Docket Item #3

Special Use Permit #2013-0082
3128 and 3235 Colvin Street – Alexandria Car Clinic

Application	General Data	
Consideration of a Special Use Permit amendment to relocate a portion of an existing general automobile repair and automobile sales business.	**Planning Commission Hearing:**	January 7, 2014
	City Council Hearing:	January 25, 2014
Address: 3128 and 3235 Colvin Street	**Zone:**	I / Industrial
Applicant: Ahmad Mirza	**Small Area Plan:**	Taylor Run

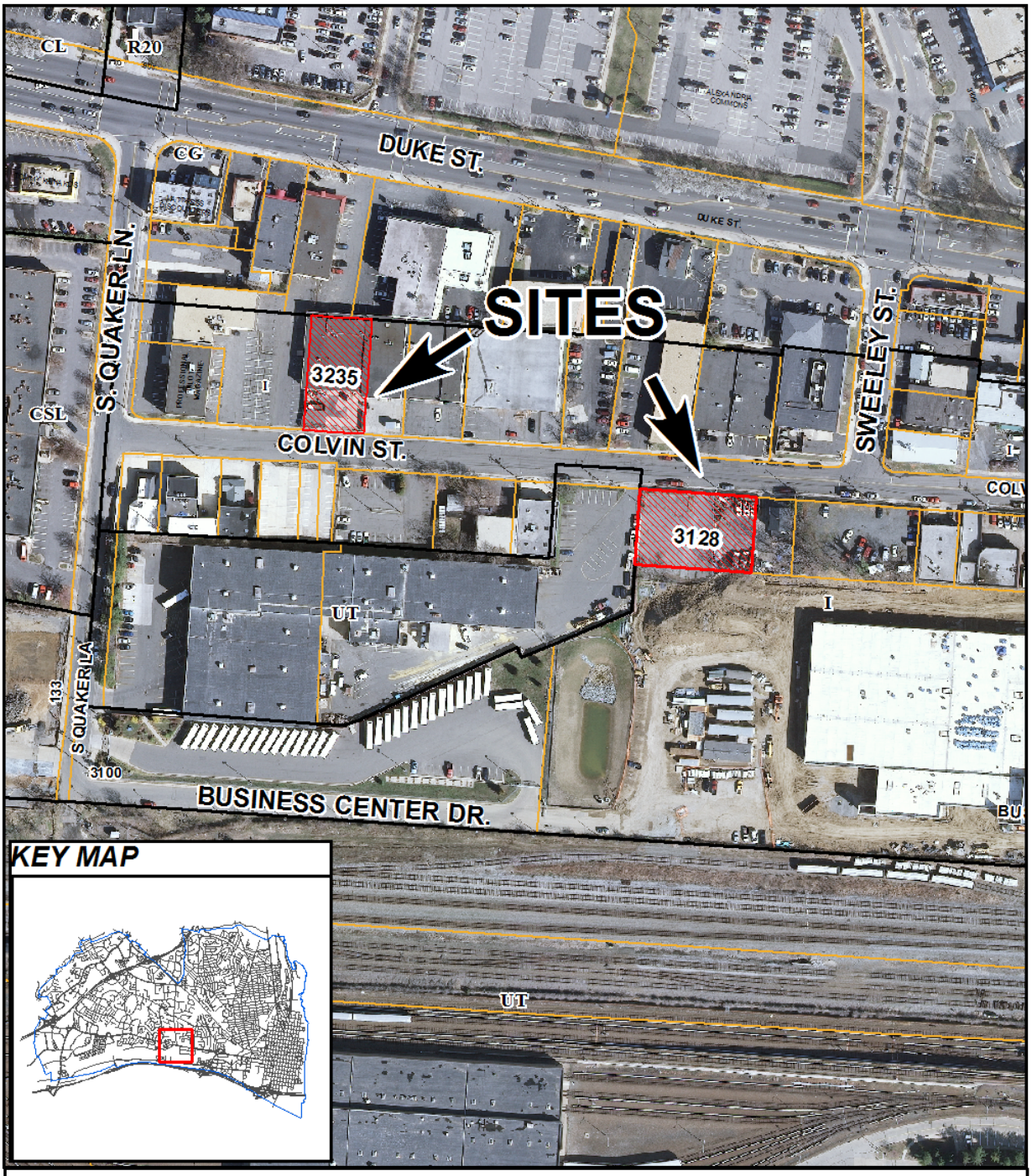
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 7, 2014: On a motion by Vice Chairman Dunn, seconded by Commissioner Wagner, the Planning Commission recommended approval of the request and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

