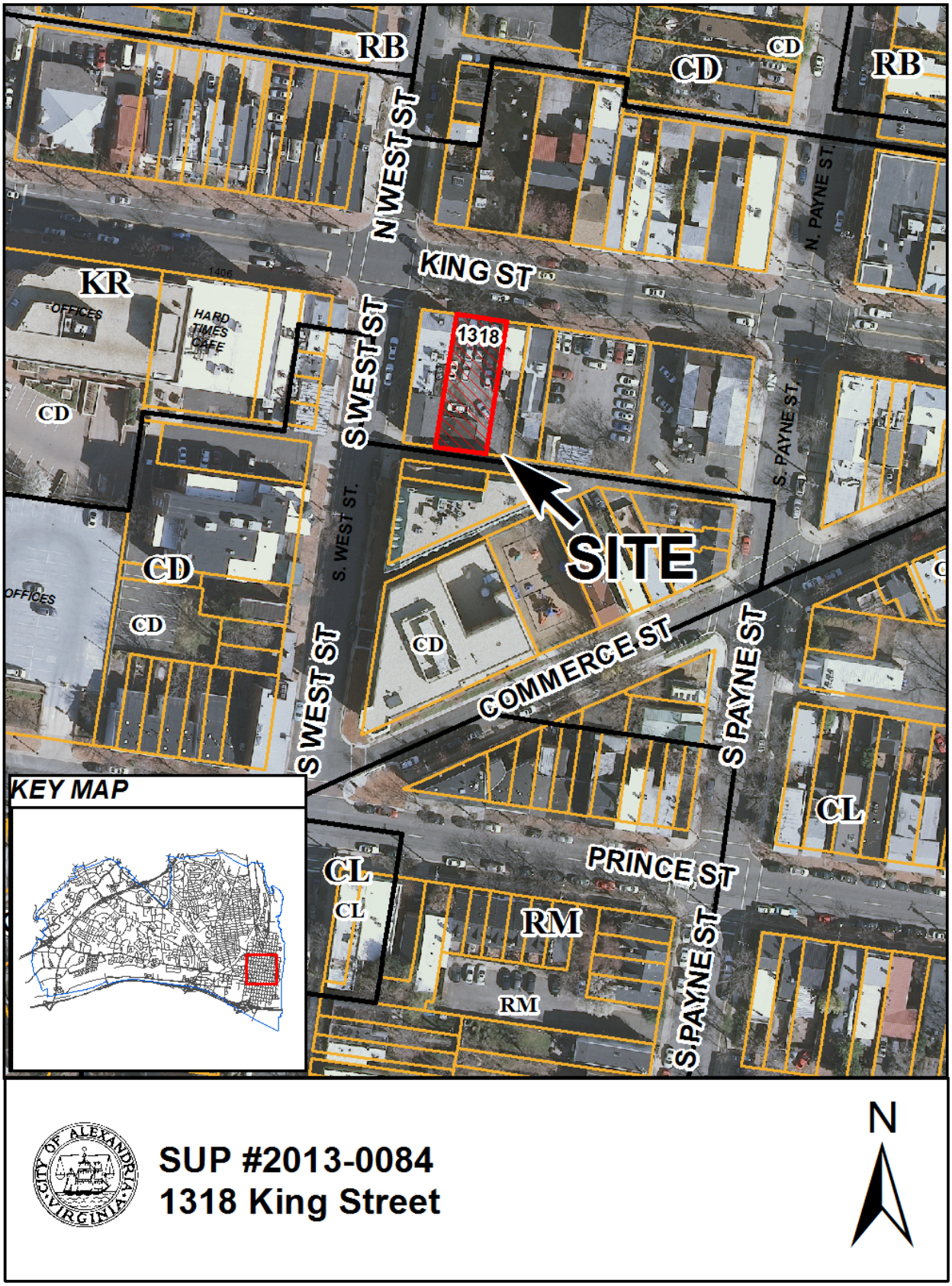
Docket Item #5
Special Use Permit #2013-0084
1318 King Street – A&B Auto Finance Company

Application	General Data	
Consideration of a Special Use Permit request to continue operation of an existing nonconforming automobile sales business.	**Planning Commission Hearing:**	January 7, 2014
	City Council Hearing:	January 25, 2014
Address: 1318 King Street	**Zone:**	KR / King Street Urban Retail zone
Applicant: Behrooz Raiszadeh	**Small Area Plan:**	Old Town and King Street Retail Strategy

Staff Recommendation: DENIAL 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



SUP #2013-0084
1318 King Street

I. DISCUSSION

The applicant, Behrooz Raiszadeh, requests Special Use Permit approval to continue operation of an existing nonconforming automobile sales business at 1318 King Street.

