATION.

F.W. Dickman

F.W. DICKMAN, ENV. HEALTH SPECIALIST

SIGNATURE

JANUARY 5, 1994

DATE

Please return plans not required for your files

DEPARTMENT REPORT

#1727-A

[] SUBDIVISION [] VACATION [] ENCROACHMENT [X] SPECIAL USE PERMIT

DATE: 12-27-93

FROM: PLANNING & COMMUNITY DEVELOPMENT · ZONING ADMINISTRATION
Contact: Peter Leiberg (838-4688)

TO:
- [X] TRANSPORTATION & ENVIRONMENTAL SERVICES
- [X] CODE ENFORCEMENT
- [X] HEALTH DEPARTMENT
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APPLICANT: EXXON COMPANY, U.S.A. & HALCLAR CORP.
by TERRY L. PLAUGHER PHONE: 370-5135

LOCATION: 4550 KENMORE AV.

ZONE: CG

PROPOSAL: CONVENIENCE STORE WITHIN AUTO SERVICE STATION

DEPARTMENT COMMENTS

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

(1) [illegible]

SIGNATURE

DATE

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DEPARTMENT REPORT

#1727-A

[] SUBDIVISION [] VACATION [] ENCROACHMENT [X] SPECIAL USE PERMIT

DATE: 12-27-93

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Contact: Peter Leiberg (838-4688)

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- [X] TRANSPORTATION & ENVIRONMENTAL SERVICES
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- [ ] HUMAN SERVICES (SOCIAL SERVICES)
- [ ] REAL ESTATE ASSESSMENTS
- [ ] PLANNING DEPARTMENT (B.A.R.)

RECEIVED DEC 21 DEPT. OF ENGINEERING

This request is scheduled for Planning Commission consideration on: FEB. 1

Please return this Department Report with your comments by: JAN. 7

APPLICANT: EXXON COMPANY, U.S.A. & HALCLAR CORP. by TERRY L. PLAUGHER PHONE: 370-5135

LOCATION: 4550 KENMORE AV.

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PROPOSAL: CONVENIENCE STORE WITHIN AUTO SERVICE STATION

DEPARTMENT COMMENTS

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

F-1 No Transportation & Environmental Services recommendations.

[signature]
SIGNATURE

1/7/94
DATE

Please return plans not required for your files

ISSUES FOR PLANNING COMMISSION AND CITY COUNCIL

NOTICE TO ADJOINING PROPERTY OWNERS

Date: JAN 13, 1994

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the issue described below:

ALEXANDRIA PLANNING COMMISSION
Date: 1 FEB 1994
7:30 P.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL
Date: 12 FEB 1994
9:30 A.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ISSUE DESCRIPTION: PROVIDE MINI-MART IN EXISTING SERVICE STATION TO SELL COFFEE, BOTTLED DRINKS & PRE-PACKAGED SNACKS.

PROPERTY ADDRESS: 4550 KENMORE AVE., ALEXANDRIA, VA.

TAX MAP REFERENCE: 20.00 / 02 / 03

As a citizen and party in interest, you are invited to attend these meetings and express your views concerning the above issue.

If you have any questions regarding the request you may call at (703) 370-5135.

Sincerely yours,

Terry L. Plaugher

Terry L. Plaugher

2 1 1994

CERTIFICATION OF NOTICE

[ ] BOARD OF ARCHITECTURAL REVIEW
[ ] BOARD OF ZONING APPEALS
[XX] SPECIAL USE PERMIT
[ ] SUBDIVISION PLAT
[ ] VACATION OF RIGHT-OF-WAY
[ ] ENCROACHMENT IN RIGHT-OF-WAY
[ ] REZONING
[ ] OTHER

TO: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

> At least five days prior to the hearing the applicant shall supply the director with a copy of the notice and the names of those persons to whom notice has been given and certify that notice has been sent or delivered to those to whom notice is required to be given. The applicant shall use the records and maps maintained by the city's office of real estate assessments to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section 11-301(A)(3)

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A)(3) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent or delivered to the attached list of property owners concerning the following issue on 13 JAN 1994.
date

PROPERTY ADDRESS: 4550 KENMORE AVE., ALEX., VA.

ISSUE DESCRIPTION: PROVIDE MINI-MART IN EXISTING SERVICE STATION TO SELL COFFEE, BOTTLED DRINKS, PRE-PACKAGED SNACKS.

Terry L. Plaugher
print name

Terry L. Plaugher
signature

703-370-5135
telephone

13 JAN 1994
date

PROPERTY OWNERS LIST

SUBJECT ADDRESS	MAP	BLOCK	LOT
4550 KENMORE AVE., ALEXANDRIA, VA. 20910	20.00	02	03

ADJOINING PROPERTY OWNER'S NAME & ADDRESS	MAP	BLOCK	LOT
SEMINARY FOREST ASSOCS. LTD. PARTNERSHIP C/O KAY MGMT. 8720 GEORGIA AVE #410 SILVER SPRING, MD. 20910	20.00	02	04
RAMADA ASSURED INCOME ASSOCIATES, L.P. 700 ST 36 EAST, FAIRFIELD, N.J. 07007	20.00	02	01
MOSBACHER BENENSON ASSOCS C/O R.E. MCELROY, INC 3609 SMITH BARRY RD #100 ARUNGTON, TX 76013	20.00	02	02
WINKLER HAROLD ETALS C/O VA. MGMT. CORP 333 S GLEBE RD #227 ARLINGTON, VA. 22204	20.00	01	01
GREENBURG H & EM MACKINTOSH JR TRS 6305 IVY LN #210 GREENBELT, MD. 20770	30.00	01	02
ALEX MEDICAL PROPERTIES 4320 SEMINARY RD ALEX., VA 22304	30.00	02	01
CITY OF ALEXANDRIA P.O. BOX 178, ALEX., VA. 22314	30.00	02	02

