

EXHIBIT NO. 1

16
11-16-02

Docket Item #16
SPECIAL USE PERMIT #2002-0093

Planning Commission Meeting
November 7, 2002

ISSUE: Consideration of a request for a special use permit for expansion and change of ownership for a motor vehicle leasing, storage, and light repair business.

APPLICANT: Thrifty Rent-A-Car System Inc.
by Steve Percefull

LOCATION: 350 Hooff's Run Road
Thrifty Rent-A-Car

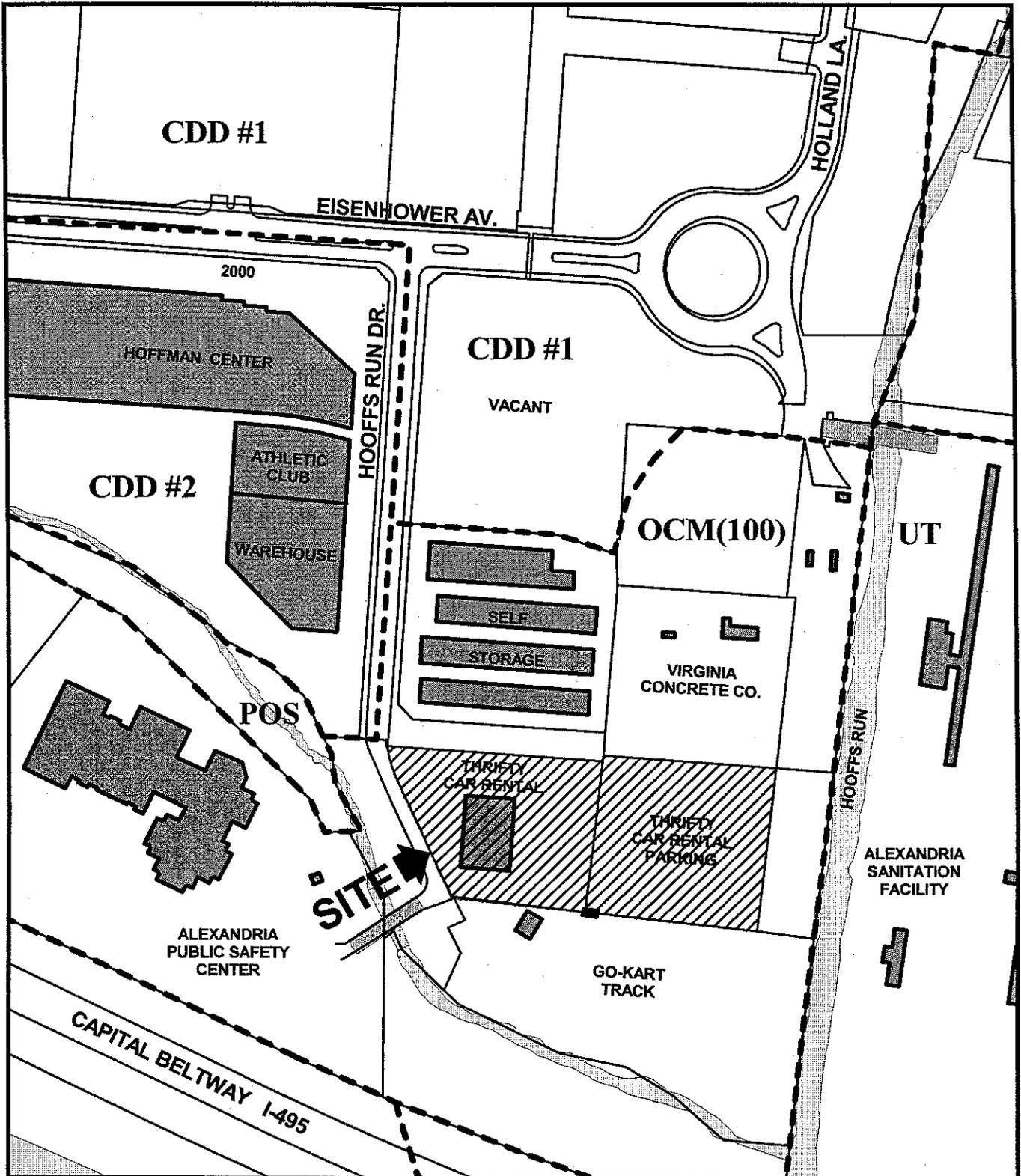
ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, NOVEMBER 7, 2002: On a motion by Mr. Dunn, seconded by Mr. Gaines, 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 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

There were no speakers on this item.