No speakers were present for this docket item.



SUP #2013-0082
3128 & 3235 Colvin Street

N

I. DISCUSSION

The applicant, Ahmad Mirza, requests approval of a Special Use Permit amendment to relocate a portion of his existing general automobile repair and automobile sales business from 3127 Colvin Street to 3235 Colvin Street while retaining a portion of his business at 3128 Colvin Street.

SITE DESCRIPTION

The combined general automobile repair and automobile sales business is proposed for two sites on Colvin Street that are located approximately 375 feet apart. The applicant will continue to use the surface parking lot at 3128 Colvin Street, as approved under the prior SUP, for both the display of vehicles for sale and to park vehicles associated with his repair business. The repair business and offices will be relocated to new space at 3235 Colvin Street.

3128 Colvin Street

The parking lot at **3128 Colvin Street** is located on one lot of record approximately 14,000 square feet in size. This property is split by a fence, with a small portion of the lot being used for parking by the neighboring roofing contractor. The applicant will occupy the remainder of the site (approximately 11,000 square feet) for his business. The tenant space at **3235 Colvin Street** is an 8,200 square-foot one –to two-story industrial building. It is located on one lot of record measuring approximately 11,000 square feet in size.

3235 Colvin Street

The surrounding area features a mix of industrial, institutional, and commercial uses. Several retail businesses, including a mattress store and the Wild Bird Center are located to the north along Duke Street. Nearby uses along Colvin Street include: a three-story office building, another automobile repair business, warehouses, and the Colvin Business Center, which contains several commercial and industrial tenants. The DASH Bus garage and the City's traffic control facility are located to the south.

BACKGROUND

City Council granted SUP#2008-0017 to the applicant in May 2008 to expand his existing light automobile repair business at 3127 Colvin Street to include general automobile repair services. Staff administratively approved a minor amendment request (SUP#2009-0007) in April 2009 to allow the applicant to paint vehicles. Most recently, in June 2011, City Council approved SUP#2011-0019 to add automobile sales and to include use of 3218 Colvin Street.

From approximately 2007 until 2011, staff received five complaints against the business regarding such matters as repair work being done outside, paint fumes being detected at adjacent businesses, and the blocking of the shared curb cut. Although the applicant had to obtain after-the-fact building permit approval for the paint spray booth in 2009, City staff did not observe any of the alleged complaints in this four-year period.

Staff has not received any complaints about the business since its most recent SUP approval in 2011. It also visited the subject property in December 2013 and found two minor violations, regarding litter and the posting of transit information, which were promptly corrected.

PROPOSAL

The applicant proposes to relocate a portion of his existing general automobile and automobile sales business from 3127 Colvin Street to 3235 Colvin Street. The 3127 Colvin Street location, which currently houses the automobile repair and office functions, would be abandoned and those functions moved to 3235 Colvin Street, a few hundred feet to the west. The parking lot portion of the applicant's business at 3128 Colvin Street will remain a part of this Special Use Permit without any changes. Aside from an increase in the number of repair areas inside the building and a slight increase in the number of repair customers expected each week, no other changes to the existing operation are proposed.

Hours of Operation:	8 a.m. – 7 p.m. Monday – Saturday
Service Lifts/Areas:	Five service lifts Four non-lift service areas **Nine total service areas**
Customers:	15 customers each week for repair services 10 customers or less each week for automobile sales **Up to 25 total customers each week**
Employees:	Six employees at any one time
Noise:	Repair equipment such as air compressor may emit low noises but will be controlled by bringing the garage door down as necessary.
Odors:	Paint booth and exhaust fans control potential odors from vehicle painting, gas, oil, and vehicle exhaust.

