

SUP #2004-

0027 100 South Patrick Street

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DATE: June 11, 2004

TO: Barbara Ross, Deputy Director  
Department of Planning and Zoning

FROM: Valerie Peterson, Urban Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2004-0027  
Administrative Review for Minor Amendment  
Site Use: Yoga Studio  
Applicant: Natasha Hennessy  
Location: 100 S. Patrick Street

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On December 14, 2002, City Council granted Special Use Permit #2002-0102 to Keith Moore for operation of a yoga studio located at 100 South Patrick Street. At the time the special use permit was granted, no opposition was presented.

The current request, Special Use Permit #2004-0027, is for a minor amendment to increase the floor area of the studio to add a personal training room and office space. No changes to the SUP conditions are proposed. The proposal complies with the regulations of the zoning ordinance.

On April 21, 2004, staff visited the subject property and found no violations of the special use permit. Staff also placed an announcement of the proposed changes in the local newspapers and has received no written or oral complaints. There are no records of any complaints regarding the yoga studio or regarding violations of the special use permit conditions or the zoning ordinance.

Staff recommends that the special use permit for minor amendment be granted.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: June 11, 2004  
Action: Approved

attachments: Application SUP #2004-0027

Staff: Valerie Peterson, Urban Planner.

CONDITIONS OF SPECIAL USE PERMIT:

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&Z) (SUP#2002-0102)
2. A maximum of 23 students shall be permitted for each class. (P&Z) (PC) (SUP#2002-0102)
3. The hours of operation shall be limited to 6:30 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m Saturday and Sunday. (P&Z) (SUP#2002-0102)
4. The applicant shall encourage its students and staff to use mass transit or to car pool when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. (P&Z) (SUP#2002-0102)
5. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness program for the employees. (Police) (SUP#2002-0102)
6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2002-0102)
7. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2002-0102)
8. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP#2002-0102)
9. The applicant shall post signs directing patrons to the availability of commercial parking facilities in the immediate area. (T&ES) (SUP#2002-0102)
10. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2002-0102)
11. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised

conditions are needed. (P&Z) (SUP#2002-0102)

COMMENTS CITY DEPARTMENT

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

Transportation & Environmental Services:

R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

F-1 The proposed access door connecting the properties at 100 S. Patrick and 922 King Street through the rated egress stair of 100 S. Patrick Street is not permitted under the USBC. All exterior walls within 5 feet from an interior property line (regardless of ownership) shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. The applicant should schedule an appointment with Code Enforcement to discuss alternatives to the proposed plans.

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

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

C-5 The current use is classified as B-Business; the proposed use is A-Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.

C-6 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.

C-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.

C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Health Department:

No comments.

Police Department:

R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed as soon as the renovations are completed.

R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of Special Use Permit #2004-0027.

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Applicant - Signature      Date

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Applicant - Printed