SUP #2002-0093

11/07/02



STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2271)
2. The hours of operation of the business shall be six (6) days a week, Monday through Saturday from 8:00 A.M. to 8:00 P.M., and Sunday from 9:00 A.M. to 6:00 P.M., as requested by the applicant. (PC) (SUP #2271)
3. The entire property shall be enclosed with an eight (8) foot high chain link fence. (P&Z) (SUP #2271)
4. **CONDITION DELETED BY STAFF:** ~~A detailed layout plan of the stacked parking arrangement shall be submitted to the Director of Planning and Community Development for approval. The plan is to show any proposed improvements to the property including paving, landscaping and lighting. (PC) (SUP #2271)~~
5. **CONDITION AMENDED BY STAFF:** No rental cars shall be displayed, parked, or stored on the public rights-of-way. (P&Z) ~~(T&ES)~~ (SUP #2271)
6. No banners, streamers, flags or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises be displayed in accordance with Section 7-6-173 of the City Code. (P&Z) (T&ES) (SUP #2271)
7. 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 #2271)
8. All rental cars shall be stored on the property in a neat and orderly fashion at all times. (P&Z) (SUP #2271)
9. **CONDITION DELETED BY STAFF:** ~~That the 1.00 acre site designated on the applicant's plan as future storage lot for cars not be included as part of this special use permit. (P&Z)~~

10. CONDITION DELETED BY STAFF: ~~That the applicant pay the City \$1.10 X 2,368 sf + \$0.20 X 5,050 sf = \$3,612.80 for Eisenhower Avenue improvements. (T&ES)~~
11. CONDITION DELETED BY STAFF: ~~That the applicant make provisions for dealing with methane gas. (T&ES)~~
12. CONDITION DELETED BY STAFF: ~~That the applicant install a guardrail on the west edge of Hooff's Run Drive, opposite the proposed perpendicular parking lot. (T&ES)~~
13. CONDITION DELETED BY STAFF: ~~That the applicant file a soils report with recommendations for building over a landfill site. (T&ES)~~
14. CONDITION DELETED BY STAFF: ~~That new construction, including the parking area, not be placed on existing asphalt road west of the property where an existing utility and emergency vehicle easement is now located. (T&ES)~~
15. CONDITION ADDED BY STAFF: Water runoff from car wash operations may not be indiscriminately discharged into the storm sewer system. The applicant must provide information showing that the existing car wash facility possesses appropriate permits and approvals, and if not, staff proposes the following alternatives:
 - a. Car washing shall be performed at an existing commercial facility.
 - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from the Alexandria Sanitation Authority.
 - c. Applicant may chose to seek coverage under a general Virginia Pollution Discharge Elimination System (VPDES) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with conditions specified therein. (T&ES)
16. CONDITION ADDED BY STAFF: Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
17. CONDITION ADDED BY STAFF: 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)

18. **CONDITION ADDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166. (T&ES)
19. **CONDITION ADDED BY STAFF:** No material shall be disposed of by venting into the atmosphere. (T&ES)
20. **CONDITION ADDED BY STAFF:** This permit shall be reviewed five years from approval by City Council in order to assess its compatibility with other uses in the area. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all SUP provisions and requirements, as part of that training. (P&Z)
22. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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)

DISCUSSION:

1. The applicant, Thrifty Rent-A-Car System, Inc., requests special use permit approval for the change of ownership of the existing automobile rental agency and maintenance facility located at 350 Hooff's Run Drive.
2. The subject property are two lots of record with approximately 275 feet of frontage on Hooff's Run Drive, 676 feet of depth and a total lot area of over four acres. The site is developed with a two-story office building having 15, 600 square feet and a maintenance shop building with 7,800 square feet. The immediately surrounding area is developed with industrial uses, including a go-kart racing track, a mini-storage business and a concrete company. To the west is the Alexandria Sanitation Authority Sewage Treatment Plant. South and east from the property is the City of Alexandria Police parking lot. Beyond the immediately adjacent uses, the Patent and Trade Office and Carlyle developments are located to the northwest.
3. On June 17, 1989, City Council granted Special Use Permit #2271 for the operation of an automobile rental and maintenance business. Since that time the property has changed ownership and staff was made aware of this change because of a business license review. Staff issued a ticket for the violation which limits the special use permit to the original applicant. Upon inspection of the property, staff also observed that there was an additional acre of property being used to stack vehicles beyond what was originally approved, and docketed the case for hearing. No other violations were observed. Staff is not aware of any complaints reported about this business. There are no other changes being proposed to the special use permit.
4. The operation at the site includes the administration and maintenance of Thrifty's rental car fleet for the Washington area. The facility serves three functions: it receives new cars coming into the rental fleet and inspects, prepares, and delivers them to a satellite office where they will be rented; receives vehicles that are taken out of the rental fleet from satellite offices, when a vehicle's lease terminates or for other reasons, and prepares them for departure to auction; and conducts any needed repairs on fleet vehicles. No vehicle sales or rentals occur on the site. Satellite offices, such as at 1306 Duke Street, conduct the business of renting to the public. However, the facility conduct long term vehicle leasing agreements with large organizations. A total of 20 employees work at the subject facility. The hours of operation of the business are Monday through Saturday from 8:00 a.m. to 8:00 p.m., and on Sunday from 9:00 a.m. to 6:00 p.m.

5. A total of 18 parking spaces are provided for employee and visitor parking. Parking for another 498 vehicles can be accommodated on the site and are for stacking the rental vehicles. Half of the area used for stacking cars is paved, and the rest is gravel.
6. Trash is collected two times a week from a dumpster located on the property that is fully enclosed.
7. Prior to 1992, the site was zoned I-2/Industrial which allowed and automobile rental and maintenance business by special use permit. In 1992 the property was rezoned to the OCM(100) zone which does not allow an automobile rental business. The leasing aspect of the Thrifty Car Rental is now classified as a nonemploying use under the section 12-300 of the zoning ordinance. The vehicle maintenance, which includes car washing and light auto repair, and storage aspects of the business are allowed in the OCM(100) zone with a special use permit.
8. Zoning: The subject property is located in the OCM(100)/Office commercial medium zone which allows light automobile repair and motor vehicle storage for more than 20 vehicles with a special use permit. The leasing aspect of the business is noncomplying.
9. Master Plan: The proposed use is consistent with the King Street/Eisenhower Avenue Metro Station chapter of the Master Plan which designates the property for uses consistent with OCM(100).

STAFF ANALYSIS:

The subject property is part of the extensive Eisenhower East planning study that is now underway. That planning effort anticipates the eventual redevelopment of the subject and most of the surrounding properties as mixed use, with residential, office and retail uses. The Carlyle and Patent and Trade Office developments to the north of Eisenhower Avenue are examples of how this former industrial area is changing, but there appears to be less immediate pressure for redevelopment in the vicinity around the Thrifty site. Staff has also learned that the present lease for the business does not expire for another 13 years.

Despite the long term redevelopment plans for the area, staff does not object to the change of ownership proposed at the Thrifty Car Rental located at 350 Hooff's Run Drive for the short term. Staff is not aware of any complaints about this business since it began operation over a decade ago. The additional acre now used for parking additional vehicles, that was not a part of the prior special

use permit approval, does not heavily impact adjacent property owners. The use continues to be compatible with the industrial uses occupying the properties immediately surrounding the subject site, and they include the Sanitation Authority, a concrete company, go-kart track, mini-storage, and parking lot for City Police cars.

