



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0047

PROPERTY LOCATION: 628 S. Pickett Street

TAX MAP REFERENCE: 067.02.02-10 **ZONE:** I

APPLICANT:

Name: American Service Center Associates of Alexandria LLC

Address: 200 S. Pickett St Alexandria VA 22304

PROPOSED USE: General Auto Repair
Kody Shop, and/or Sales/Lease Vehicles, and Storage Motor Vehicle

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

RALPH MASIANTUONO

Print Name of Applicant or Agent

[Signature]

Signature

6/25/12

Date

200 S. Pickett St

Mailing/Street Address

703 981-1767

Telephone #

703-525-1430

Fax #

Alexandria VA 22304

City and State

Zip Code

Ralphm@ASCMB.com

Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

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. Ralph Mastantuono	200 South Pickett St Alexandria Va 22304	20%
2. Brooks Family II LLC	200 South Pickett St Alexandria Va 22304	16%
3. Lenore G Zinn Trust	200 South Pickett St Alexandria Va 22304	13.33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 628 South Pickett St Alexandria Va 22304 (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. Pickett Square LLC	4350 East West Highway Suite 500 Bethesda Md 20814	100%
2. Individual Ownership of	Pickett Square LLC	On addendum page
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

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. Ralph Mastantuono	None	None
2. Brooks Family II LLC	None	None
3. Lenore G Zinn Trust	None	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.

6/28/18
Date

JAMES STOLMAN
Printed Name


Signature

* ADDENDUM INFORMATION

SUP 2012-0047

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.

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Name	Address	Percent of Ownership
1. Lloyd W. Moore	4350 East West Highway Suite 500 Bethesda Md 20814	32.5%
2. Jill M. Moore	4350 East West Highway Suite 500 Bethesda Md 20814	22.5%
3.		

3. **Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

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. Lloyd W Moore	None	None
2. Jill M. Moore	None	None
3.		

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.

6/28/19 JAMES STOLLMAN
Date Printed Name


Signature

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.)

The applicant is applying for an SUP for three potential uses: operation of a body shop or an auto sales/display and/or auto storage. The applicant is applying for all three potential uses for flexibility in decision making necessitated by uncertainty around requirements or opportunities from MB parent.

The immediate and probably temporary use will be for excess vehicle storage from other Alexandria locations.

At some point in the reasonably near future, the primary use will become either a body shop or an auto sales/display area, possibly with some auto storage associated with either primary use. The space will not be used both for an auto body shop and for an auto sales/display.

When/if used as a body shop, the building will accommodate 16 working bays, including 2 with hydraulic lifts. (See Floor Plan 1) (Cars for employees, customers as well as cars awaiting repairs or being stored may be parked outside the building onsite.)

When/if used for sales/display, the building will display 9 vehicles. (See Floor Plan 2) (Cars for employees, customers and storage may be parked outside the building onsite.)

When used for auto storage, the building can store approximately 25 vehicles. (See Floor Plan 3) (Cars for employees, customers and storage may be parked outside the building onsite.)

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

10 to 20 per day (10-20)

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

20 employees, see below

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

Day:

Monday - Friday

Hours:

7:00 am - 9:00 pm

Saturday

7:00 am - 9:00 pm

Sunday

7:00 am - 9:00 pm

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

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

Noise levels will be within city requirements and will be typical of an auto facility

B. How will the noise be controlled?

Work will be done within the building

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

Odors will be consistant of an auto facility and body shop. Again all work will be
done within the building

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)

Trash will be mostly cardboard and scrap metal

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

10 lbs per day, 6 days a week

C. How often will trash be collected?

Trash will be collected two (2) times a week

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

All work will be done within the building with the proper disposal locations

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? / ONLY WITH BODY SHOP USE.

Yes. No.

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

Paints, oils, cleaners. Monthly quantity of about 50 - 100 gallons, Materials will

be disposed of by a commerical disposal company.

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. ONLY WITH BODY SHOP USE.

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

Solvents, paint thinners and degreasers solutions will be used. Monthly will be

about 50 - 100 gallons. Compounds will be disposed by a commercial disposal

company.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
We will follow all federal and state safety codes as well as have all employees

up to date on OSHA training

ALCOHOL SALES

13.

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

23 ~~50~~ _____ Standard spaces / OUTSIDE .
 _____ Compact spaces
as needed _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

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? 1

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where are off-street loading facilities located? Loading facilities are located in front and to the side of the building
- C. During what hours of the day do you expect loading/unloading operations to occur? During normal allowed loading and unloading times set by the city and state codes.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? as appropriate

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?

n/a

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?