SITE DESCRIPTION

The subject site is one lot of record with 38 feet of frontage on King Street, 100 feet of depth, and a total lot area of 3,800 square feet. The property is improved with a one-story, 216 square-foot structure and surface parking lot.

The property is surrounded by commercial and residential uses. Several retail shops, such as Pacers and Le Tastevin, as well as two restaurants and another nonconforming automobile sales business, are located along the 1300 block King Street. Additional commercial uses, including offices, a UPS Store and a tailor shop, are located to the southwest along South West Street. Residential townhouses are located to the south facing Commerce Street.

BACKGROUND

An automobile sales business has operated at this site since 1962, when City Council approved Special Use Permit #503. The property was rezoned from C-3 to CD as part of the City-wide rezoning in 1992. Automobile sales businesses are not permitted in the CD zone and therefore the use became noncomplying since its lack of conformity with the CD zone regulations was solely occasioned by the 1992 rezoning.

In May 2005, City Council adopted the King Street Retail Strategy as an amendment to the Alexandria Master Plan and, at the same time, rezoned the property to KR as recommended in the Strategy. The KR zone regulations do not permit automobile sales businesses and further specify at Section 6-702(D)(2) that uses involving the display of automobile vehicles for sale shall be deemed nonconforming uses. Sections 12-200 and 12-214 of the Zoning Ordinance require the applicant to either cease operation of the use or file for Special Use Permit approval within seven years of notification of the nonconforming status.

Planning & Zoning staff informed the property owner and the applicant, who has operated the business there since 1991, of the nonconforming status of the use in a letter dated November 21, 2006. It further explained the need to cease operation or file for Special Use Permit approval by, in this case, November 2013. Staff reminded the applicant of this requirement in summer 2012 and again in July 2013. The applicant filed for Special Use Permit approval in October 2013.

The owner of another nonconforming automobile sales business, located three properties to the west at 1318 King Street, has similarly applied for Special Use Permit approval to continue operation of his business. SUP#2013-0084 is also scheduled to be heard before the Planning Commission and City Council in January 2014.

NONCONFORMING USES

Section 12-200 of the Zoning Ordinance was amended in 1998 to require operators of nonconforming uses to either obtain Special Use Permit approval or to cease operations within seven years of being notified of their use's nonconforming status. The establishment of the seven-year abatement period is intended to provide operators an "opportunity to realize a fair and reasonable rate of return" on investments.

Section 12-214(A)(3) of the Zoning Ordinance also provides two special criteria that must be evaluated as part of Special Use Permit requests for the continuation of a nonconforming use at the end of the abatement period. Those criteria are:

(a) the degree to which the use serves the nearby neighborhood; and
(b) the degree to which the use is compatible with the uses in the nearby neighborhood.

PROPOSAL

The applicant proposes to continue operating his existing noncomplying automobile sales business at this location. Up to nine used vehicles are available for sale and administrative offices are located in the 216 square-foot structure located on the southern portion of the site. Additional elements of the applicant's proposal are as follows:

Hours of Operation:	10 a.m. – 6 p.m. Monday – Friday 11 a.m. – 5 p.m. Saturday
Customers:	Ten customers each day
Employees:	Two employees at any one time, four in total
Noise:	Minimal noise levels may occur when vehicle engines are started but such potential noises will be controlled by not accelerating engines.
Odors:	Minor engine/exhaust odors may be present occasionally
Trash/Litter:	Typical office paper and waste, estimated at one bag each week, will be collected on a daily basis

ZONING/MASTER PLAN DESIGNATION

The property is located in the KR / King Street Urban Retail zone. Automobile sales businesses are not allowed in the KR zone.