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit No. Approved by City Council on

Permission is hereby granted to

to use the premises located at

for the following purpose

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Community Development will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a warning notice; subsequent violations carry a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

Date

Sheldon Lynn, Director
Planning and Community Development

w/plans
PC ✓

4550 KENMORE AV.

convenience store within service station

1727-A

- [x] Special Use Permit
- [ ] Board of Zoning Appeals
- [ ] Encroachment
- [ ] Subdivision
- [ ] Other

Action of City Council:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Location

Assessment Map 20.00 Parcel Block Lot Zone

Applicant:

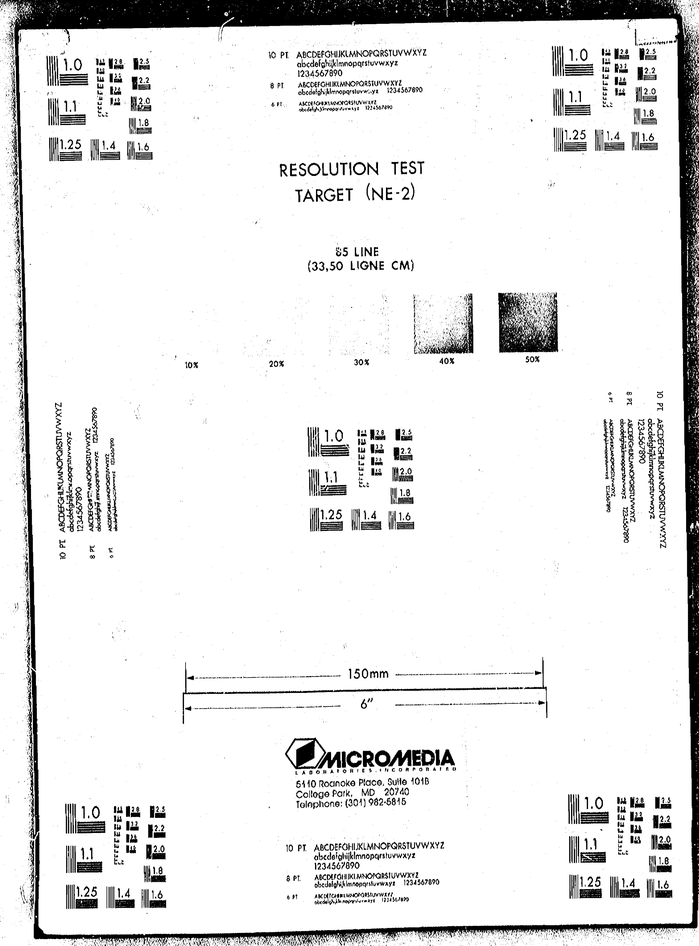
Proposed Use of Property Owner

Application Filed Advertised in Newspaper Property Owners Notified

Public Hearing Before Planning Commission FEB 1, 1994 City Council Board of Zoning Appeals

REMARKS:

E-PLN-0055



CITY OF ALEXANDRIA VIRGINIA

CERTIFICATE OF AUTHENTICITY

This certifies that the microfilm images appearing on this record are accurate reproductions of the records of the City of Alexandria, Virginia, Department of Planning and Community Development, and were microphotographed in accordance with established government and industry standards, ensuring that all documents, notes, and attachments have been included herein.