12000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 12000 sq. ft. (total)

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

- a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

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

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

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: Body Shop

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

Under the Body Shop SUP we would only do authorized Body Shop Repairs

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

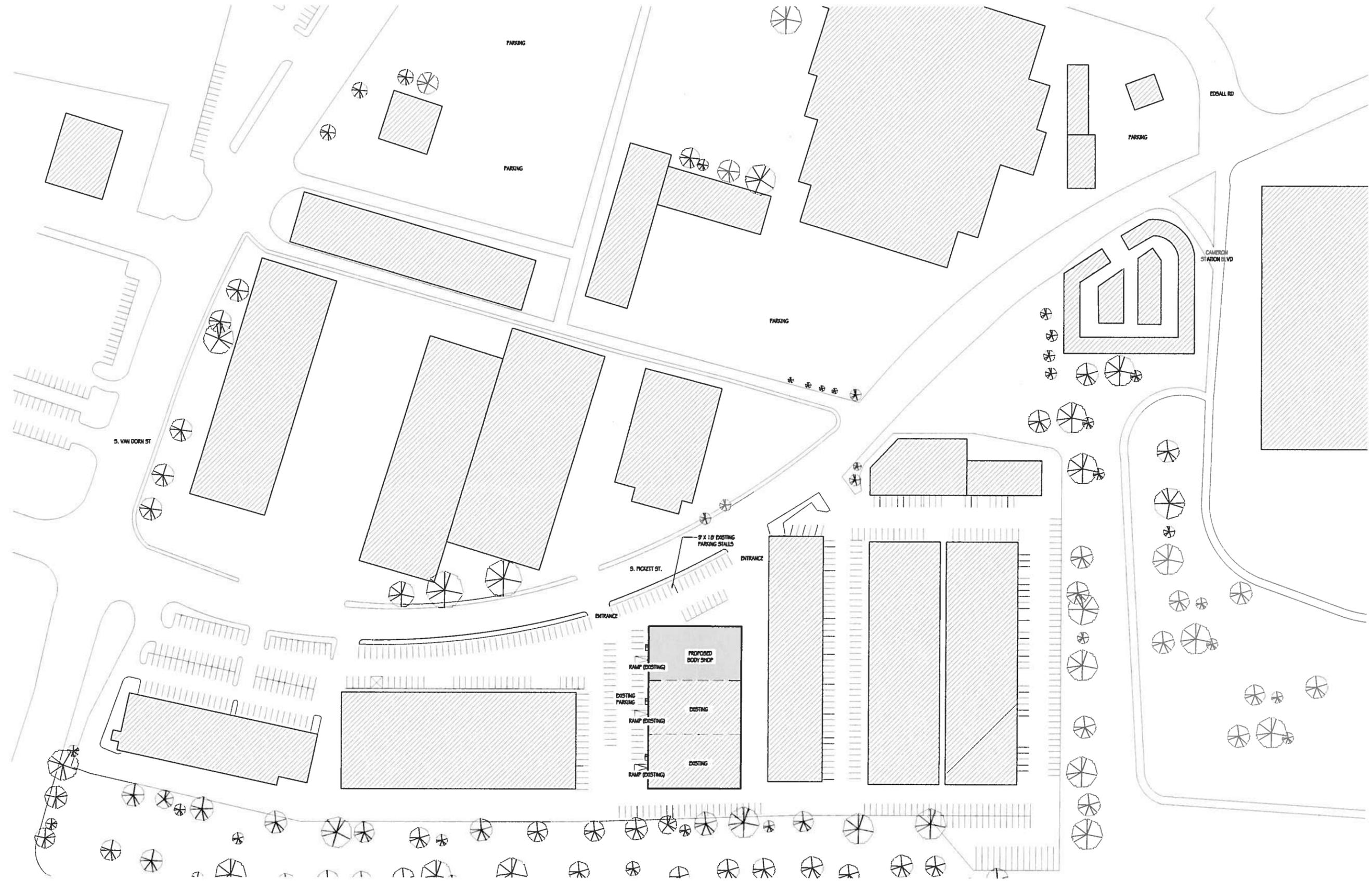
- 2 hydraulic lifts or racks
- _____ service pits
- 16 service bays

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)?

