

EXHIBIT NO. 1

3  
1-26-02

Docket Item # 2  
SPECIAL USE PERMIT #2001-0113

Planning Commission Meeting  
January 3, 2002

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

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

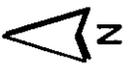
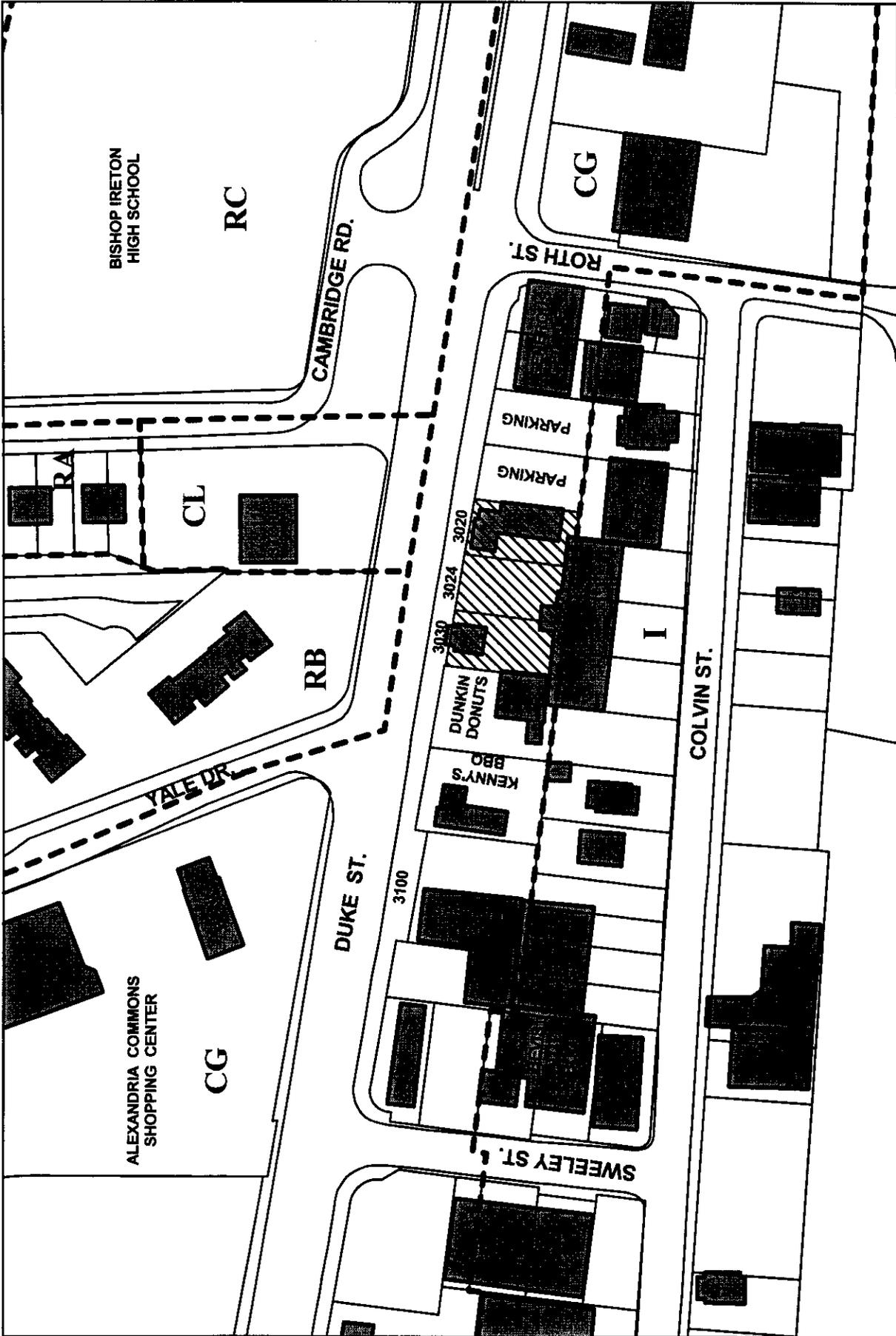
**LOCATION:** 3020 – 3030 Duke Street