Trash/Litter: Standard trash will be stored on-site in a dumpster and collected twice each week. Vehicle parts and fluids, such as used motor oil, oil filters and paint, will be collected by a contractor on a regular basis.

ZONING / MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Sections 4-1203(B) and 4-1203(G) of the Zoning Ordinance allow a general automobile repair business and automobile sales area in the I / Industrial zone only with a Special Use Permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for industrial use.

PARKING

Pursuant to Section 8-200 (A)(17) of the Zoning Ordinance, a general automobile repair business requires one off-street parking space for every 400 square feet of floor area. In addition, the business is required to provide one off-street loading space and staff routinely recommends one off-street parking space for every vehicle offered for sale at automobile sales businesses. The combined 8,200 square-foot automobile repair and sales business, with up to 22 vehicles offered for sale at any one time, is required to provide a total of 43 off-street parking spaces plus the required loading space.

The applicant satisfies the parking needs for the use with at least 43 off-street parking spaces, plus the one loading space. Parking is distributed among four locations. Seven parking spaces plus one loading space are available directly in front of the 3235 Colvin Street building. Nine spaces are located within the building and an additional three spaces, included in the applicant's lease, are located immediately to the west of the building on neighboring property at 20-30 South Quaker Lane. The remaining 24 off-street spaces are located in the parking lot that the applicant leases at 3128 Colvin Street, which is less than 500 feet from 3235 Colvin Street.

As a practical matter, the applicant reports that he can actually fit at least 31 vehicles, and likely even more, at 3128 Colvin Street because vehicles can be parked in tandem. The applicant also reports that he has the use of an additional five spaces behind 3235 Colvin Street, although staff cannot officially count these spaces toward required off-street parking because the spaces are generally used by another business.

II. STAFF ANALYSIS

Staff supports the applicant's request. The proposal to relocate the repair business and associated offices from 3127 to 3235 Colvin Street, just a few hundred feet down the block, represents the expansion and retention of an existing small business within Alexandria. The new and existing sites are well-suited for the use given that both properties are surrounded by other industrial and commercial uses with no nearby residential neighbors. The applicant meets its technical parking requirement and has capacity for additional vehicles as a practical matter.

Existing SUP conditions have been carried forward in this report with minor changes. Condition #17 currently includes language prohibiting the blocking of the shared curb cut at 3127 Colvin Street, which the owner of the neighboring business at 3121 Colvin Street has raised as a concern in the past. Given that the applicant will be entirely abandoning the 3127 Colvin Street site, however, the prohibition will no longer be needed and has been removed. Condition #22 has also been revised to clarify that the minimum number of spaces in the required parking agreement is 24 rather than 28. The 24-space figure matches the remainder of the minimum parking requirement not satisfied at, or immediately around, 3235 Colvin Street.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **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 corporation in which the applicant has a controlling interest. (P&Z) (SUP2008-0017)

2. The hours of operation of the business shall be limited to between 8:00am and 8:00pm Monday through Saturday. (P&Z) (SUP#2011-0019)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP2008-0017)

4. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP2008-0017)

5. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at ~~703-519-3400 ext.166~~ 703-746-4065 or at http://alexandriava.gov/Environment under Forms and Publications. (T&ES) ~~(SUP2008-0017)~~

6. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP2008-0017)

7. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside on the subject property. All repairs of motor vehicles shall be conducted inside a building or structure. (P&Z) (T&ES) ~~(SUP#2011-0019)~~

8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2009-0007)

9. Condition deleted.

10. 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. (T&ES) (SUP2008-0017)

11. CONDITION SATISFIED (SUP#2009-0007)

12. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP2008-00017)

13. CONDITION SATISFIED (SUP#2009-0007)

14. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP2008-00017)

15. **CONDITION AMENDED BY STAFF:** 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, 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#2011-0019)~~

16. The applicant shall maintain the waste management plan approved by the Planning and Zoning Department. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure.