However, staff anticipates that at some point in the next ten years, the use will become incompatible with new development that will be occurring in the area. For this reason, staff recommends a five year review of this special use permit so that the compatibility of the use can be reassessed. This approach is consistent with Council's approval of the special use permit for the concrete plant to the north. From a land use perspective, the current use is appropriate for the short term but will no longer be when its presence discourages additional redevelopment in the general area. Therefore, the City needs the opportunity to review this use with regard to the status of development in the future.

Staff has also added conditions relating to current standards on the treatment of water run-off. Staff has deleted a few of the conditions from the previous permit that have to do with the original construction of the business and are no longer relevant. Finally, staff added a one year review condition; in the event that there are any problems with the use, they can be addressed at that time.

With these conditions, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.
- R-1 Water runoff from car wash operations may not be indiscriminately discharged into the storm sewer system. The applicant must provide information showing that the existing car wash facility possesses appropriate permits and approvals, and if not, staff proposes the following alternatives:
 - a. Car washing shall be performed at an existing commercial facility.
 - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from the Alexandria Sanitation Authority.
 - c. Applicant may chose to seek coverage under a general Virginia Pollution Discharge Elimination System (VPDES) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with conditions specified therein.
- R-2 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-3 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.
- 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 Division of Environmental Quality on 703/519-3400, extension 166.
- R-5 No material shall be disposed of by venting into the atmosphere.

Code Enforcement:

- C-1 A soils report must be submitted with the building permit application.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 A fire prevention code permit is required for the proposed operation. An inventory and MSDS sheets for hazardous materials are required. A Spill Prevention Control and Countermeasures Plan is required for the proposed operation.
- C-6 Fire Extinguishers in approved, weather resistant cases are required to be installed at the proposed operation.

Health Department:

- F-1 No comments.

Police Department:

- F-1 Concur.

APPLICATION for SPECIAL USE PERMIT # 2002-0093

[X] Change of Ownership or [] Minor Amendment

VP

[must use black ink or type]

PROPERTY LOCATION: 350 Hooff's Run Road

TAX MAP REFERENCE: 79.00-01-09 ZONE: DCM-100 I-2

APPLICANT Name: Thrifty Rent-A-Car System, Inc.

Address: 5310 E. 31st Street Tulsa, OK 74135

PROPERTY OWNER Name: Hooff Fagelson Tract, LLC.

Charles Hooff
Address: 1707 Duke Street, Alexandria, VA 22314

SITE USE: Automobile rental agency/parking (expansion)

[X] THE UNDERSIGNED hereby applies for a Special Use Permit for Change in Ownership, in accordance with the provisions of Article XI, Division A, Section 11-503 (S)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia. THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

[] THE UNDERSIGNED hereby applies for a Special Use Permit for Minor Amendment, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief.

Steve Percefull, Executive Director, Thrifty Rent-A-Car System, Inc.
Print Name of Applicant or Agent

Signature

5310 E. 31st Street
Mailing/Street Address

918/669-2609 918/669-2580
Telephone # Fax #

Tulsa, OK 74135
City and State Zip Code

08/14/02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Date & Fee Paid: \$
Legal Advertisement:

ADMINISTRATIVE ACTION:

Date Director, Planning & Zoning

SUP # 2002-0093

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2271

Date approved: 06 / 06 / 1989
month day year

Name of applicant on most recent special use permit Welcome Corporation

Use Automobile rental and maintenance

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary)

No change from prior application - SUP #2271 with the following exception:

Installation of a 10,000 gallon underground fuel tank and dispenser.

SUP # 2002-0093

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

None

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
<u>20</u>	<u>20</u>

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

9. Are you proposing any change in the sales or service of alcoholic beverages? Yes No

If yes, describe proposed changes:

SUP # 2002-0093

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?