The property is located within the boundaries of the Old Town Small Area Plan and King Street Retail Strategy chapters of the Alexandria Master Plan. The subject automobile repair business on the property is specifically recommended on Page 5-4 of the King Street Retail Strategy to become a nonconforming use which could be subsequently redeveloped consistent with the goal of creating a vital retail environment.

PARKING

The automobile sales business has no technical parking requirement since it has been in operation since prior to 1963 when modern parking requirements were established. Under current parking regulations and staff practice, the applicant would need to provide a minimum of one off-street parking space for the office use plus one off-street space for each vehicle displayed for sale on the property, for a total of 10 off-street parking spaces. The applicant exceeds current parking regulations with the provision of 12 off-street spaces on the property.

II. STAFF ANALYSIS

Staff does not support the applicant's request to continue operating the nonconforming automobile sales business in this prominent Old Town location. The King Street Retail Strategy specifically recommends that this use should be made nonconforming and eventually redeveloped in a manner consistent with stated planning goals. Staff sees no mitigating circumstances in favor of the continuation of the use, such as it being neighborhood serving or compatible with the surrounding neighborhood. The applicant has not provided evidence of needing a greater opportunity to realize a return on his business investment. It also believes that no extension of the use is practically necessary or desirable. In order to support the planning goals contained in the King Street Retail Strategy, staff recommends denial of the Special Use Permit.

King Street Retail Strategy

The subject automobile sales business today remains clearly inconsistent with planning goals contained in the King Street Retail Strategy, a finding specifically identified on page 5-4 of the Strategy itself. The King Street Retail Strategy envisions a "vibrant, retail King Street that can maintain and grow its competitive position in the region, and thus ensure the vitality and health of the street and the area" (KSRS Page 1-4). A guiding principal in support of this vision is the encouragement of "continuous retail uses along the street to support optimum market conditions and the pedestrian experience" (Page 5-2).

Staff finds that, as a non-retail use, the business does not provide a continuous retail experience along the street. Instead, the presence of the one-story office set back far from the sidewalk and the unattractive surface parking lot immediately next to the street creates a void in the

streetscape, which interrupts the streetwall that elsewhere on King Street provides an interactive and lively experience for pedestrians in many instances. In addition, automobiles sales uses are not generally geared toward pedestrians nor are they likely to generate much pedestrian traffic. Automobile sales may be less likely to generate synergy with other neighboring retail businesses in the same way that a customer shopping for a new shirt might also buy a necktie and shoes at other nearby establishments.

Neighborhood Compatibility

Notwithstanding the Master Plan findings and the KR zone regulations, the special review criteria in Section 12-214(A)(3) of the Zoning Ordinance allows for the possibility that the continuation of a nonconforming use might be advisable if it is neighborhood-serving and is compatible with the surrounding neighborhood. Although some neighborhood residents may purchase vehicles from the applicant, automobiles are not everyday purchases given their high value. Staff does not believe such transactions would occur frequently enough for the business to be considered neighborhood-serving.

The automobile-oriented use is also not compatible with the character of the neighborhood. The property is surrounded by a mix of small retail shops, restaurants, and upper-level residential apartments. In addition, residential townhouses and a day care center are located nearby to the south across an alley. Aside from the similarly-situated automobile sales business at 1310 King Street, no other automobile-oriented businesses are located on adjacent blocks or elsewhere on King Street between the waterfront and Metro.

Future Plans

In addition to reviewing the existing business, staff also has considered future plans for the property if its recommendation for denial is upheld. The applicant has also expressed interest to staff that, should it not recommend permanent approval for the continuation of the use, that a temporary extension should be allowed for at least another two months and possibly longer. He has explained that the extra time will allow for a smoother transition to another location. Such an extension would further give the applicant or other property owner additional time to potentially pursue redevelopment plans while earning income from the property and without creating a vacancy on King Street.