(City Council) (P&Z) (SUP#2009-0007)

17. **CONDITION AMENDED BY STAFF:** All vehicles in front of ~~3127~~ 3235 Colvin Street and in the parking lot at 3128 Colvin Street shall be stored in a neat and orderly manner. ~~At no time shall vehicles block access to the business located at 3121 Colvin Street.~~ (P&Z) ~~(SUP#2011-0019)~~

18. No vehicles shall be displayed, parked, or stored on a public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP#2009-0007)

19. **CONDITION REQUIRED BY CODE AND DELETED BY STAFF:** ~~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. (P&Z) (SUP#2009-0007)~~

20. **CONDITION AMENDED BY STAFF:** ~~Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation.~~ Supply deliveries, ~~and~~ loading, and unloading activities ~~of items other than vehicles~~ shall not occur between the hours of 11:00pm and 7:00am. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (T&ES) (SUP#2009-0007)

21. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES) (SUP#2009-0007)

22. **CONDITION AMENDED BY STAFF:** The applicant shall maintain an up-to-date parking agreement ~~that allows the applicant the use of the parking lot at 3128 Colvin Street for the storage of at least 28 vehicles~~ for a minimum of 24 off-street parking spaces to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. ~~The applicant shall provide an up-to-date copy of said agreement to the Director of Planning & Zoning upon request.~~ (P&Z) (T&ES) ~~(SUP#2011-0019)~~

23. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at ~~703-838-4520~~ 703-746-6838 regarding ~~a security assessment for 3127 and 3128 Colvin Street and~~ robbery readiness training for all employees. (Police) ~~(SUP#2011-0019)~~

24. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. Without coverage under a VPDES permit, car wash discharges shall not be discharged into a storm sewer. This

condition, if incorporated, will require a change in the operation from what is presented in the application. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

R-1 The applicant shall maintain an up-to-date parking agreement for a minimum of twenty four (24) off-street parking spaces to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES) (P&Z)

R-2 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. (T&ES)

R-3 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

R-4 All waste products including, but not limited to, organic compounds (solvents), motor oil, refrigerant, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

R-5 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at http://alexandriava.gov/Environment under Forms and Publications. (T&ES)

R-6 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

R-7 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)

R-8 Car wash discharges resulting from a commercial operation must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. Without coverage under a VPDES permit, car wash discharges shall not be discharged into a storm sewer. This condition, if incorporated, will require a change in the operation from what is presented in the application. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)

R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-10 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

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. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 New lifts and proposed exhaust fan installed will require building and trade permits

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

Health

F-1 No comments

Parks and Recreation

F-1 No comments received

Police Department

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees.

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0082

PROPERTY LOCATION: 3235 Colvin St Alexandria VA 22314
3128

TAX MAP REFERENCE: 061.03-01-14 **ZONE:** I
061.04-02-05 I

APPLICANT:
Name: Ahmadz Mirza

Address: 16105 Raptor ct woodBridge VA 22191

PROPOSED USE: General Auto Repair shop + Auto Sales

☑ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ **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 IV, Section 4-1404(D)(7) 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 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.

Ahmad z Mirza — Print Name of Applicant or Agent
Signature — Date: 10-24-13

16105 Raptor Ct — Mailing/Street Address
571-247-6874 — Telephone #
703-370 8870 — Fax #

WoodBridge VA 22191 — City and State, Zip Code
Zekrian7@hotmail.com — Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3235 Colvin St Alex VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the General Auto Repair shop + Auto sales use as
(use)
described in this application.

Name: Mehrdad Yavria
Please Print

Phone 703-499-4910

Address: ~~[illegible]~~ 6353 B Rolling Rd Springfield VA 22152

Email: Carpetland@verizon.Net

Signature:

Date: 10/25/13

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[✓] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. 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 of more than ten percent.