4/14/95
Date of Microfilming

Diana Hill
Camera Operator

K&E
Camera Number

Catherine Lattavant
Supervisor

MICROMEDIA
LABORATORIES, INCORPORATED

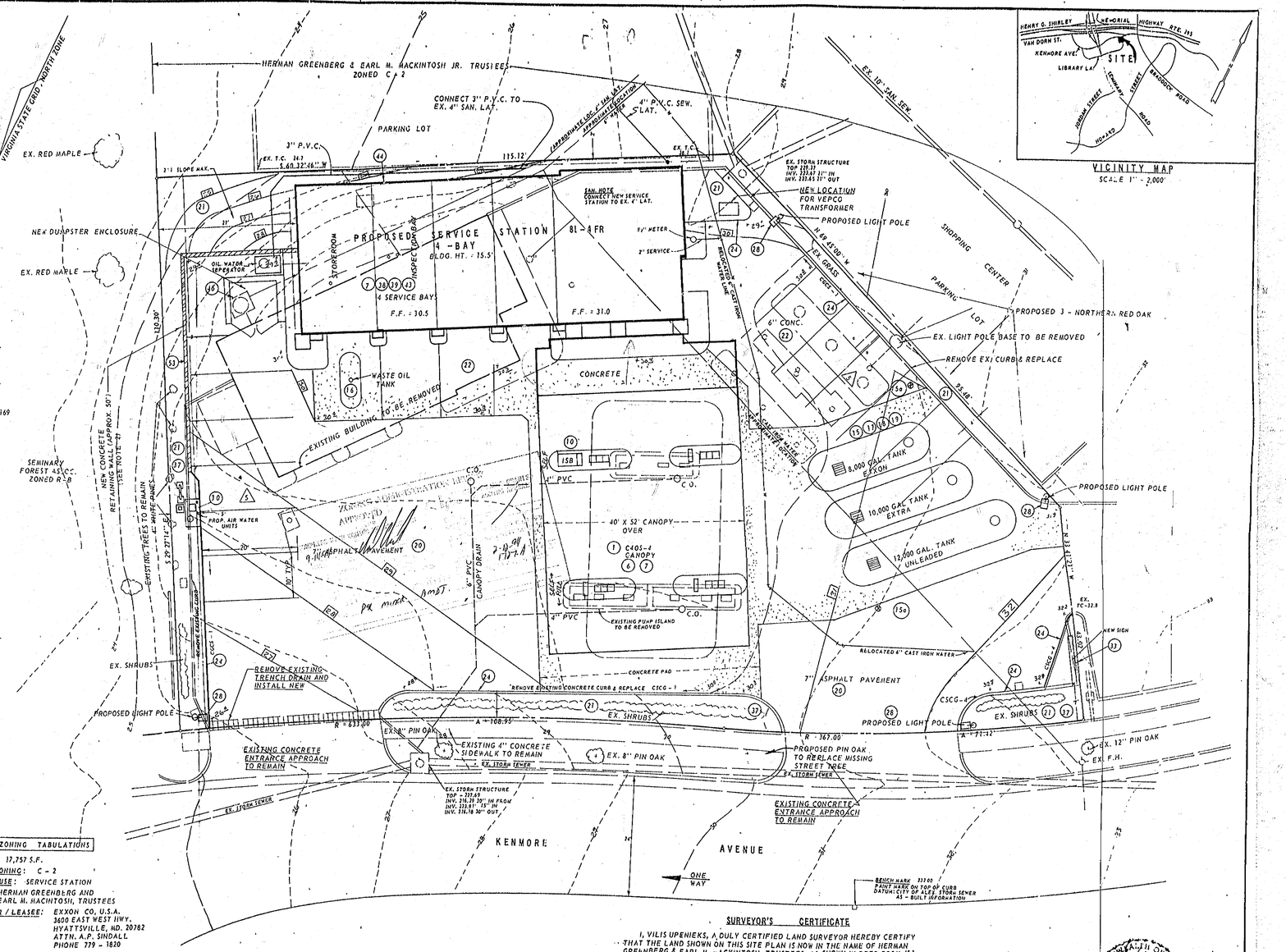
5110 Roanoke Place, Suite 101B • College Park, MD 20740 • (301) 982-5815

GENERAL NOTES

E - EXXON G.C. - GENERAL CONTRACTOR
B.S. BUILDING SUPPLIER O - OTHER
F.F. - FINISHED FLOOR ELEVATION
T.I. TOP OF ISLAND

1. UNLESS OTHERWISE NOTED, EXISTING IMPROVEMENTS SHOWN ON SURVEY WHICH ARE NOT REUSED ON THIS PLAN ARE TO BE REMOVED BY & BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:
   SIGNS: G.C. TO TRANSPORT TO EXXON STORAGE LOCATION.
   EQUIPMENT: CONSULT EXXON'S PROJECT ENGINEER.
2. ALL UTILITY CONNECTIONS ARE TO BE LOCAL CODE.
3. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D.SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
4. SEE DRAWING SERIES 80025 FOR ASPHALT & CONCRETE PAVING SPECIFICATIONS & DETAILS.
5. SEE DRAWING 1043 FOR YARD DETAILS.
6. SITE PLAN SUPERCEDES ALL WORKING DRAWINGS.
7. ALL ISLANDS ARE SELF SERVE UNLESS OTHERWISE SPECIFIED.

	INSTALLED BY	FURNISHED BY		DRAWING NUMBER
			CANOPY	
1	BS	BS	CANOPY (40' X 52')	1163,1-3
6	GC	E	DISPENSING EQUIPMENT (4) MPD-C	1161,1-3
7	GC	E	TRANSAC SYSTEM TCR-G	1162,1-3
10	BS	BS	ISLAND SHELTER BUILDING	810-1
			TANK FIELD	
15	GC	E	(3) FIBERGLASS TANKS FOR MOTOR FUEL (12 K) GAL. UNLEADED (10K) GAL. UNLEADED EXTRA (6 K) GAL. EXXON	1170-1,2
15a	GC	GC	OBSERVATION WELLS IN DIAGONAL CORNERS	
16	GC	E	(1) 1000 GAL. FIBERGLASS TANK FOR WASTE OIL	1170-1,2
17	GC	E	(2) SUBMERGED TURBINE PUMPS WITH LEAK DETECTORS (1½ HP)	1170-1,2
18	GC	GC	FIBERGLASS PRODUCT PIPING (3" LINES)	1170-1,2
19	GC	GC	VAPOR RECOVERY SYSTEM VENT LINES	1170-1,2
			DRIVE SURFACES	
20	GC	GC	ASPHALT PAVING PER EXXON SPECIFICATIONS	80025-1,2
21	E	E GC	LANDSCAPING	2-5736 SH. 2 OF 3 , 1169
22	GC	GC	6" CONCRETE W 6 X 6-6 6 WWF	80025-1,2
24	GC	GC	6" CONCRETE CURB W 16" GUTTER (NEW & REPLACE EXIST.)	80025-1,2
			YARD AREA	
28	GC	GC	(4) NEW YARD LIGHT FIXTURES & POLES PAINT BLACK	1043
30	GC	E	AIR WATER LIGHT UNIT PUBLIC TELEPHONE SLAB W CONDUIT	1043
33	GC	E	INSTALL I.D. PRICE SIGN FRAME & POLES PAINT BLACK 40 SQ. FT. I.D. 50 SQ. FT. PRICE 20 FT. POLES	721-1
37	GC	GC	HOSE BIBBS	1169
38	GC	GC	WATER, SEWER, TELEPHONE, ELECTRICAL CONNECTIONS PER EXXON SPECIFICATIONS & LOCAL CODES	
39	BS	BS	BUILDING STYLE 81-4FR 4TH BAY STOREROOM	853 1-13 & 53 A
43	BS	BS	OPTION "A" - "OFFICE CASHIER" AREA	853 11 & 12
44	GC	GC	EXTENDED FOOTING	853
45	GC	GC	"DUMPSTER ENCLOSURE" AIRFAB SERIES 900 MODEL "C" WITH DOUBLE GATE. 8'X10'X6' WITH HAGER 1504 STEEL BUTT HINGES 4½" X 4½" (3 PER GATE), OR EQUAL. DUPONT IMRON EXXON GREY.	1043
52	GC	GC	EXISTING TO REMAIN	
53	GC	GC	RETAINING WALL	853



