

EXHIBIT NO. 1

5  
1-13-01

Docket Item #8  
SPECIAL USE PERMIT #2000-0151

Planning Commission Meeting  
January 2, 2001

**ISSUE:** Consideration of a request for a special use permit for expansion of an automobile sales business.

**APPLICANT:** Gholam Reza Shaker, trading as Shaker Motor Car Company  
by Duncan W. Blair, attorney

**LOCATION:** 3020-3030 Duke Street

**ZONE:** CG/Commercial General

---

**PLANNING COMMISSION ACTION, JANUARY 2, 2001:** On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers:**

Duncan Blair, attorney representing the applicant, spoke.

No one spoke in opposition to the applicant's request.



**STAFF RECOMMENDATION:**

Staff recommends **approval** of the request. If Council approves the request, 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP #97-0144)
2. No automobile repair work or car washing is permitted. (P&Z) (SUP #97-0144)
3. The hours of operation shall be limited to 10:00 A.M. to 8:30 P.M. Monday through Saturday. (P&Z) (SUP #98-0136)
4. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP #97-0144)
5. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #97-0144)
6. No vehicles shall be displayed, parked or stored on a public right-of-way. (P&Z) (SUP #97-0144)
7. **CONDITION AMENDED BY STAFF:** The applicant shall work with staff on a final parking plan which includes at least eight regulation spaces to meet the parking requirement and allows the remainder of the spaces to be smaller for display vehicles. The number of display parking spaces achieved as part of that plan, which shall be to the satisfaction of the Director of Planning and Zoning, shall be the number that the applicant is permitted to display. No more than nine rental or sales vehicles shall be displayed outside the building, and Vehicles shall be parked in a neat, orderly arrangement. consistent with the parking plan submitted with this application. (P&Z) (SUP #98-0136) (P&Z)
8. No amplified sound shall be audible at the property line. (Health) (SUP #97-0144)
9. **CONDITION AMENDED BY STAFF:** The parking lot shall be paved and striped and wheel stops shall be installed if necessary, and portions of the lot that have fallen into disrepair shall be repaired and/or repaved, all to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP #97-0144)

10. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES) (SUP #97-0144)
11. All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewer. (Health) (SUP #97-0144)
12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for the business. (Police) (SUP #97-0144)
13. Lighting in the parking lot shall be a minimum of 2.0 foot candles minimum maintained. (Police) (SUP #97-0144)
14. Condition deleted. (P&Z) (SUP #98-0136)
15. 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. (P&Z) (SUP #97-0144)
16. **CONDITION RETAINED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after City Council 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, 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 #99-0129)~~ (P&Z)
17. The applicant and its employees shall use only the rental or sales vehicles as their means of transportation to and from the site. (P&Z) (SUP #98-0136)
18. **CONDITION DELETED BY STAFF:** ~~The applicant shall maintain the plantings in good condition.~~ (P&Z) (SUP #98-0136)
19. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #98-0136)

20. **CONDITION AMENDED BY STAFF:** This special use permit allows a reduction in the parking requirement from four spaces to three spaces. (P&Z) (SUP #98-0136) of one space, originally granted as part of SUP#98-0136. With the use of the whole site for auto sales, and including the prior reduction in the calculation, a requirement of eight parking spaces must be provided for employees and customers. No use of the site may be added which adds to the parking requirement without further parking reduction approval. (P&Z)
21. The applicant shall provide one handicap accessible parking space to the satisfaction of the Director of Code Enforcement. (P&Z) (SUP #99-0129)
22. **CONDITION ADDED BY STAFF:** The applicant shall provide site lighting to meet minimum city standards. (T&ES)
23. **CONDITION ADDED BY STAFF:** The applicant shall work with Planning staff to provide additional landscaping to maximize the screening of the parking area from Duke Street and to refine the design of a monument sign. It shall install and maintain the landscaping and signage pursuant to a plan to the satisfaction of the Director of Planning and Zoning. (P&Z)
24. **CONDITION ADDED BY STAFF:** The proposed signage and landscaping adjacent to the drive entrance shall be placed to maximize sight distance for vehicles entering and leaving the site. (T&ES)