N/A

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alexandria Cerclinic	3235 Colvin st	100 %
2. Alexandria Autosdres	3128 Colvin st	
3. Mirza Ahmadz		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3235/3128 Colvin St Alexandria VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mehrdad Yavris	6353 Rollins Rd	100 %
2. Marpech Invement Group LLC	Springfield VA 22152 3128 Colvin St	100 %
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ahmadz. Mirza	N/A	Planning Commission Council
2. Mehrdad Yavris	N/A	
3. Marpech Investment Group LLC	N/A	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10-27-13	Zelcria	
Date	Printed Name	Signature

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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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

I would like move my business of General Automative + Auto Dealership to New Location which is Address 3235 Colvin st Alexandria VA 22314 And we going to operate the Same Business like Repair Automative, body work, paint job and Sell Cars and We still going to use the lot which is located At 3128 Colvin st For storing our Cars

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USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[ ] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[X] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe: New Location

5. 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).

10 a week or Less For Automative Dealership.
15 a week For Automative Service

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

4 Employees For Automative Service
2 Sale person For Automative Dealer Ship

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
Monday - saturday	8:00 am to 7:00 Pm
Sunday	closed

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

~~From Level to it is only~~
~~Normal noise~~ The noise which will come From Air compressor and Air guns is Low.

B. How will the noise be controlled?

if the noise get Loud The noise will be Controlled By Bring the Garage Door down.

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8. Describe any potential odors emanating from the proposed use and plans to control them:

have Paint Booth, filters + Exhust fans to Control them. (Paint + Gas - out)

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Office paper, Boxes.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

6 per week

C. How often will trash be collected?

twice a week

D. How will you prevent littering on the property, streets and nearby properties?

Placing trash Cans, and Cleaning up daily around/nearby Street

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[✓] Yes. [ ] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

paint materials, oil, Brake cleaners,

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[✓] Yes. [ ] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Car Paint, thinner, degreaser, and they will store inside Provided Box By the Paint Company inside the property

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Training For Employee to Customer Safety

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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PARKING AND ACCESS REQUIREMENTS

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

23 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

28 Other.
In the lot

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[✓] on-site
[✓] off-site

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

3128 Colvin St

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 2

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? 3128 Colvin

C. During what hours of the day do you expect loading/unloading operations to occur?
Anytime During hours

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Yes,

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [✓] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

8200 sq. ft. (existing) + _____ sq. ft. (addition if any) = 8200 sq. ft. (total)

19. The proposed use is located in: *(check one)*
[ ] a stand alone building
[ ] a house located in a residential zone
[✓] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

SUP # 2013-0082

APPLICATION - SUPPLEMENTAL

AUTOMOBILE ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

[✓] automobile or motor vehicle parking or storage lot.
[ ] automobile or trailer rental or sales.
[✓] automobile service station.
[ ] automobile repair, including car wash.
[ ] other: Automobile General Auto Repair + Auto Sales

2. What types of repairs do you propose to perform?
Operating General Auto Repair (including Bodyshop + Paint Shop and Auto Sales

3. How many of each of the following will be provided?
5 hydraulic lifts or racks at 3235 Colvin st
N/A service pits
_____ service bays