TYPICAL PARKING LOT PAVING
(NO SCALE)
- 2" S - 5 BITUMINOUS CONC.
- 5" B-3 BITUMINOUS CONC.
- 7" V.D.H. & T. #21 AGGREGATE BASE

NOTES

1. THE DEPARTMENT OF TRAFFIC, CITY OF ALEXANDRIA, IS AUTHORIZED TO ERECT TRAFFIC CONTROL DEVICES AT ALL DRIVEWAYS.
2. DETAILED DESIGN OF RETAINING WALLS WILL BE PROVIDED WITH BUILDING PLANS. EACH WALL WILL BE IDENTIFIED INDIVIDUALLY. WHERE WALLS PASS OVER UTILITY LINES, THE FOOTING SLAB DESIGN WILL BE MADE STRUCTUALLY ADEQUATE TO SPAN THE AREA OF THE UTILITIES WITHOUT SOIL SUPPORT -- SUCH THAT THE LINES COULD BE UNCOVERED BY REMOVAL OF EARTH BENEATH THE WALL (AS FOR REPAIR) WITHOUT NECESSITY TO STRUT OR BRACE THE WALL. A LETTER, SO CERTIFYING, FROM A REGISTERED ARCHITECT OR ENGINEER, WILL BE SUBMITTED WITH THE BUILDING PLANS.
3. STREET TREES WILL BE PLANTED BY OWNER, AS AUTHORIZED BY THE CITY RECREATION AND PARKS DEPARTMENT.
4. EROSION CONTROL MUST BE PROVIDED IN ACCORDANCE WITH ORDINANCE #1747, APPROVED BY THE CITY COUNCIL ON FEBRUARY 8, 1972. SLOPES IN EXCESS OF 2:1 MUST BE SODDED, ALL OTHER SLOPES OR AREAS MAY BE SEEDED.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
6. EXISTING UTILITY LOCATION SHOWN IS ONLY APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION, TO PHYSICALLY LOCATE THEM AND ADVISE THE ENGINEER OF ANY POSSIBLE CONFLICTS. REVISIONS SHALL BE SUBMITTED FOR APPROVAL IF NECESSARY AT THIS TIME.
7. BOUNDARY AND TOPOGRAPHY BY OTHERS.
8. LIGHTING TO BE PROVIDED AT A MINIMUM OF 1 LUMEN PER SQUARE FOOT.
9. EXISTING TREES TO BE PROTECTED AS REQUIRED PER THE EROSION AND SEDIMENT HANDBOOK. ALL EXISTING TREES TO BE SAVED.

NOTE - SEE SHEET 2 FOR LANDSCAPING PLAN & EROSION CONTROL PLAN.
SEE SHEET 3 FOR EROSION DETAILS.

ZONING TABULATIONS

LOT AREA: 17,757 S.F.
PRESENT ZONING: C - 2
PROPOSED USE: SERVICE STATION
OWNER: HERMAN GREENBERG AND EARL M. MACINTOSH, TRUSTEES
DEVELOPER / LEASEE: EXXON CO. U.S.A. 3600 EAST WEST HWY. HYATTSVILLE, MD. 20782 ATTN. A.P. SINDALL PHONE 779 - 1820
TAX BOOK ASSESSMENT MAP 20, BLOCK 2, A POTION OF LOT 3.
PARKING SPACES REQUIRED 1 SPACE / PUMP = 8 SPACES REQ'D.
PARKING SPACES PROVIDED 10 SPACES
SPECIAL USE PERMIT APPROVED JANUARY 12, 1985

SURVEYOR'S CERTIFICATE

I, VILIS UPENIEKS, A DULY CERTIFIED LAND SURVEYOR HEREBY CERTIFY THAT THE LAND SHOWN ON THIS SITE PLAN IS NOW IN THE NAME OF HERMAN GREENBERG & EARL M. MACKINTOSH, TRUSTEES, AS SHOWN IN DEED BOOK 451, PAGE 387, IN THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

COMMONWEALTH OF VIRGINIA
VILIS UPENIEKS
Cert. No. 4667
PROFESSIONAL ENGINEER

ALL CONSTRUCTION SHALL CONFORM TO CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.