**ZONE:** CG/Commercial General

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**PLANNING COMMISSION ACTION, JANUARY 3, 2002:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



01/03/02

SUP #2001-0113



STAFF RECOMMENDATION:

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. **CONDITION AMENDED BY STAFF:** No junked, abandoned, or stripped vehicles shall be displayed, 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. 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. Vehicles shall be parked in a neat, orderly arrangement. (P&Z) (SUP #2000-0151)
8. No amplified sound shall be audible at the property line. (T&ES) (SUP #97-0144)
9. 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 re-paved, 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 AMENDED 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 Planing Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP #2000-0151~~)
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. (SUP 2001-0151)
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. This special use permit allows a reduction in the parking requirement 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) (SUP #2000-0151)
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. The applicant shall provide site lighting to meet minimum city standards. (T&ES) (SUP #2000-0151)
23. 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) (SUP #2000-0151)
24. 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) (SUP #2000-0151)
25. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP #2000-0151)

DISCUSSION:

1. The applicant, Mr. Shaker, is before the Planning Commission for a review of the special use permit for an automobile sales business.
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 the subject business and parking lot. The surrounding land uses include retail commercial along the Duke Street corridor.
3. On November 15, 1997, City Council granted SUP #97-0144 to the applicant for the operation of an automobile sales and rental business. On December 12, 1998, City Council granted SUP #98-0136 allowing more vehicles to be displayed, an expansion of the hours of operation, and a reduction of off-street parking. On January 2, 2001, City Council reviewed and approved the applicant's request to expand the automobile sales business (SUP #2000-0141).
4. The applicant, as approved in January 2000 (SUP #2000-0141), occupies the full three lots known as 3020-3030 Duke Street for the automobile sales business. He is currently permitted to operate an automobile sales business from 10:00 a.m. to 8:30 p.m. Monday through Saturday, and is allowed to display 28 vehicles for sale outside on the surface parking lot and six vehicles for sale inside one of the on-site buildings. No automobile repair work or car washing is permitted.
5. Zoning staff responded to a complaint on August 7, 2001, and found the applicant in violation of Condition #15 for having illegal signage. The applicant has also been cited for violations of Conditions #7 and #23, regarding required parking, landscaping, and signage. The applicant has recently worked with staff to develop a satisfactory parking and landscaping plan on November 5, 2001. Staff visited the site again on November 29, 2001, and found that the applicant had paved and striped the parking lot in a manner consistent with the approved parking plan, and had installed landscaping based on the approved landscaping plan. The applicant submitted a sign design to staff on December 12, 2001, and is in the process of complying with the monument sign requirement detailed in Condition #23. Staff finds this sign design acceptable.

STAFF ANALYSIS:

Staff supports the continued operation of the existing use and commends the applicant for finally complying with the parking lot and landscaping requirements detailed in Conditions #7 and #23 of the special use permit. The applicant submitted a sign design to staff on December 12, 2001 and is in the process of complying with the monument sign requirement detailed in Condition #23. Staff finds the proposed sign design acceptable.

The appearance of the site, with regard to the paving and arrangement of the parking lot, the landscaping and the removal of trash and debris on the site, has been vastly improved under the care of its current owner. Staff notes that the newly planted trees are very good specimens approximately 20 feet in height and that the new shrubs are also of good quality.

Staff has included a condition requiring a review of the automobile business one year after approval so if there are any future problems with its operation, additional conditions may be imposed. Staff supports the continued operation of the existing business subject to the recommended conditions.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 T&ES staff believes the applicant has satisfactorily complied with condition #9 of SUP#2000-0151 for the paving of the parking lot.

R-1 The applicant shall comply with all previous recommendations of SUP #2000-0151.