---

**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.

**DISCUSSION:**

1. The applicant, Gholam Reza Shaker trading as Shaker Motor Car Company, by Duncan W. Blair, attorney, requests special use permit approval for the expansion of an existing automobile sales facility located at 3020-3030 Duke Street.
2. The subject property is three lots of record with a combined frontage of approximately 150 feet of frontage along Duke Street and a lot area of approximately 14,297 square feet. The lots are developed with three small buildings used for commercial purposes and a parking lot.
3. On November 15, 1997, City Council granted Special Use Permit #97-0144 to the applicant for the operation of an automobile sales and rental business. On December 12, 1998, City Council granted Special Use Permit #98-0136 allowing more vehicles to be displayed, an expansion of the hours of operation, and a reduction of off-street parking. On December 18, 1999, with Special Use Permit #99-0129, City Council reviewed the special use permit, but denied the applicant's request to display 39 sales vehicles.
4. Mr. Shaker's business offers late model vehicles to the public for sale. As approved by Council, the business occupies only the western portion of this site and to date has been allowed to display only nine for sale vehicles. The applicant is now the contract purchaser of the entire site and seeks permission to expand its business to allow a total of 32 vehicles to be displayed. The application states that 28 vehicles will be displayed on the surface parking lots, six vehicles inside an existing one story building located near the eastern property line, and four customer parking spaces.
5. According to the applicant, he will use the one story concrete building at the southeastern property line as a showroom for the display of sales vehicles and will use the existing two story building formerly occupied by a florist for storage. The applicant has submitted a plan depicting the proposed configuration of the vehicles on the lot and extensive landscaping along the Duke Street frontage (see attached plan).
6. The applicant expects between five and ten customers daily and indicates that not more than three employees will operate the business at any one time. The employees will be required to use sales vehicles as their means of transportation when commuting to and from the business as required by Condition #17. The applicant proposes no changes to his business other than the ability to offer significantly more cars for sale to the public.

7. The applicant has worked with staff regarding the frontage of the site and staff's interest in landscaping and a monument sign. The applicant agreed to a preliminary, conceptual plan (attached) produced by staff, which shows landscaping along Duke Street, a monument sign, and a retaining wall to ensure a level surface for the planting bed. Staff expects to continue to work with the applicant on a plan for additional landscaping and the details of a monument sign, and the applicant has agreed to work with staff on that effort.
8. Pursuant to Section 8-200 (A)(20) of the zoning ordinance, an automobile sales and rental operation requires 1.2 off-street parking spaces for every 200 square feet of space for the sales operation. A parking reduction for the applicant's existing business, allowing a requirement of three parking spaces instead of four, was granted by Council last year for the current, small operation. The applicant proposes to occupy more space on the lot, including the second story of the office building, an additional 1,431 square feet in the one story building as a showroom, and the third prior florist building. By occupying the entire site, and after deducting the one space reduction previously allowed, the proposed use has a total parking requirement of eight spaces. The applicant has agreed to allocate eight spaces on the site for customer use.
9. On December 5, 2000, in conjunction with a required review of this permit, staff visited the property to determine whether the applicant was in compliance with the conditions of the special use permit. Staff observed no violations of the permit conditions. In the past, the applicant has received a citation for its display of flags on each sales car.
10. Zoning: The subject property is zoned CG/Commercial general. Section 4-403(D) of the zoning ordinance permits automobile sales and rental only with a special use permit in the CG zone.
11. Master Plan: The proposed use is consistent with the Taylor Run/Duke Street small area plan chapter of the Master Plan which designates the property for commercial use.

**STAFF ANALYSIS:**

Staff has not objected to the continued operation of the existing small automobile sales business at this Duke Street location, but is concerned with the current proposal to expand it.

When the applicant requested a modest increase in the number of display vehicles (from six to nine) and a parking reduction in 1998, staff recommended approval of the applicant's request because the increase was small and the vehicles were parked around the small building with limited visibility from Duke Street. Last year when the applicant requested an expansion, part of staff's concern

related to the fact that, when sharing the site with other uses, the applicant's ability to control internal circulation was severely limited. The current request is better in that the applicant proposes to purchase the site and be the only occupant. Therefore, his cars will not compete with other uses on the site.

Staff's present concern relates to the use generally and whether it is appropriate for this problematic, unattractive portion of Duke Street. In general, staff is concerned about the number of vehicles proposed to be displayed and the impact of a larger automobile sales business in this location. Staff intends to study the area and take steps to improve both the public and private appearance of the street. However, in this case the *use* of the property relates to efforts to improve the street because it involves large numbers of automobiles. Creating a used car sales lot on this site is not optimal. On the other hand, the applicant has been and continues to be willing to work with staff on a landscaping plan to maximize the area along the street as a planting area and to install a retaining wall to ensure a level planting bed. The applicant is also willing to install an attractive monument sign.

