



SUP # 2013-00079

# Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 3642 King Street, Alexandria, VA 22302 - Bradlee Shopping Center

ZONE: CG

TAX MAP REFERENCE: 022.03-01-01

### APPLICANT'S INFORMATION:

Applicant: LCM Enterprises Inc.

Business/Trade Name: Massage Heights

Address: 3017 S. Hill Street, Arlington, VA 22202

Phone: 703.282.0377

Email: tmsulic@massageheights.com

### PROPOSED USE:

- Day Care Center
- Light Auto Repair
- Overnight Pet Boarding
- Outdoor Garden Center
- Catering Business
- Valet Parking
- Restaurant
- Outdoor Dining (exclude King Street Retail Overlay)
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Display
- Massage Establishment

### 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: *tmsulic*

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).

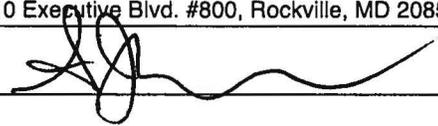
**PROPERTY OWNER'S AUTHORIZATION**

As the property owner, I hereby grant the applicant use of 3636 King Street, Alexandria, VA 22302 (property address), for the purposes of operating a therapeutic massage establishment (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: Steve Krupinski/Washington Real Estate Investment Trust Phone 301.255.0846

Address: 6110 Executive Blvd. #800, Rockville, MD 20852 Email: skrupinski@writ.com

Signature:  Date: 10-3-2013

**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.

Tatjana Misulic - 50% & Lucio Cisneros - 50%

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.

**USE CHARACTERISTICS**

**2. Please give a brief statement describing the use:**

Unique membership establishment offering (1) customized massage therapy, (2) skin treatments (facials) and  
 \_\_\_\_\_  
 (3) related retail products.  
 \_\_\_\_\_  
 \_\_\_\_\_

**3. Please describe the proposed hours of operation:**

Days	Hours
Daily	

Or give hours for each day of the week

Monday	8:00 AM - 10:00 PM
Tuesday	8:00 AM - 10:00 PM
Wednesday	8:00 AM - 10:00 PM
Thursday	8:00 AM - 10:00 PM
Friday	8:00 AM - 10:00 PM
Saturday	8:00 AM - 10:00 PM
Sunday	8:00 AM - 10:00 PM

**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).

Maximum of 12 clients per hour  
 \_\_\_\_\_

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

Once the establishment reaches maturity, we expect to employ the following categories of employees: (i) a total of 26 massage therapists, with no more than 12 therapists working at any one time; (ii) a total of 6 aestheticians, with no more than 4 working at any one time; (iii) a total of 5 lifestyle consultants (receptionists) with no more than 3 working at any one time, and (iv) a total of 3 directors, with no more than 2 working at any one time. Each category assumes a mix of full time and part-time employees.

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

- 7 Standard and compact spaces
- x Handicapped accessible spaces
- x Other

- B. Please give the number of:  
Parking spaces on-site 598  
  
Parking spaces off-site x

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

N/A

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

A. How many loading spaces are available for the use? N/A

B. Where are off-street loading spaces located? N/A

\_\_\_\_\_

C. During what hours of the day do you expect loading/unloading operations to occur? None - retail products are minimal and will not require loading/unloading.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? N/A

**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:**

\_\_\_\_\_

N/A

\_\_\_\_\_

**APPLICANT'S SIGNATURE**

Please read and initial each statement:

Initial: TM 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: TM 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.

Tatjana Misulic

Print Name of Applicant or Representative

*T. Misulic*  
Signature

10-3-2013  
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: \_\_\_\_\_



NOTE: ALL EQUIPMENT & APPLIANCES TO BE ASSEMBLED, INSTALLED & SET IN PLACE BY OWNER UNLESS OTHERWISE SPECIFIED

EQUIPMENT SCHEDULE		
SYMBOL	QTY	DESCRIPTION
⊙	11	MASSAGE TABLE
⊙	2	SHOWER/WASHER
⊙	-	WASHER
⊙	-	DRYER

NOTE: SOME EQUIPMENT IS EXISTING AND WILL BE RE-USED. VERIFY BY OWNER.

ARTWORK SCHEDULE		
SYMBOL	QTY	DESCRIPTION
AR-1	-	24" x 36" OIL PAINTING
AR-2	-	24" x 36"

NOTE: SOME ARTWORK IS EXISTING AND WILL BE RE-USED. VERIFY BY OWNER.