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

F-1 Concur.

APPLICATION for SPECIAL USE PERMIT # 2001-0113

[must use black ink or type]

PROPERTY LOCATION: 3020-3030 DUKE ST

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT Name: GHOLAM REZA SHAKER, TRADING AS SHAKER MOTOR CAR COMPANY  
Address: \_\_\_\_\_

PROPERTY OWNER Name: \_\_\_\_\_  
Address: \_\_\_\_\_

PROPOSED USE: REVIEW OF AUTOMOBILE SALES BUSINESS

**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.

DUNCAN W. BLAIR, JR.  
Print Name of Applicant or Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone #      Fax #

\_\_\_\_\_  
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: \_\_\_\_\_

SUP 2001-0113



City of Alexandria, Virginia



DEPARTMENT OF PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314  
(703) 838-4666  
FAX (703) 838-6393

October 10, 2001

Mr. Gholam Reza Shaker  
3020-3030 Duke Street  
Alexandria, Virginia 22314

RE: SUP #2000-0151  
Shaker Motor Car Company

Dear Mr. Shaker:

Please be advised that Condition #7 of the special use permit requires you to provide a final parking plan which includes at least eight regulation spaces to the satisfaction of the Director of Planning and Zoning. Condition #23 requires you to provide additional landscaping on the site in order to maximize the screening of the parking area from Duke Street and to refine the design of a monument sign pursuant to a plan to the satisfaction of the Director of Planning and Zoning. Our records indicate that you have failed to submit both plans, although a recent inspection of the property reveals that you appear to be installing a retaining wall along the Duke Street frontage. Enclosed is a copy of the special use permit approval for your reference.

Please be advised that Condition #16 of the special use permit requires a review of the permit one year after Council approval, in January 2002. Based on this violation and another citation previously issued to you, this case will be docketed for review by the Planning Commission and City Council in January 2002. We will send a letter to you advising you of the hearing dates, with the notice package, at a later date.

If you wish to avoid a negative staff recommendation, please provide us with the required plans and materials in the near future and call to discuss them.

If you have any questions, please do not hesitate to contact me directly at (703) 838-3866, extension 333.

Very truly yours,

Kathleen Beeton  
Urban Planner

Enclosure

cc: Eileen P. Fogarty, Director  
Duncan Blair, Esq.  
VIA CERTIFIED MAIL



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

TICKET NO

**NOTICE OF VIOLATION**

**YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE**

10/10/01 Wednesday 11:00  
Date ticket served Day of Week Time AM/PM

Location of Violation: 3020-3030 Duke St.; Shaker Motor Car Company

Ord. Section: 1505

Description of Violation: Violation of SUP#200-0151 Conditions #7 & #23 requires a final parking plan and landscaping plan to be submitted, reviewed, and approved by the Director of Planning & Zoning.

Penalty \$: 50.00

1st  2nd  
 3rd/MORE

**IF THE VIOLATION IS NOT CORRECTED BY  
10 days AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.**

Kathleen A. Berton  
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

- VIOLATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

**NOTICE SERVED ON:**

NAME: LAST FIRST MIDDLE

PROPERTY OWNER  
 COMPANY

NAME

POSITION

OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Gholam Reza Shaker  
Name of Person or Business Served

3020-3030 Duke St.  
Address of Service

Alexandria VA 22314  
City/State

Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

10/10/01 Signature Kathleen A. Berton  
Date Print Name  
Phone # 703-838-3862 x333

**WARNING**

**YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS**

111A CERTIFIED MAIL

**1. TO PAY PENALTY AND WAIVE YOUR RIGHT HEARING:**

- Check the "Admit Violation" or "No Contest" below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

**2. TO REQUEST A COURT HEARING:**

- Check the "Contest in Court" box below and;
  - (a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
  - (b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

**3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:**

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

**FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED**

**YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:**

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_

SUM 1001-0115



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**

YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

August 7 2001 Tuesday 8:00am  
Date ticket served Day of Week Time AM/PM

Location of Violation: lot between 3020  
and 3030 Duke Street

Ord. Section: 9-104 (I)

Description of Violation: illegal vehicle  
signs advertising price  
of vehicles and "like new"  
stickers

14 cars with advertising

Penalty \$: 50.00

1st  2nd  
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY  
August 17, 2001 AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.