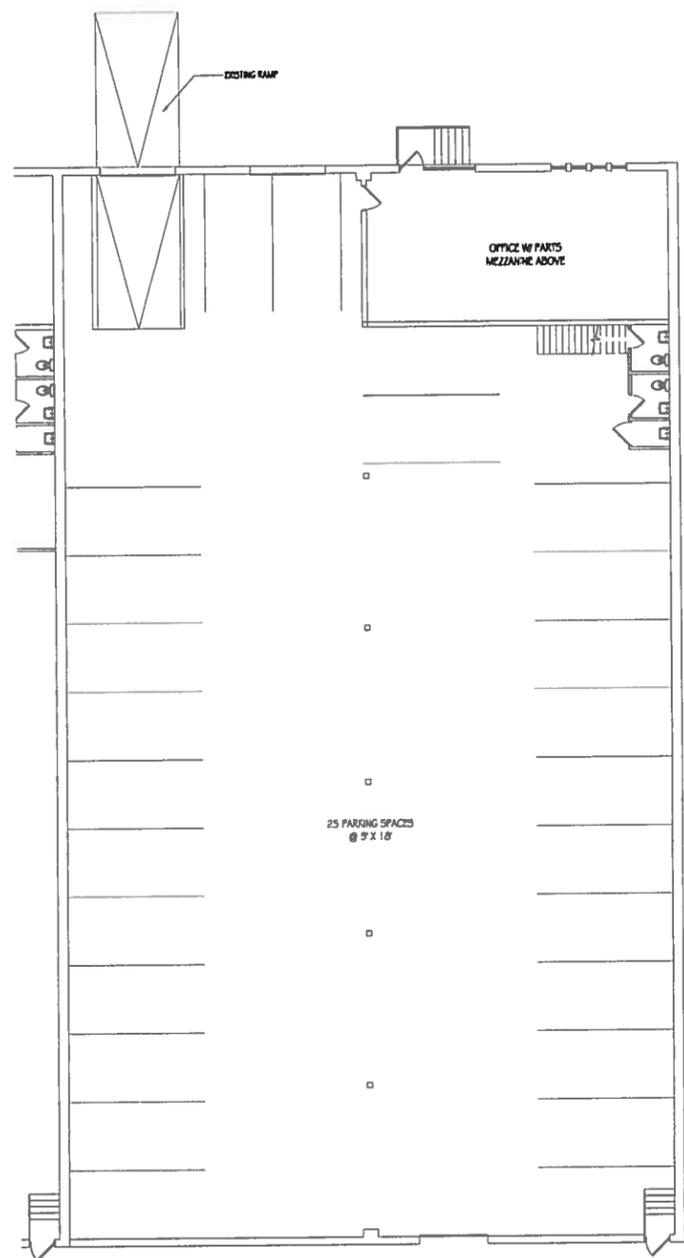
Body Shop 16 customer Cars inside 20 outside and 20 Employees
If Storage 30 inside and 25 outside
If Auto Sales 9 inside 25 Outside

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

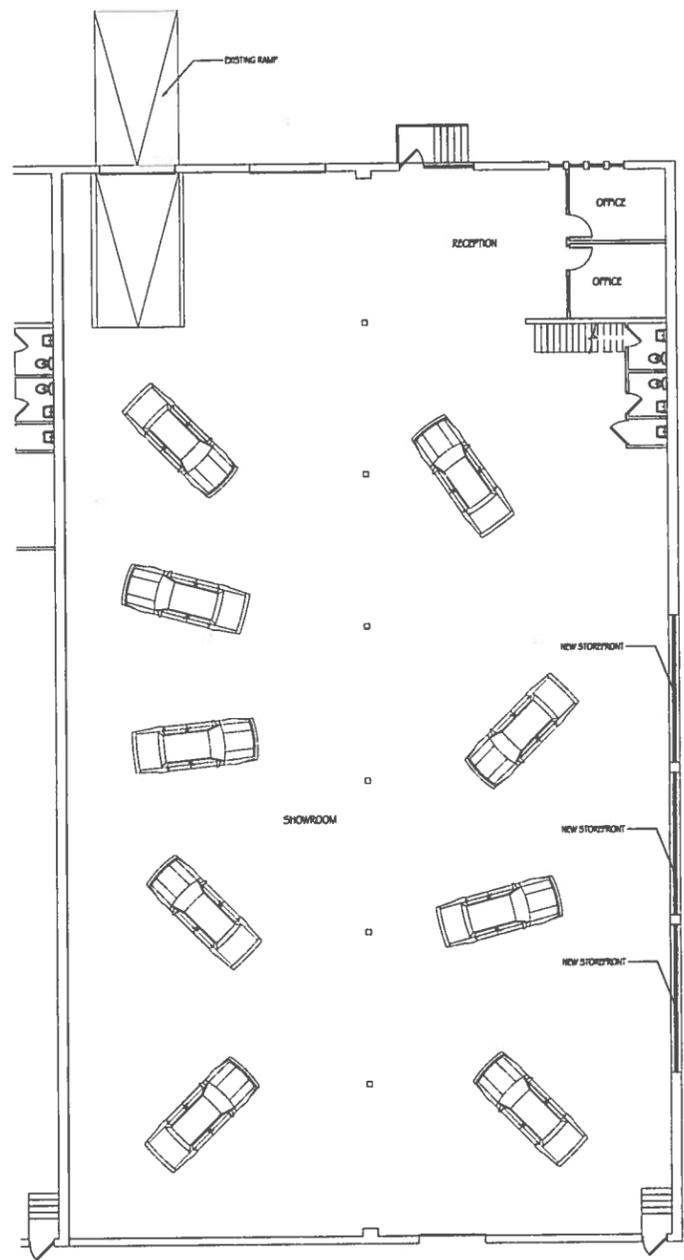
Please note: All repair work must occur within an enclosed building.