PROPOSED CONTOURS
EXISTING CONTOURS
PROPOSED EDGE OF CLEARING & GRADING
EXISTING ELEV.
PROPOSED ELEV.
PROPOSED STORM SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED WATER LINE
EXISTING WATER LINE

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADD LAYOUT	6/19/85				
ADD EXXON GENL NOTES	8/16/85				

FIELD BOOKS: HAR COPIES

SPRINGFIELD ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS, SURVEYORS
P.O. BOX 5410 11
SPRINGFIELD, VIRGINIA 22150

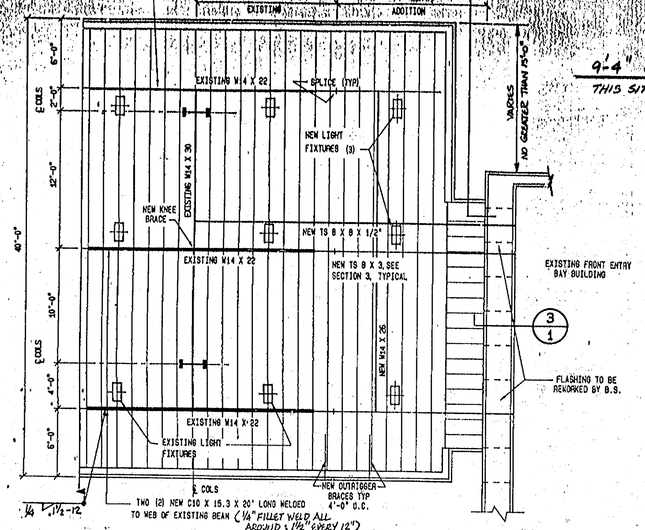
DESIGNED BY WCH CHECKED BY WCH DATE 3/85 SCALE 1" = 10'

SITE PLAN #84-048

PROPOSED SERVICE STATION
KENMORE AVENUE
CITY OF ALEXANDRIA, VIRGINIA

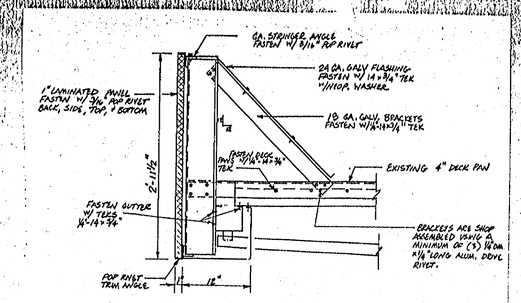
JOB NO VA ALEX-60 2-5736
SHEET 1 OF 3 SHEETS

FILMED



1C/1 PLAN - 40' WIDE CANOPY W/ FRONT ENTRY BUILDING

3/16"=1'-0"



SECTION - OUTRIGGER

SCALE 1 1/8" = 1'-0"

NOTE

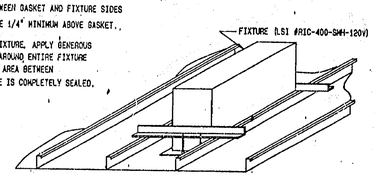
AS SHOWN THE STRUCTURAL MEMBERS ARE FOR A DISTANCE OF 15' BETWEEN THE CANOPY AND THE BUILDING CONNECTION. IF THE DISTANCE IS BETWEEN 15' AND 20' THE FOLLOWING CHANGES SHOULD BE MADE:

A- THE T.S. 8x8x1/2 BECOMES A T.S. 12x8x1/2
B- THE W14x26 BECOMES A W14x34.
C- THE TWO C10x15.3x20' LONG WEB STIFFNERS BECOME TWO C10x25x20' LONG.

SEALING PROCEDURE

1- IMMEDIATELY PRIOR TO INSTALLING FIXTURE APPLY GE SCS 1202 SILICONE SEALANT COMPLETELY AROUND FIXTURE FLANGE BETWEEN GASKET AND FIXTURE SIDES SEALANT SHOULD RISE 1/4" MINIMUM ABOVE GASKET.

2- AFTER INSTALLING FIXTURE, APPLY GENEROUS AMOUNT OF SEALANT AROUND ENTIRE FIXTURE FRAME MAKING SURE AREA BETWEEN CEILING AND FIXTURE IS COMPLETELY SEALED.