CUSTOM MILLWORK PROVIDED BY MASTERFECT FURNITURE, JAY KYAN, P.O. BOX 965, 5142 732 56 SHELBY, ALEXANDRIA, VA 22304

NOTE: ALL FURNITURE TO BE SUPPLIED & ASSEMBLED BY OWNER UNLESS OTHERWISE SPECIFIED

FURNITURE SCHEDULE		
SYMBOL	QTY	DESCRIPTION
⊙	1	RECEPTION CHAIR
⊙	2	SPRING SEATING (SCHEDULE 02)
⊙	-	FILE STORAGE (SCHEDULE 03)
⊙	1	OPTIONAL SEATING (SCHEDULE 04)
⊙	1	SET OF TOWEL RACKS (S)

NOTE: SOME FURNITURE IS EXISTING AND WILL BE RE-USED. VERIFY BY OWNER.

ALL CUSTOMER LOCKERS TO BE PROVIDED BY CUSTOMER AND INSTALLED BY THE OWNER. CUSTOMER TO BE RESPONSIBLE FOR THE LOCKS AND KEYS. ALL CUSTOMER LOCKERS TO BE PROVIDED BY CUSTOMER AND INSTALLED BY CUSTOMER.

CUSTOM MILLWORK SCHEDULE		
SYMBOL	QTY	DESCRIPTION
MH-1	1	RECEPTION DESK
MH-2	1	RECEPTION
MH-3	1	RECEPTION
MH-4	1	RECEPTION
MH-5	1	RECEPTION
MH-6	1	RECEPTION
MH-7	1	RECEPTION
MH-8	1	RECEPTION
MH-9	1	RECEPTION
MH-10	1	RECEPTION
MH-11	1	RECEPTION
MH-12	1	RECEPTION

NOTE: SOME MILLWORK IS EXISTING AND WILL BE RE-USED. VERIFY BY OWNER.

# FLOOR PLAN

COPYRIGHT MICHELE PELAFAS, INC. ©

**MICHELE PELAFAS, INC.**  
 Sales and Space Interior Design  
 800 Enterprise Dr. | Suite 212 | Oak Brook, IL 60521  
 P. 630 993 7750 F. 630 993 7750

PROJECT: MASSAGE HEIGHTS  
 BRADLEE SHOPPING CENTER  
 ALEXANDRIA, VA

SCALE: 3/16" = 1'-0" SHEET

DATE: OCT. 01, '13

A-2

# SITE PLAN

Bradlee Shopping Center  
Alexandria, VA



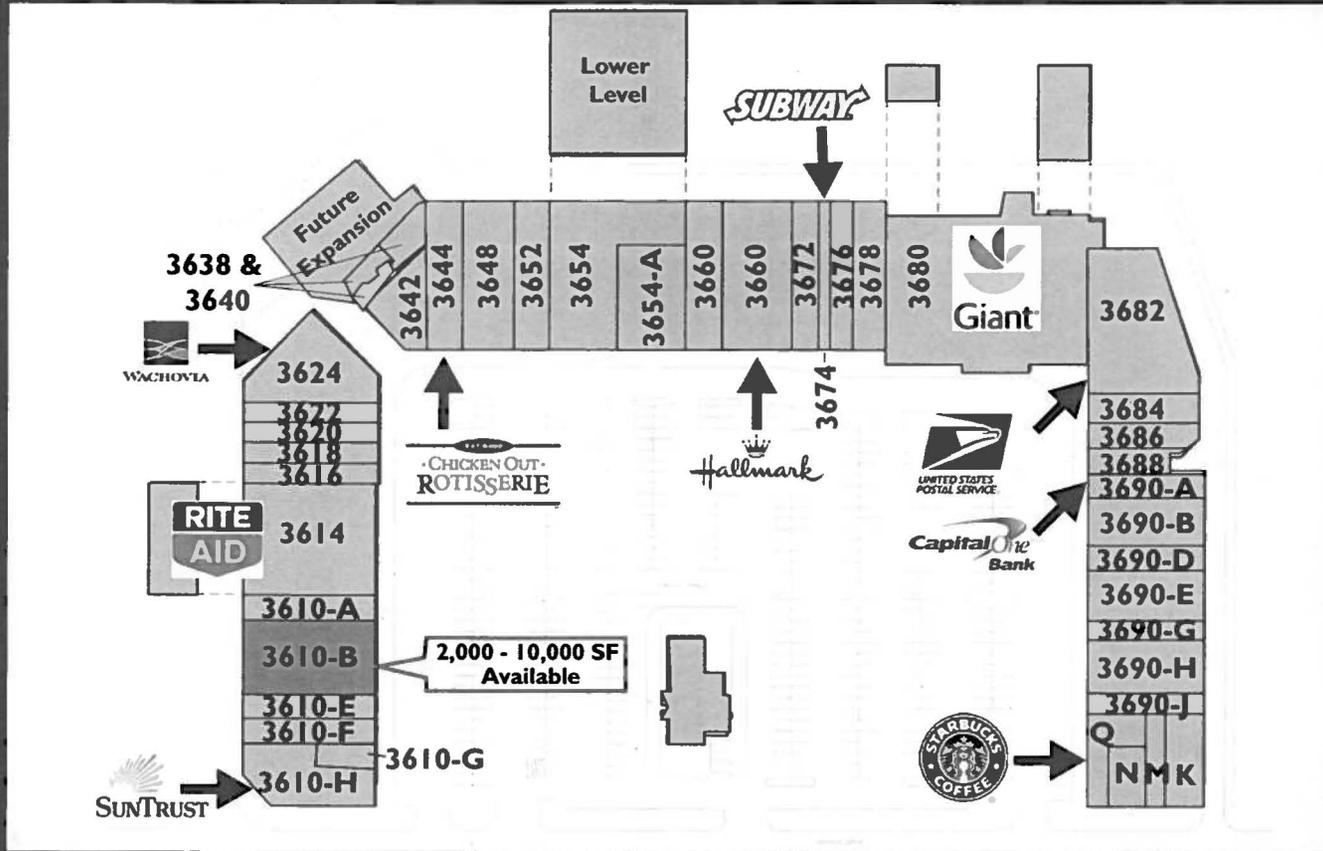
KING STREET (ROUTE 7)