Temporary Extension

Although it understands the applicant's interest in maintaining his small business here, staff does not believe that approval of the requested Special Use Permit with any time extension is warranted. The applicant and property owner have been aware of the nonconforming status of the use since at least 2006 and the applicant renewed its lease agreement for the property in 2010. The applicant was also directly reminded in 2012 and 2013 of the potential need to vacate the site if any Special Use Permit is denied and has been referred to the Alexandria Economic Development Partnership (AEDP) for help regarding potential relocation within the City. Ample time in which the business could have been relocated or closed has been offered during the seven-year abatement period. Furthermore, the applicant has not brought forward, nor has staff observed, any circumstances that have adversely impacted the applicant's opportunity to realize a fair and reasonable return in the last seven years on the business he has owned for approximately 17 years.

As a practical matter, if the Special Use Permit request is denied, the applicant will have an adequate period of time in which to wrap-up final business matters at this location. Through ordinary enforcement processes, staff expects to offer the applicant about 60 days, or until March 31, 2014, to completely cease operations at the site.

Vacancy
Staff typically prefers for tenant space to remain occupied while redevelopment approvals are pursued or while redevelopment potential ripens, and it has recommended approval recently for several SUPs in Arlandria and the West End with condition language requiring reviews in approximately five and ten years' time. However, staff believes the current request is different from other recent cases and has not recommended a similar approach here for several reasons. First, the seven-year abatement period has already offered an opportunity analogous to the review condition recommended in other cases. Second, the subject automobile sales business is a nonconforming use rather than a use regularly allowed by SUP under current zoning, and the Zoning Ordinance expresses a clear preference for the "eventual elimination of all nonconforming uses" (Section 12-202). Third, the business has been uniquely identified in the King Street Retail Strategy as being incompatible with the City's planning goals. In other recent instances, a particular use may be generally discouraged in a given Small Area Plan or special study or it may be located in an inconsistent building type (single-use, suburban-designed, or industrial warehouse). Fourth, staff believes that the removal of the existing automobile sales use offers a particularly strong incentive to redevelop the property given that the small size of the existing building limits the range of alternative uses for the site as currently developed.

Redevelopment
With regard to longer-term plans, staff has learned that applicant may exercise the right of first refusal in his lease to purchase the property in the near future as part of a business partnership. He has shared his general interest in potentially redeveloping the site and stated that any such redevelopment could include a new structure designed for retail/restaurant uses, possibly with upper-level residences. Staff expects to have further conversations with current or future property owners regarding both potential interim and long-term uses for the site.

Potential Condition Language
As it has done in other cases recommended for denial, staff has prepared potential condition language in Section III of this report if City Council were to approve the Special Use Permit request. Many of the recommendations are standard conditions included in Special Use Permits for automobile-related uses. Condition #6 requires the existing freestanding sign, which is in poor condition and inconsistent with historic district requirements, to be removed. It also recommends that a standard staff-level review occur in six months (Condition #18) and that the Special Use Permit expire one year from approval unless the applicant obtains new Special Use Permit approval (Condition #19).

Conclusion
The subject automobile repair business appears to be one of the few instances in the last 15 years in which a use has been completely eliminated from a zone and deemed to be a nonconforming use. The deliberately strict treatment of the use indicates its degree of inconsistency in 2005 with

stated planning goals for this highly visible location. Staff believes this incompatibility continues today and sees no mitigating circumstances, such as neighborhood compatibility or a lack of opportunity for the applicant to realize a reasonable return, through which the continuation of the use is appropriate on either a short or long-term basis.

Staff recommends denial of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **DENIAL** of the requested Special Use Permit. If the request is approved, staff recommends that the request be approved 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)

2. The hours of operation of the general automobile repair business shall be limited to between 10 a.m. and 6 p.m. Monday - Saturday. (P&Z)

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

4. No more than nine vehicles shall be displayed for sale on the premises at any one time. All vehicles shall be parked in a neat and orderly manner. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z)

5. No repair work shall be done at the subject property. (P&Z)(T&ES)

6. The existing freestanding sign at the property shall be removed within 30 days of SUP approval. (P&Z)

7. 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)

8. 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)

9. 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)

10. 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)

11. 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)

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

13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)

14. 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)

15. 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)

16. 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)

17. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees. (Police)

18. The Director of Planning and Zoning shall review the Special Use Permit after six months, 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)

19. This Special Use Permit shall automatically expire on January 31, 2014 unless City Council approves a new Special Use Permit to continue operation of the automobile sales use prior to expiration. (P&Z)