5/1 RECESSED LIGHT DETAIL

NTS

SCOPE OF WORK

1.0 BUILDING SUPPLIER

1.01 REMOVE CANOPY FASCIA AND FLASHING AT CANOPY END CLOSEST TO THE BUILDING.

1.02 REMOVE AND REINSTALL BUILDING FLASHING AS REQUIRED.

1.03 CUT BUILDING ARCH PANELS FOR STRUCTURAL STEEL CONNECTION

1.04 ATTACH STRUCTURAL STEEL AND BRACKETS BETWEEN THE BUILDING AND CANOPY.

1.05 ATTACH WIDE FLANGE STIFFNER OVER CANOPY COLUMNS.

1.06 INSTALL NEW CANOPY DECK PANS TO WITHIN THREE FEET OF THE BUILDING

1.07 INSTALL NEW CONNECTION DECK PANS SLOPED 1" AWAY FROM BUILDING.

1.08 INSTALL NEW CANOPY FASCIA PANELS.

1.09 INSTALL NEW CANOPY SOFFIT.

1.10 FLASH TUBE STEEL BEAM AT ARCH PENETRATIONS.

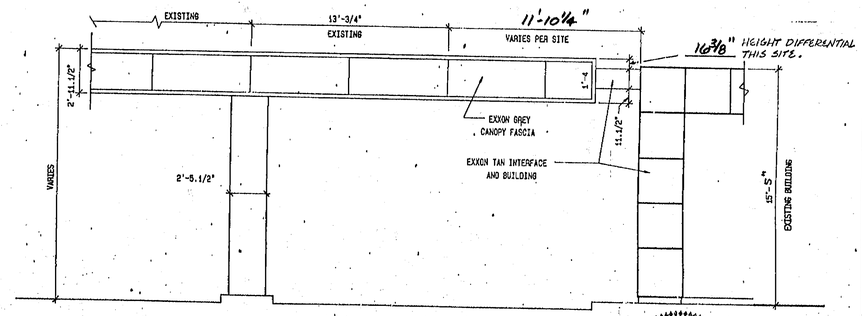
1.11 PROVIDE, INSTALL, & SEAL ADDITIONAL RECESSED CANOPY LIGHT FIXTURES.

1.12 DESIGN LOADS: DEAD LOAD= 3 PSF
LIVE LOAD= 30 PSF
WIND LOAD= 25 PSF

2.0 GENERAL CONTRACTOR

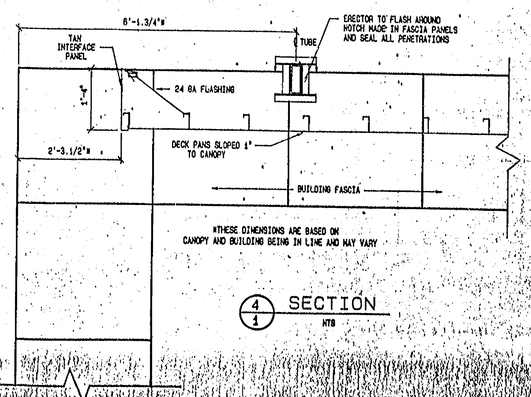
2.01 WIRE CANOPY LIGHTING

2.02 INSTALL WHITE CANOPY STRIPE DECAL SUPPLIED BY EXXON.



2/1 SIDE ELEVATION

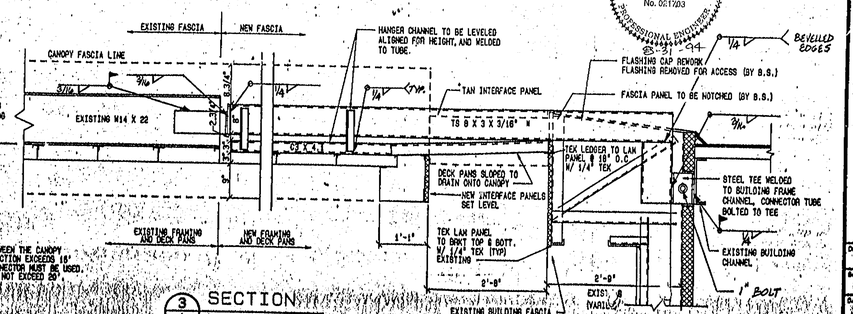
1/4"=1'-0"



4/1 SECTION

NTS

BOTTOM OF CANOPY PURLIN SHOULD BE:
14'-6" (+/-4") AFF FOR 81 SERIES BLDG
14'-8" (+/- 5") AFF FOR 84 SERIES BLDG



* IF THE DISTANCE BETWEEN THE CANOPY AND THE BUILDING CONNECTION EXCEEDS 18" A TS 8 X 3 X 5/16" CONNECTOR MUST BE USED. THIS DISTANCE SHOULD NOT EXCEED 20".

3/1 SECTION

NTS

COMMONWEALTH OF VIRGINIA
KEITH A. TATE
No. 021703
PROFESSIONAL ENGINEER
8-31-94

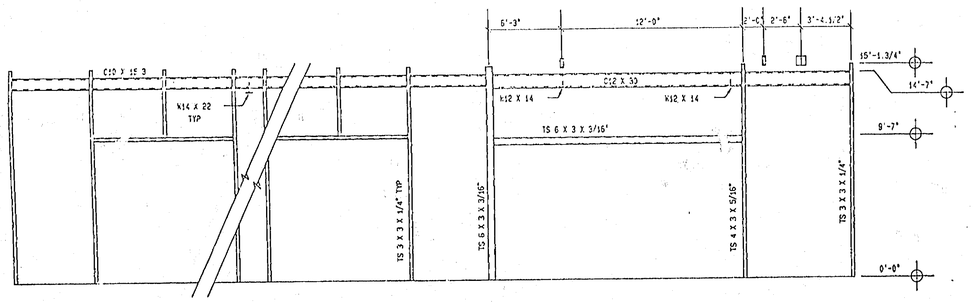
PROCESSING

DRAWING: EXXON SITE # - (2-5736) 4550 KENMORE AVE. ALEXANDRIA, VA. PLANS, SPECIFICATIONS AND DETAILS.

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
REAL ESTATE & ENGINEERING
PROJECT: CANOPY TO BUILDING CONNECTION - 40' WIDE CANOPIES W/ 81 SERIES BAY FACILITY, RETROFIT

DRAWN M.H	APPROVED
SCALE AS NOTED	
DATE 11 MAY 87	DSBO NO.
PROJECT NO. 2400	DRAWING NO.