Mauro C. Wilson 102  
Inspector's Signature ID Number

I personally observed or investigated the commission of the  
violation noted above and/or violation was based upon signed  
affidavit.

- VIOLATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

SI 98-0136

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

PROPERTY OWNER  
 COMPANY

NAME

POSITION

OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of  
Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last  
known home or business address of the respondent  
or the respondent's agent

Shaker Motor Company  
Name of Person or Business Served

3030 Duke Street  
Address of Service

Alexandria Virginia  
City/State

Posted true copy of this notice at the site of the  
infraction

The undersigned states that he/she is an employee  
of the City of Alexandria Department of Planning  
and Zoning and knows this Certificate of Service to  
be true to the best of his/her knowledge.

Signature Mauro C. Wilson  
Print Name Mauro C. Wilson  
Date 08/07/01 Phone # 838-4666

**WARNING**  
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE  
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF  
SERVICE IN ONE OF THE FOLLOWING WAYS

L-02 TR NO 2282

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A  
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:  
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or  
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE  
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL  
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT  
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT  
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE  
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS  
CERTIFICATION:

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have  
answered as indicated above, and corrected or made  
substantial efforts to correct the violation that I have  
admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_

SUP 2001-0113 F-PLN-0071 (7/00)

(703) 461-7800  
called w/news  
that ticket will not  
be rescinded - talked to  
Mr. Shaker - ES

SUP 2001-0113

~~SUP 98-0136~~

SUP# 2000-0151

SHAKER MOTOR  
CAR COMPANY  
3030 Duke Street  
Alexandria VA 22314

August 7, 2001

Mr. Peter Leiberg  
Principal Planner  
Planning & Zoning  
301 King Street  
City Hall, Suite 2100  
Alexandria, Virginia 22314

In re: Notice of Violation Ticket No. 2282  
Issued August 7, 2001 by Mario J. Wilson

Dear Mr. Leiberg:

I am writing to request that due consideration be given to rescinding the ticket that I received this morning. After investigation, it was determined that the signs on fourteen (14) of my cars advertising them for sale violated the City of Alexandria's sign ordinances regulating motor vehicle signs.

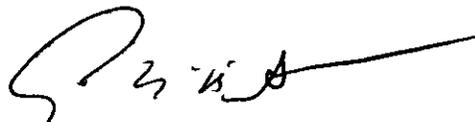
I was unaware of this prohibition, it is included as a condition of my Special Use Permit and I was given no warning or ability to cure the defect prior to the ticketing.

I am removing these signs from the vehicles being displayed on my property.

I would appreciate your advising me of the status of this matter.

Very truly yours,

S. REZA SHAKER



APPLICATION for SPECIAL USE PERMIT # 2001-0113

[must use black ink or type]

PROPERTY LOCATION: 3020-3030 DUKE ST

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT Name: GHOLAM REZA SHAKER, TRADING AS SHAKER MOTOR CAR COMPANY  
Address: \_\_\_\_\_

PROPERTY OWNER Name: \_\_\_\_\_  
Address: \_\_\_\_\_

PROPOSED USE: REVIEW of AUTOMOBILE SALES BUSINESS

**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.

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DUNCAN W. BLAIR, mg.  
Print Name of Applicant or Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone #      Fax #

\_\_\_\_\_  
City and State      Zip Code

\_\_\_\_\_  
Date

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

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

ACTION - PLANNING COMMISSION: 01/03/02 Recommended Approval UC

ACTION - CITY COUNCIL: 01/26/2002PH--CC approved the Planning Commission recommendation.