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 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-2 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-3 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-4 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-5 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-6 No repair work shall be done at the subject property. (P&Z) (T&ES)

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

R-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)

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 Administration

F-1 No comments

Health

F-1 No comments

Parks and Recreation

F-1 No comments received

Police Department

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

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0084

PROPERTY LOCATION: 1318 King Street, ALEXANDRIA, VA 22314

TAX MAP REFERENCE: 064-03-12-06 **ZONE:**

APPLICANT:

Name: BEHROOZ RAISZADEH - A & B AUTO FINANCE CO

Address: 1318 King Street, ALEXANDRIA, VA 22314

PROPOSED USE: DISPLAY Lot / AUTO SALES

[X] **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.

[X] **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.

[X] **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.

[X] **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.

BEHROOZ RAISZADEH
Print Name of Applicant or Agent

Behrooz Raiszadeh
Signature

10/8/13
Date

1318 King Street
Mailing/Street Address

703-869-6651
Telephone #

703-549-3963
Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

raiszadehbruce@yahoo.com
Email address

ACTION-PLANNING COMMISSION: **DATE:**

ACTION-CITY COUNCIL: **DATE:**

SUP # 2013-0084

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1318 King Street, Alexandria (Property Address), I hereby grant the applicant authorization to apply for the Special use permit (use) use as described in this application.

Name: Gary Altman
Phone: 301-468-3200
Property Address: 11300 Rockville Pike Ste. 708 Rockville MD 20852
Address:
Email: gary@altmanassociates.net
Signature: member
Date: 10/16/2016

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.

   [X] 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
   [X] Lessee or Attached Copy of Lease Agreement
   [ ] 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.

_____

_____

_____

_____

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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. Behrooz Rahzadeh	1318 King St Alex. VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(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. Gary Altman	~~Sole Trustee~~ 11300 Rockville Pike, MD	~~11300 Rockville Pike~~ Trustee 50%
2. Andrew Rasin	11300 Rockville Pike	Co Trustee 50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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. Behrooz Rahzadeh	None	
2. Gary Altman	None	
3. Andrew Rasin	None	

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.

10/24/13 — Date

Behrooz Rahzadeh — Printed Name

Signature

SUP #_____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name:_____ Phone_____
Please Print
Address:_____ Email: _____

Signature:_____ **Date:** _____

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.

[X] **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
[X] Lessee or Attached Copy of Lease Agreement
[ ] 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.

_____

_____

_____

_____

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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.)

Based on my Years experience, I have operated this business since 1996, besides of membership of Alexandria business community which I am indeed Proud of that To explain all my motivation to Serve as one of active member of this society to build and generate more potential business to raise and better outcome economy for my County to maintain and stay in such healthy business in the way of creating jobs in this economy crisis.

Over the Past Seventeen years, I had opportunity to gradually develop my business with strong back-bone to contribute it as a susceptible environment for prasperous business and as a result for our Community to be benefited.

Therefore, I would request from respectful City Counseling members to extend and issue the special use permit that will sustain this business in running mode and alive as well as economy of my Proud Secty. Alexandria needed.

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USE CHARACTERISTICS

REVISED

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

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

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).

Ten client a day

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

4 Employees

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

Day:	Hours:
MON – FRI	10-6
Saturday	11-5
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.

~~N/A~~ minimum Noise Level when start of the CAR

B. How will the noise be controlled?

~~N/A~~ by not Accelerating the Pedal just idling

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

~~N/A~~

only minor odor Produce from Smell of engine of The vehicle when starting

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)

Minimum Trash office PAPER ONLY

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

one bag per week

C. How often will trash be collected?

daily

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

Supervising and Clean on daily basis

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

[ ] Yes. [X] No.

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

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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. [X] No.

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

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

city state standard code as well as OSHA code requirements are met and maintained

ALCOHOL SALES

13.

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

[ ] Yes [X] 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:

14 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
2 Other. Customer Parking

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)*
[X] on-site
[ ] off-site

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

_____

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? N/A

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

SUP # 2013-0084

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. [X] No.

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

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

city state standard code as well as OSHA code requirements are met and maintained

ALCOHOL SALES

13.