NOTE: ELEVATION OF ATTACHMENT FRAMING VARIES DEPENDING UPON RELATIONSHIP OF CANOPY TO BUILDING ELEVATION FOR EACH SITE



40' WIDE CANOPY W/ *TYP.* FRONT ENTRY

CITY OF ALEXANDRIA, VIRGINIA

CERTIFICATION OF PLANS/MINOR AMENDMENT

SUP# 1727A SITE PLAN # 84-048 BZA # _____ BAR # _____

Exxon Service Station (Ken-Tex) — PROJECT NAME

4550 Kenmore Avenue — PROJECT LOCATION

Plans and/or drawings submitted must be in full conformance with the plan approved by the City on 3-13-84 except as identified and approved below. (List each change separately and explain the rationale behind the change. (Use additional sheets if necessary.) In addition, provide three copies of revised drawings with each listed change circled in red for ready identification.

Extension of Existing Canopy or Approx. 11'-10 1/4" to Existing Service Station Building.

Existing FAR = 0.25
Proposed FAR = 0.27

THE UNDERSIGNED HEREBY CERTIFIES that, except for the changes identified above, the drawings submitted are in full conformance with the plan previously approved by the City.

Signature of Applicant/Firm — 9/8/94 Date

Paul D. Bauman
Name of Applicant/Firm (print)

THIS MINOR AMENDMENT IS APPROVED for the amendments and changes indicated above only. Approval of a building permit does not constitute approval of changes to a previously approved plan unless they are specifically identified by the applicant and approved herein.

Director, Planning & Community Development / Staff review — 9/14/94 Date

Site Plan Coordinator, Transportation & Environmental Services — 9/13/94 Date

File: Form 33 pdc:certplan.fmr 02/1992

COMMONWEALTH OF VIRGINIA
KEITH A. TATE
No. 021703
PROFESSIONAL ENGINEER
8-31-94

REVISIONS

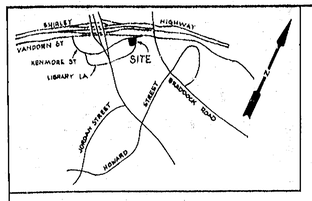
DRAWING: SITE(2-5736)
STRUCTURAL ELEVATIONS
4550 KENMORE AVE.
ALEXANDRIA, VA.

EXXON COMPANY, U.S.A. — A DIVISION OF EXXON CORPORATION
Real Estate & Engineering Department

PROJECT: CANOPY TO BUILDING CONNECTION 40' WIDE CANOPIES W/ 8I SERIES BAY FACILITY, RETROFIT

DRAWN W.H.	APPROVED
SCALE AS NOTED	
DATE 11 MAY 87	DISC NO.
PROJECT NO.	DRAWING NO.

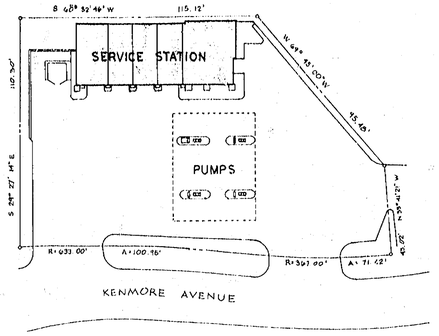
FILMED



1 A-1 VICINITY PLAN
SCALE: 1"=2,000'

SCOPE OF WORK

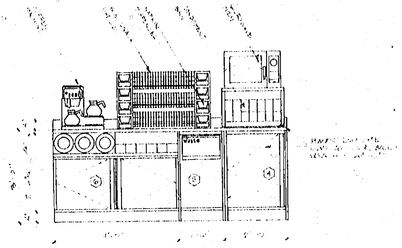
THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF UPGRADING THE EXISTING 17 PUMP EXXON STATION @ 4500 KENMORE AVE IN ALEXANDRIA, VA TO ALLOW FOR THE SERVICE OF COFFEE, COLD BOTTLED DRINKS AND PRE-PACKAGED SNACK FOODS. IN ORDER TO ACCOMPLISH THE UPGRADE WE ARE PROPOSING TO ADD A [illegible] WITH [illegible] AND [illegible] STAINLESS STEEL SINK & UNDERCOUNTER REFRIGERATOR [illegible] THE EXISTING [illegible] WILL BE REMOVED. [illegible] THE SALES OF [illegible] TO MEET THE REQUIREMENTS OF THE [illegible] THE EXISTING [illegible] WILL BE REMOVED. [illegible] WILL BE REMOVED AND REPLACED. [illegible] REPLACEMENT OF THE [illegible] WILL BE PAID FOR BY THE [illegible] REPLACEMENT. THE EXISTING [illegible] WILL BE SALVAGED AS A REPLACEMENT OF [illegible] WHICH [illegible] WILL BE SALVAGED AS A REPLACEMENT OF [illegible] CHARGES ARE DRAWN ON THE [illegible] PROJECT.