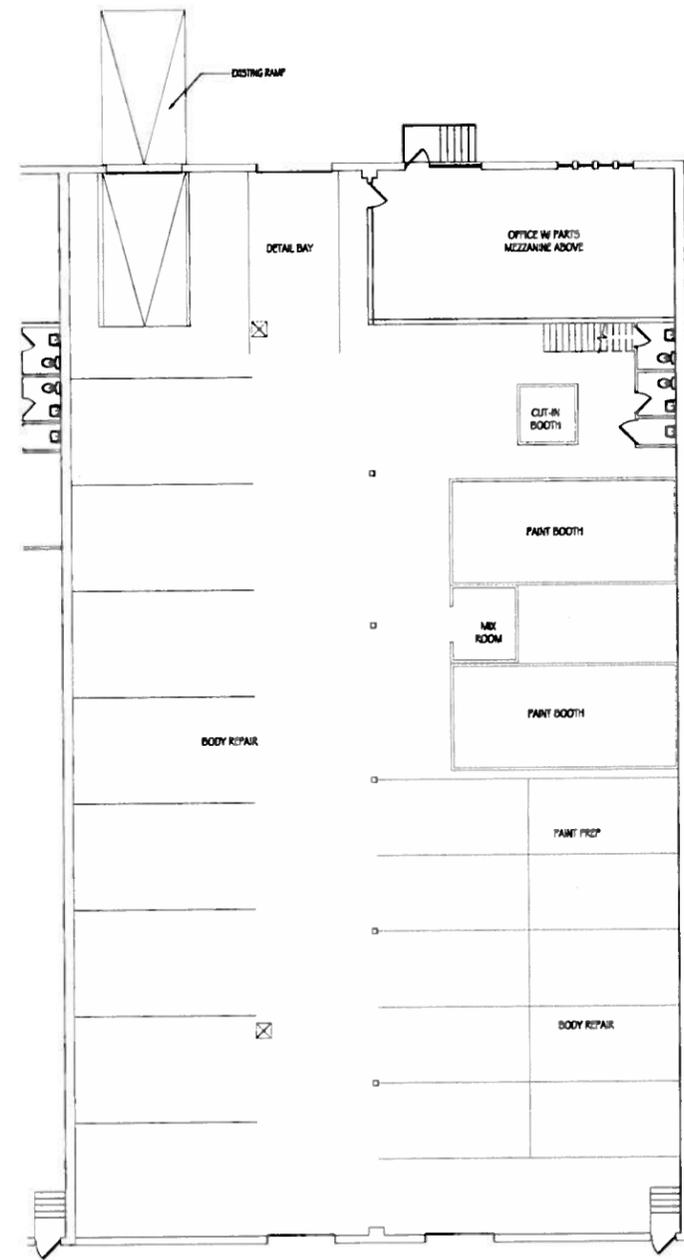
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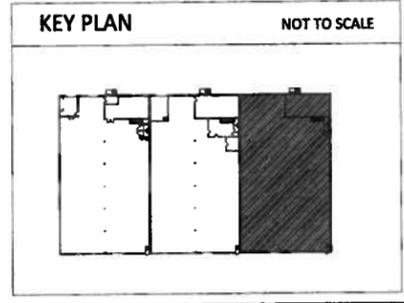
3 FLOOR PLAN OPTION 3
Scale: 1/32"=1'-0"



2 FLOOR PLAN OPTION 2
Scale: 1/32"=1'-0"



1 FLOOR PLAN OPTION 1
Scale: 3/32"=1'-0"



5/15/2012-0547