Staff notes that the use is not one with a high traffic volume. In addition, the applicant has proved to be generally a good small business addition for the city. Finally, staff notes that the proposed use does not involve a large capital investment that would inhibit later redevelopment potential. Therefore, to the extent a landscaping and signage plan can be achieved to screen the parking lot, staff can recommend approval of the use. Staff is pleased with the efforts in that regard to date, but believes there is room for more landscaping, and has included a condition requiring the applicant to continue to work with staff to achieve additional landscaping as screening and to refine the design of a new monument sign. The applicant has indicated a willingness to do that.

The applicant's parking plan suggests that the site can accommodate 42 parked vehicles, with six of those inside the proposed showroom building. Staff has done its own parking layout exercise and is concerned that the applicant's proposal will not work, although there may be a different way to achieve close to the same number of parked cars on the lot. Staff has included a condition requiring the applicant to work with staff on a new parking plan that includes the eight required parking spaces and allows the display vehicle spaces to be stacked in smaller than regulation spaces. The applicant has expressed its agreement with this approach.

With these conditions, staff recommends approval of the request.

**STAFF:** Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers.
- R-2 The applicant shall comply with City of Alexandria Best Management Practices Manual for Automotive Related Industries. To obtain a copy, contact the Division of Environmental Quality at 703-838-4966.
- R-3 Applicant shall repair / repave the portions of the lot that have fallen into disrepair, to the satisfaction of the director of T&ES.
- R-4 Provide site lighting to meet minimum city standards.
- R-5 Proposed signage and landscaping adjacent to drive entrance shall be placed to maximize sight distance for vehicles entering and leaving.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 Lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

APPLICATION for SPECIAL USE PERMIT # 2000-0151

PROPERTY LOCATION: 3020-3030 Duke Street, Alexandria, Virginia

TAX MAP REFERENCE: 61.04 01 15, 16 & 17 ZONE: CG/Commercial General

APPLICANT Name: Gholam Reza Shaker trading as Shaker Motor Car Company

Address: 3020 Duke Street, Alexandria, Virginia

PROPERTY OWNER Name: John L. O'Rourke and Mildred R. O'Rourke

Address: 8512 Mt. Zephr Drive  
Alexandria, Virginia 22309-2309

PROPOSED USE: Special Use Permit to expand existing Automobile Sales facility.

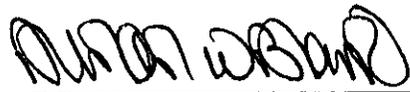
*(previous SUP 99-0129)*

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Land, Clark, Carroll, Mendelson & Blair, P.C.  
**Duncan W. Blair, Esquire**  
*Print Name of Applicant or Agent*



*Signature*

112 South Alfred Street, Suite 300  
*Mailing/Street Address*

(703) 836-1000 (703) 549-3335  
*Telephone # Fax #*  
*E-Mail: dblair@landclark.com*

Alexandria, Virginia 22314  
*City and State Zip Code*

\_\_\_\_\_  
*Date*

===== **DO NOT WRITE BELOW THIS LINE- OFFICE USE ONLY** =====

*Application Received:* \_\_\_\_\_ *Date & Fee Paid:* \_\_\_\_\_ \$ \_\_\_\_\_

*ACTION - PLANNING COMMISSION:* \_\_\_\_\_

*ACTION - CITY COUNCIL:* \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*)             the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

**Shaker Motor Car Company is a sole proprietorship owned by Gholam Reza Shaker.**

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**Parking Plan is attached.**

**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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

**Gholam Reza Shaker, trading as Shaker Motor Car Company (the "Applicant") is requesting a special use permit amendment to expand his existing automobile sales facility authorized by Special Use Permit 99-0129 ("SUP 99-0129") by increasing the number of vehicles that can be displayed outside the building from nine (9) to thirty-two (32). The proposed expanded sales area is shown on Exhibit A. As part of the requested expansion, the Applicant is proposing to install a landscape area consisting of evergreen shrubs, ground cover and trees along Duke Street, generally in accordance with Exhibit B.**

**The Applicant formerly leased the property known as 3020 through 3030 Duke Street and was the only tenant of the three structures erected on the property. The Applicant is now the contract Purchaser of the property. The Applicant intends to continue to occupy 3030 Duke Street as the sales office and to occupy the garage at the rear of 3020 Duke Street as a storage/display area for up to six (6) vehicles. The Applicant does not intend to occupy for other than long term storage or rent to a third party the front building at 3020 Duke Street and, in fact, intends to demolish the structure.**

**The Applicant has operated his business at this site since 1997. The proposed expansion and improvements to the Property are consistent with the zoning and master plan for the Property and will not be detrimental to the surrounding uses and properties.**

**USE CHARACTERISTICS**

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

a new use requiring a special use permit,

a development special use permit,

an expansion or change to an existing use without a special use permit,

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).