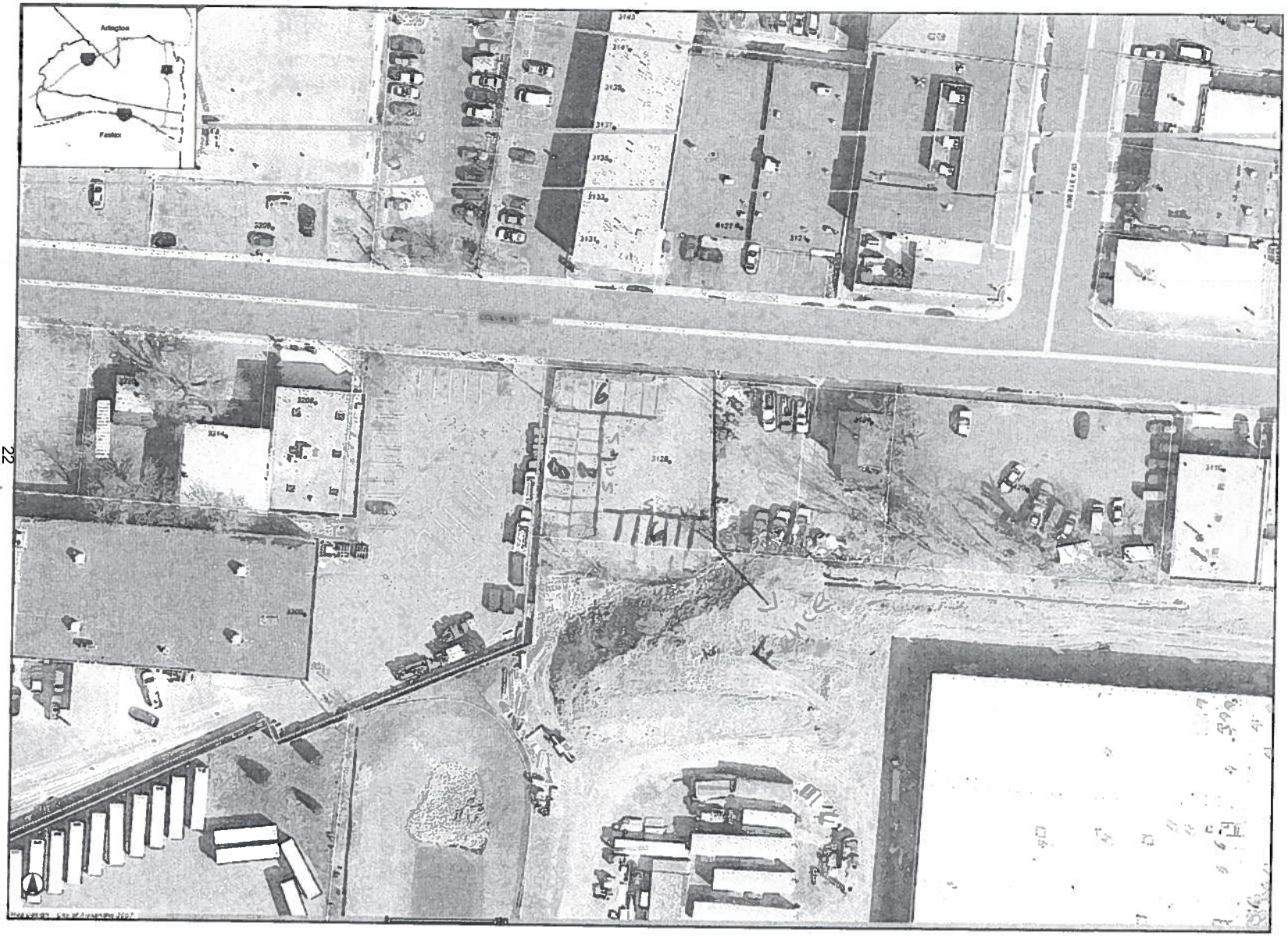
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?
Twenty Cars at 3235 Colvin st
up to 28 additional Cars for sale will stored at 3128 Colvin st

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes N/A No

Please note: All repair work must occur within an enclosed building.

City of Alexandria

Date Created: 4/1/2011



Alex GIS

Legend for Parcel Map

- Metrorail Stations
- City Boundary
- Address Points
- Parcels
- Zoning
- Metrorail Tracks
- Road Centerlines
- Roads
- Railroads
- Parks
- Road Labels
- Imagery 2009
- Water
- City of Alexandria