2 A-1 SITE PLAN
SCALE: 1"=40'-0"

SYMBOLS

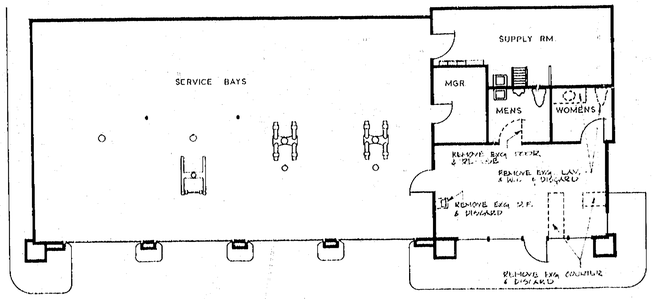
[illegible]



4 A-1 SNACK UNIT ELEVATION
SCALE: 1/2"=1'-0"

GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]



3 A-1 DEMOLITION PLAN
SCALE: 1/8"=1'-0"

SERVICE STATION
EXXON SERVICE STATION
4500 KENMORE AVENUE
ALEXANDRIA, VA. 22304

avatar architects

3005 FINE SPRING ROAD
FALLS CHURCH, VA 22042
PHONE 703 [illegible]

SEAL

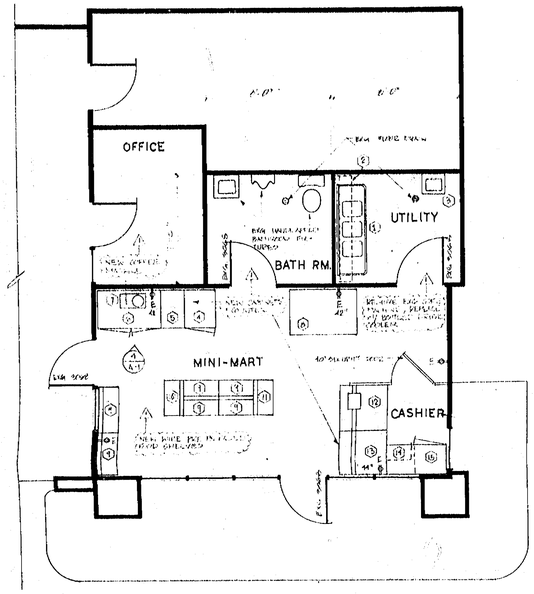
ISSUED / REVISED		
DATE	FOR	BY
7/24/93	CONSTRUCTION DOC.	JR
8/20/93	REVISION 1	JR

DRAWN BY JR
CHECKED BY JR

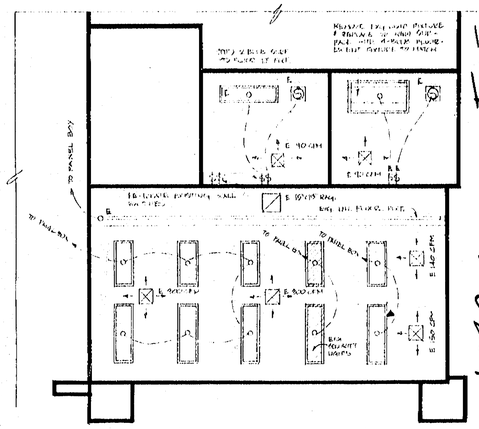
SHEET TITLE
VICINITY PLAN
SITE PLAN
DEMOLITION PLAN
SNACK UNIT ELEV.
PROJECT INFO.

SHEET NO
A-1

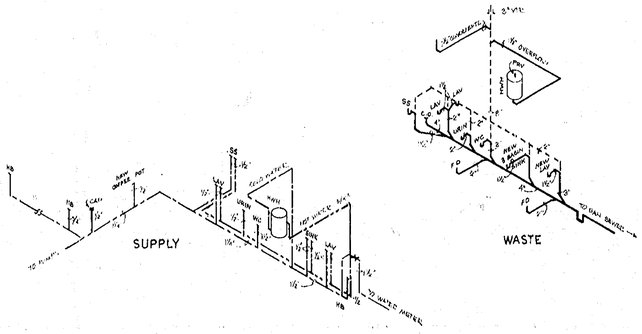
PROJECT NO
9305



1 / A-2 FLOOR PLAN
SCALE: 1/4"=1'-0"



2 / A-2 CEILING PLAN
SCALE: 1/4"=1'-0"



3 / A-2 PLUMBING RISERS
NO SCALE

MINI-MART EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
1	3-COMPARTMENT STAINLESS STEEL SINK W/ SIDEBOARDS LA. SIDE
2	7" WIRE WALL W/ 3-4" S.S. WIRE SHELVES PER SECTION (ABV)
3	STAINLESS STL OR CHINA HAND WASH SINK W/ HANDICAPPED FIXTURES
4	30"X 24" PREP STAND
5	30"X 18" PREP WASTE STAND
6	30"X 48" PREP FRONT W/ 3 CUP SIZE & CONDIMENT HOLDERS
7	KOTSTON AUTOMATIC 2-POT COFFEE MACHINE
8	HUSSMAN 2-DOOR COOLER
9	4-12" S.S. WIRE SHELVES
10	3-PIE & 2-CAKE S.S. WIRE SHELVES
11	3-S.S. WIRE BASKET STAND
12	36"X 36" SALES COUNTER W/ 3-12" BASKETS & DEAL TRAY
13	36"X 36" SALES COUNTER W/ 3-12" BASKETS
14	SAFE
15	48"X 24" COUNTER TOP OVER 24"X 24" SALES COUNTER W/ DOOR

FILE COPY

1727-A

PROJECT INFO

RENOVATIONS TO
EXXON SERVICE STATION
4550 KENMORE AVENUE
ALEXANDRIA, VA. 22304

avatar architects

3002 PINE SPRING ROAD
FALLS CHURCH, VA 22042
PHONE 703 573-1430

SEAL

ISSUED / REVISED

DATE	FOR	BY
7/24/95	CONSTRUCTION DOCS	JR
8/25/95	REVISION 1	JR

DRAWN BY JR
CHECKED BY JR

SHEET TITLE
FLOOR PLAN
CEILING PLAN
PLUMBING RISERS
EQUIP SCHED.

SHEET NO
A-2

PROJECT NO
9305