**No change from SUP 99-0129.**

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

**It is anticipated that Shaker Motor Car Company will have four (4) employees with no more that three (3) employees being on site at any given time.**

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

Day:

Hours:

**No change from SUP 99-0129.**

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

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

**No change from SUP 99-0126, all mechanical equipment will comply with permitted levels under the Alexandria City Code.**

B. How will the noise from patrons be controlled?

**It is not anticipated that customers noise will be a source of complaints, as such, no control measures are necessary.**

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

**It is not anticipated that offensive odors will emanate from the use of the property as a result of the proposed expansion.**

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?

**No change from SUP 99-0129.**

- B. How much trash and garbage will be generated by the use?

**No change from SUP 99-0129.**

- C. How often will trash be collected?

**No change from SUP 99-0129.**

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

**Litter is not anticipated to be a problem; however, Shaker Motor Car Company will self-police the exterior display area and adjacent right of way.**

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:

**Small quantities of cleaning solvents generally recognized appropriate for business use may be stored, used and disposed of in accordance with manufacturer's instructions and applicable regulations.**

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:

**Small quantities of organic compounds generally recognized appropriate for business use may be stored, used and disposed of in accordance with manufacturer's instructions and applicable regulations.**

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

**There have been no security issues with the current business, and it is not anticipated that extraordinary security measures will be required as a result of the proposed expansion.**

**ALCOHOL SALES**

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

Yes.  No.

*If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.*

**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

**Pursuant to §8-200(A) 12 parking spaces are required.**

B. How many parking spaces of each type are provided for the proposed use: **42 spaces**

25 Standard spaces                      3 Compact spaces  
1 Handicapped accessible spaces.                      13 Other.

C. Where is required parking located?       on-site       off-site (check one)

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

**Not applicable.**

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **None.**

B. How many loading spaces are available for the use? **None.**

C. Where are off-street loading facilities located? **Not Applicable.**

D. During what hours of the day do you expect loading/unloading operations to occur?  
**Not Applicable.**

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
**Not Applicable.**

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, there is a dedicated left hand lane on Duke Street adjacent to the site and street access is adequate for the proposed expansion.**

#### 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?  N/A  square feet.

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

3,681  sq. ft. (existing) +  0  sq. ft. (addition if any) =  3,681  sq. ft. (total)

**Note: The Sales Building consists of 1,050 square feet.**

**The Garage Building consists of 1,431 square feet.**

**The Long Term Storage consists of 1,200 square feet.**

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: \_\_\_\_\_

**\*Two separate stand alone buildings.**

C:\adata\zoning\ShakerMotor.SUP.wpd

**AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION**

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: \_\_\_\_\_

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

**None.**

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

-0- hydraulic lifts or racks

-0- service pits

-0- 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)?