Unit #	SF	Unit #	SF	Unit #	SF
3636	2,583	3678	3,042	690K	2,400
3640	851	610D	6,610	690M	1,166
3640A	850	390G	1,900		
3644	3,600	690H	3,800		

AVAILABLE

POTENTIAL

WASHINGTON  
REAL ESTATE  
INVESTMENT  
TRUST



### Notable Tenants and Available Space:

Unit #	Tenant	SF	Unit #	Tenant	SF	Unit #	Tenant	SF	Unit #	Tenant	SF
3610B	Available	6,000	3642	Available	2,582	3680	Giant	20,160	3690O	Starbucks	1,890
3610F	Crave Yogurt	1,306	3654	Health Club	19,511	3682	U.S. Post Office	8,720	3690N	GNC	1,572
3610H	Suntrust Bank	4,736	3654A	Dress Barn	6,901	3690A	Capital One	2,052	3646	McDonald's	2,700
3614	Rite Aid	10,304	3668	Hallmark	7,200	3690H	Pastry Shop	3,800			

Leasing Information:

**Steve Krupinski**  
 301.255.0846  
 skrupinski@writ.com

Owned & Managed by:

**WRIT**

WASHINGTON  
 REAL ESTATE  
 INVESTMENT  
 TRUST

Number	Tenant Name	Area
3610-H	Suntrust Bank	4,736
3610-G	Hair Salon	1,000
3610-F	Crave Frozen Yogurt	1,306
3610-E	Paint	2,200
3610	Available	6,610
3610-A	Bagels	2,205
3614	Rite Aid Pharmacy	10,304
	Rite Aid lower level	3,433
3616	Chinese Restaurant	1,904
3618	Lacrosse	1,886
3620	Arr / Frames	1,904
3622	Hair Cutenry	2,000
3624/26	Wachovia Bank	4,291
3642	Available	2,583
3638	Barber Shop	515
3640-A	Vacuum Repair	1,180
3640	Bradlee Show Repair	851
3644	Chicken Our Restaurant	3,600
3648	Greek Restaurant	3,240
3650	Greek Restaurant	1,810

3652	Jewelers	3,600
3654	Health Club - Upper & lower	19,511
3654-A	Dress Barn	6,901
3660	Children's Clothing Store	3,600
3668-70	Hallmark	2,200
3674	Mediterranean Cafe	2,465
3672	Subway	1,200
3676	Kyoto Restaurant	2,400
3678	ABC Liquor Store	3,042
3680	Giant Supermarket	20,160
	Giant - motor room	1,242
	Giant - lower level	3,334
3682	U.S. Post Office	8,720
3684	Dry Cleaners	2,520
3686	Foot Solutions	1,588
3688	Nail Salon	1,250
3690-A	Capital One	2,052
3690-B/C	Beauty Salon and Spa	3,800
3690-D	Batteries Plus	1,900
3690-E/F	Tanning	3,800
3690-G	Per Supplies	1,900
3690-H/I	Pastry Shop	3,800

3690-O	Starbucks Coffee	1,890
3690-N	GNC	1,572
3690-M	Chiropractor	1,166
3690-K/L	Dentist	2,400
3646	McDonald's	2,700