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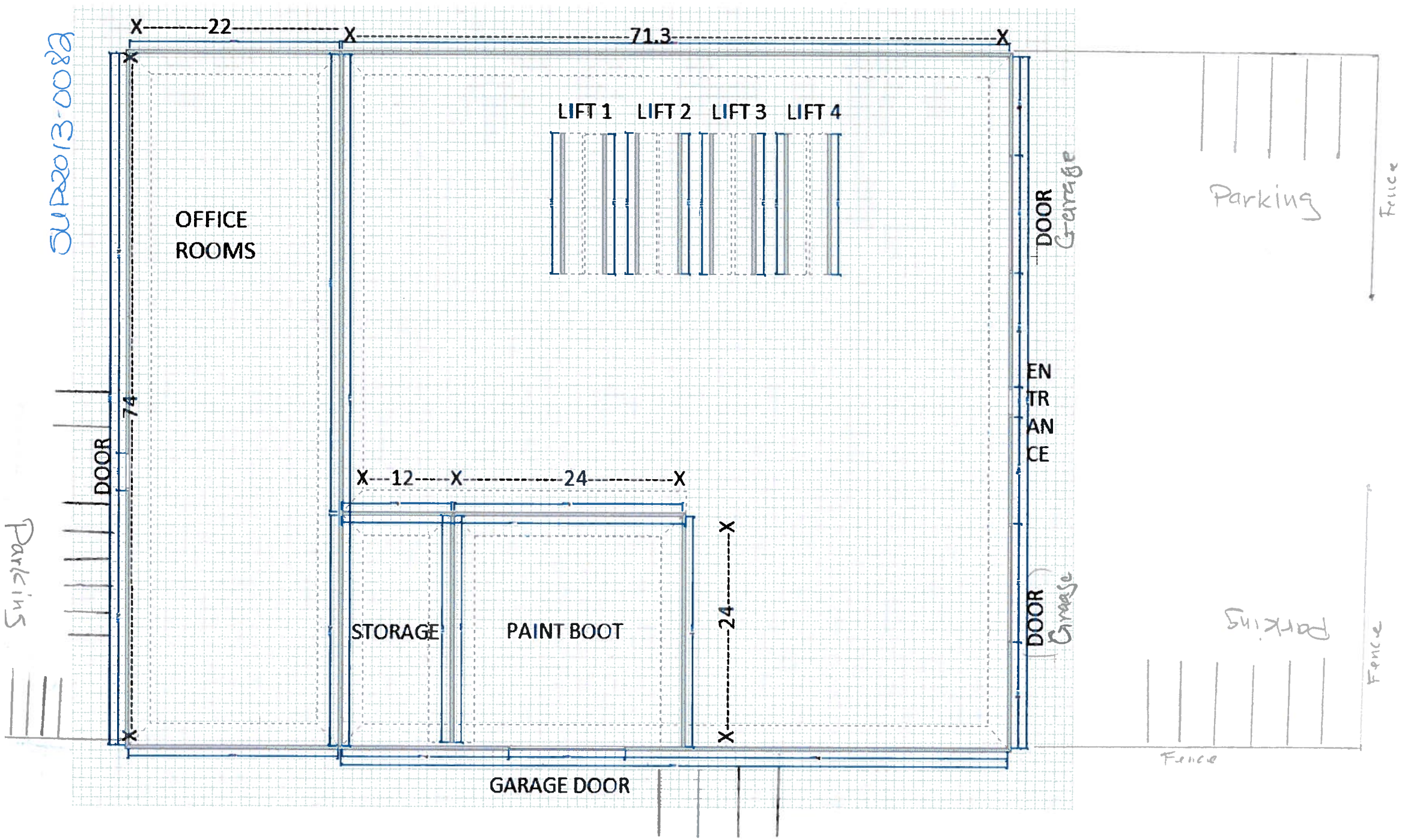
SUP2013-0082


SUP2013-0089
22
71.3
LIFT 1
LIFT 2
LIFT 3
LIFT 4
OFFICE
ROOMS
DOOR
Garage
Parking
Fence
74
DOOR
EN
TR
AN
CE
12
24
STORAGE
PAINT BOOT
24
DOOR
Garage
Parking
Fence
Parking
Fence
GARAGE DOOR

SUP2013-0082

3235 Colvin St.

3128 Colvin