**Four (4) Customer Vehicle.**

**Six (6) Interior Vehicle Display/Storage Spaces.**

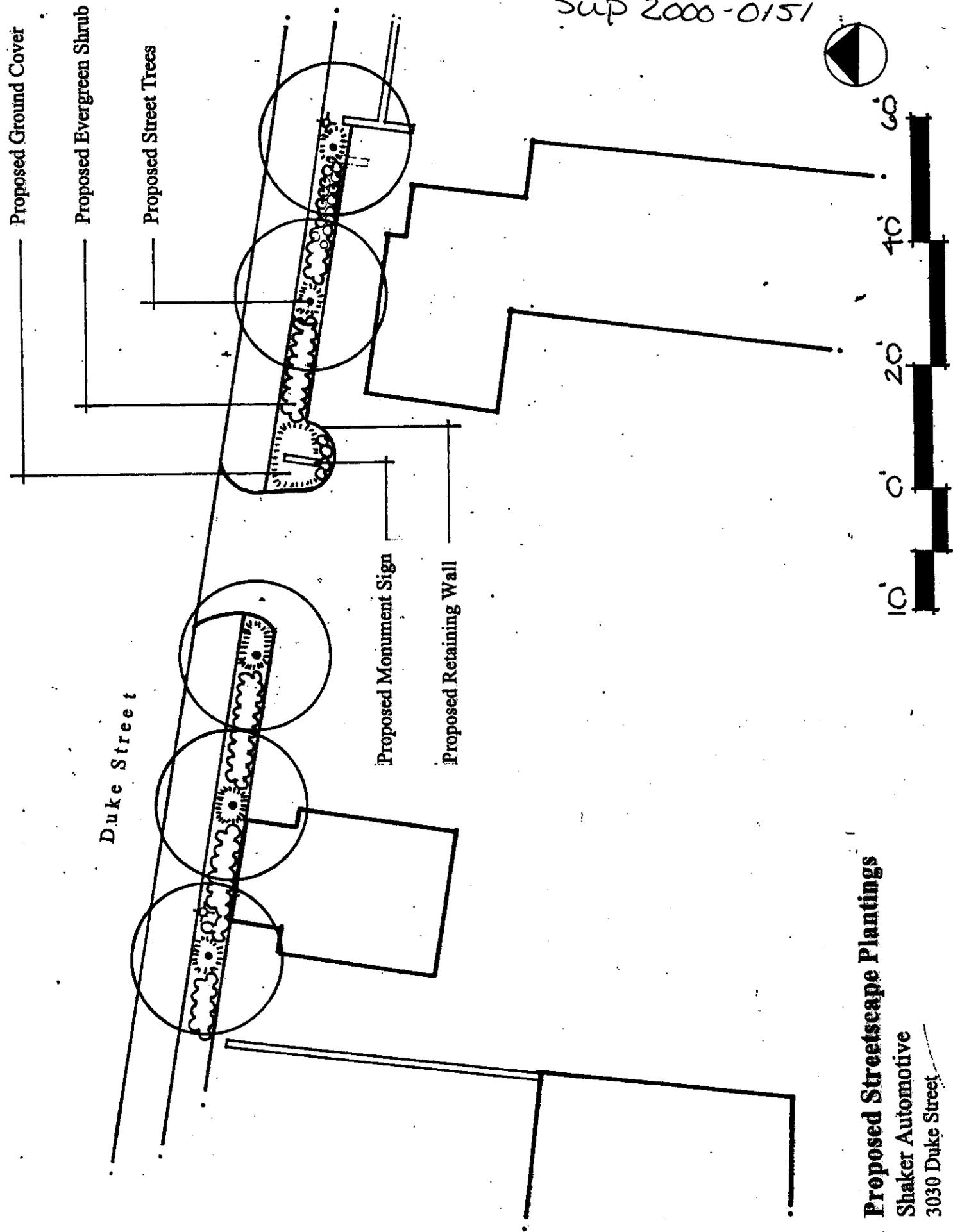
**Thirty-two (32) Exterior Vehicle Display Spaces.**