25 spaces located on-site

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?

Shared with on-site employee parking

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) Property owner Lessee

____ other, please describe: _____

16. The applicant is the (check one) Current business owner Prospective business owner

____ other, please describe: _____

SUP # 2012-0093

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Thrifty Rent-A-Car System, Inc. is a wholly-owned subsidiary of
Dollar Thrifty Automotive Group, Inc. (NYSE:DTG)

Sup 2002-0093

Thrifty Rent-A-Car
System, Inc.
World Headquarters
Suite 100
5330 E. 31st Street
P.O. Box 35250
Tulsa, OK 74153-0250

918 665 3930
Fax 918 669 2213

www.thrifty.com

Worldwide Reservation:
1-800-FOR-CARS®



August 26, 2002

Ms. Valerie Peterson
City of Alexandria, Virginia
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, Virginia 22313

Via Hand Delivery

Dear Valerie:

Subject: 350 Hooffs Run Road, Alexandria, Virginia

Confirming recent telephone conversations, Thrifty Rent-A-Car System, Inc. assumed the operations of our former licensee, Welcome Corporation, effective March 6, 2002. I have enclosed the completed Special Use Permit application indicating a change of ownership for the business located at 350 Hooffs Run Road. We agree to operate the Thrifty Car Rental business subject to the conditions of the existing Special Use Permit # 2271, which was issued to Welcome Corporation on June 6, 1989. Please note that a 10,000 gallon underground fuel tank was installed at the property in 1991. The fuel tank is registered with Virginia Department of Environmental Quality and will be operated in accordance with all applicable local, state and federal regulations.

Thank you for your assistance. I am planning to attend the Planning Commission meeting on November 7 and the City Council meeting on November 16. In the interim, please contact me if you have any questions regarding the application.

Sincerely,

THRIFTY RENT-A-CAR SYSTEM, INC.

A handwritten signature in black ink, appearing to read "Steve Percefull".

Steve Percefull
Executive Director

Enclosure

cc: John Hoffman



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

8-23-2002 Friday 4:00
Date ticket served Day of Week Time AM/PM

Location of Violation: 330 Hooffs
Run Road

Ord. Section: 11-505

Description of Violation: Violation of
Condition #1 SUP 2771
limiting owner to applicant
(Welcome Corp.)

Penalty \$: 50

1st 2nd
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
August 29 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

Valerie Peterson
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

SUP 2771 (COM 2002-0486)

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

Thrifty Car Rental Dennis Howley
Name of Person or Business Served
330 Hooffs Run
Address of Service
Alexandria, VA
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 Valerie Peterson
Print Name Valerie Peterson
Date 8-23-02 Phone # 703 838 3866 ext 338

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

Z-03 TKT No. 2617 ✓

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 _____ State _____ Zip _____
City _____

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 _____

APPLICATION for SPECIAL USE PERMIT # 2002-0093

[X] Change of Ownership or [] Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 350 Hooff's Run Road

TAX MAP REFERENCE: 79.00-01-09 ZONE: OCM-100

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Address: 5310 E. 31st Street Tulsa, OK 74135

PROPERTY OWNER Name: Hooff Fagelson Tract, LLC.

Address: Charles Hooff 1707 Duke Street, Alexandria, VA 22314

SITE USE: Automobile rental agency/parking (expansion)

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Steve Percefull, Executive Director, Thrifty Rent-A-Car System, Inc. PRLA Name of Applicant or Agent

Signature

5310 E. 31st Street Mailing/Street Address

918/669-2609 Telephone # 918/669-2580 Fax #

Tulsa, OK 74135 City and State Zip Code

08/14/02 Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Date & Fee Paid: \$ Legal Advertisement:

PLANNING COMMISSION ACTION: 11/07/02 RECOMMEND APPROVAL 7-0

ACTION: - CITY COUNCIL: 11/16/02PH--CC approved the Planning Commission recommendation.