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

[ ] Yes [X] 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:

12 ~~14~~ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

~~2~~ Other. ~~Customer Parking~~

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)*

[X] on-site

[ ] off-site

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

_____

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.

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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? N/A

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

N/A

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

N/A

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?

NO ACCESS TO The subject property from main street (KING STreet) Existing alley access is adequate

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

3700 sq. ft. (existing) + 216sf sq. ft. (addition if any) = ~~3700 sq. ft. (total)~~

Lot office

19. The proposed use is located in: *(check one)*

[X] 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 # 2013-0084

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?

[X] automobile or motor vehicle parking or storage lot.
[ ] automobile or trailer rental or sales.
[ ] automobile service station.
[ ] automobile repair, including car wash.
[ ] other: _____

2. What types of repairs do you propose to perform?

N/A
repairs will not be conducted on this site
This site is for parking and storage/Display of vehicles

3. How many of each of the following will be provided?

Ø hydraulic lifts or racks
Ø service pits
Ø 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)?

9 ~~12~~ vehicles will be parked on site for sale
3 vehicles customer and employee

5. Will a loudspeaker or intercom system be used outside of the building? ____ Yes ✓ No

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

SUP2003-0004

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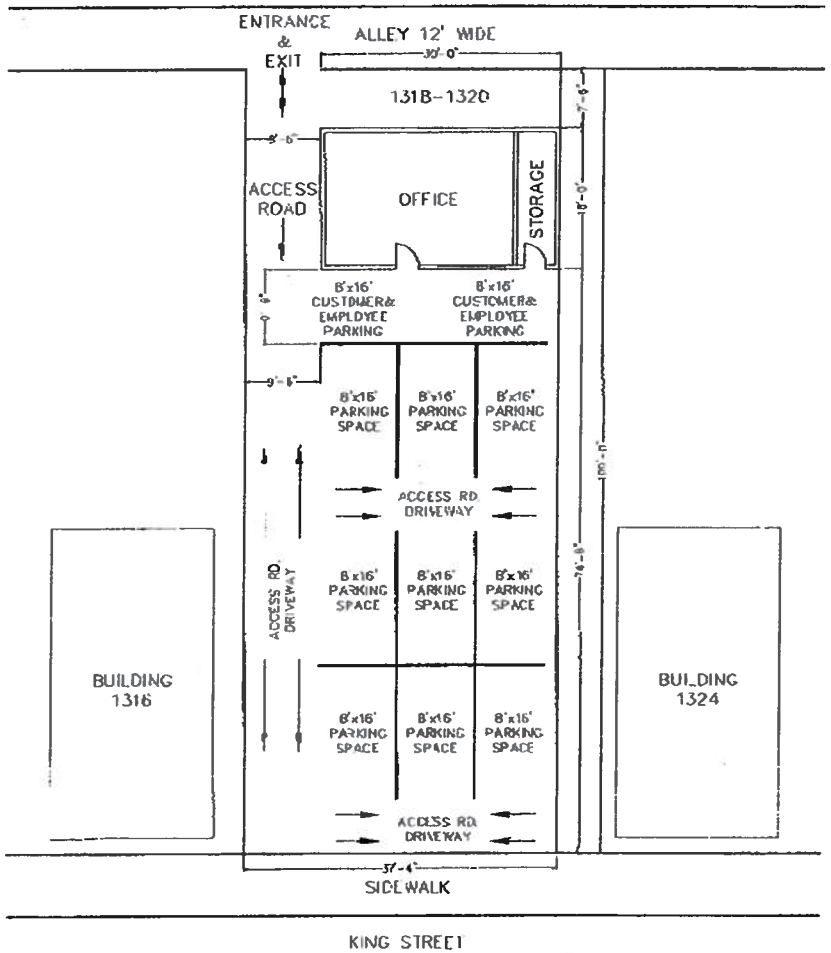

1 A & B AUTO FINANCE COMPANY - SITE PLAN
SCALE: 3/32"=1'-0"

A & B AUTO FINANCE Co.

TITLE: SITE PLAN

DRAWN	PCNA NO.	PHASE MODULE	JOB No.
CBW		PHASE	DRUCE
CHK.	DATE	DRG. NO.	REVISION
BKS	9-23-13	TA-601	A

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