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.*

C:\adata\zoning\ShakerautoSUP.app.wpd

Sup 2000-0151



**Proposed Streetscape Plantings**  
 Shaker Automotive  
 3030 Duke Street

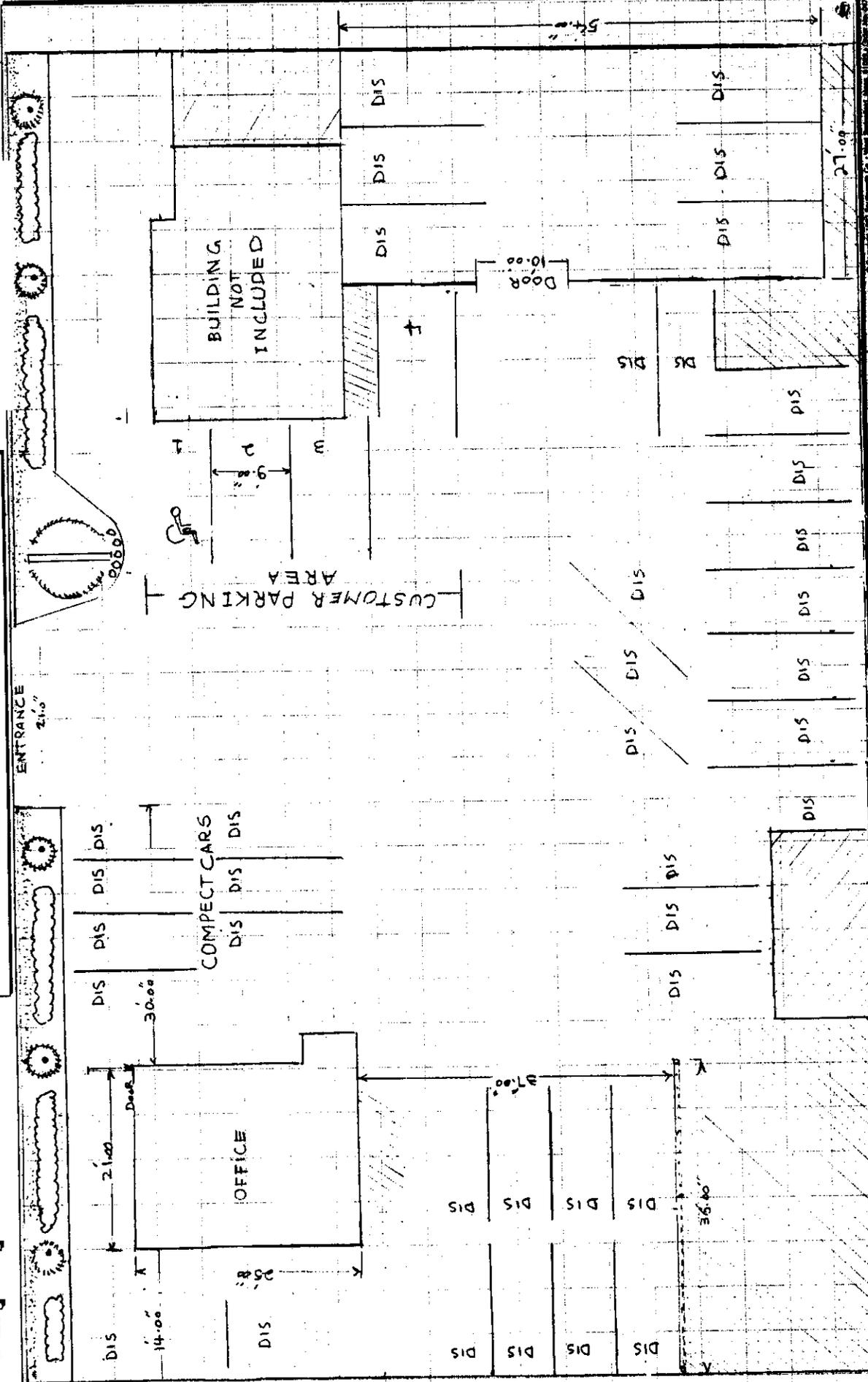
SUP #2000-0151  
3020-3030 DUKE ST

# All-purpose Grid

— 3030 Duke St. — EAST

SCALE: 1/4" = 5'-0"

ENTRANCE 21'-0"



APPLICATION for SPECIAL USE PERMIT # 2000-0151

PROPERTY LOCATION: 3020-3030 Duke Street, Alexandria, Virginia

TAX MAP REFERENCE: 61.04 01 15, 16 & 17 ZONE: CG/Commercial General

APPLICANT Name: Gholam Reza Shaker trading as Shaker Motor Car Company

Address: 3020 Duke Street, Alexandria, Virginia

PROPERTY OWNER Name: John L. O'Rourke and Mildred R. O'Rourke

Address: 8512 Mt. Zephr Drive  
Alexandria, Virginia 22309-2309

PROPOSED USE: Special Use Permit to expand existing Automobile Sales facility.

*(Application 01/13/01)*

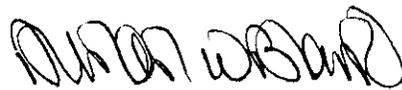
THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**Land, Clark, Carroll, Mendelson & Blair, P.C.**  
**Duncan W. Blair, Esquire**

*Print Name of Applicant or Agent*



*Signature*

**112 South Alfred Street, Suite 300**

*Mailing/Street Address*

**(703) 836-1000**

**(703) 549-3335**

*Telephone #*

*Fax #*

**E-Mail: *dblair@landclark.com***

**Alexandria, Virginia 22314**

*City and State*

*Zip Code*

*Date*

=====**DO NOT WRITE BELOW THIS LINE- OFFICE USE ONLY**=====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 01/2/01 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 01/13/01PH -- CC approved the Planning Commission recommendation.