

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0034

PROPERTY LOCATION: 515 Mt. Vernon Avenue, Alexandria, Virginia

TAX MAP REFERENCE: part of 053.04 06 01, 02 & 03 **ZONE:** CSL-Commercial

APPLICANT: Service Low

Name: Yates Holdings, L.L.C.

Address: 317 East Braddock Road, Alexandria, Virginia 22301

PROPOSED USE: light automobile repair

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.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair

Print Name of Applicant or Agent

Signature

5/9/2011

Date

524 King Street

Mailing/Street Address

703 836-1000

Telephone #

703 549-3335

Fax #

Alexandria, Virginia 22314

City and State

Zip Code

dblair@landclark.com

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

State the name, address and percent of ownership of any person or entities 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.

Yates Holdings, L.L.C. is a Virginia limited liability company. The people or entities owning an interest of more than 10% is Jason Yates. It is anticipated that the operator of the light automotive repair facility will be a newly formed limited liability to be known as Yates Corner Automobile, LLC.

NARRATIVE DESCRIPTION

2. 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.

Yates Holdings, L.L.C. is a Virginia limited liability company, is requesting a special use permit to use and occupy approximately 4200 square feet of space on the ground and 4400 square feet of accessory space on the basement level of the commercial two story building to be constructed on the Project for light automobile repair.

3. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

The Applicant anticipates the automobile repair facility will service approximately fifteen (15) vehicles per day.

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

Approximately six (6) individuals will be employed on a full or part time basis. The anticipated maximum number of employees on site at any one time is six (6).

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

Day: **Monday - Friday**
Saturday

Hours: **6:30 am to 8:00 pm**
7:30 am to 6:00 pm

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

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

State the name, address and percent of ownership of any person or entities 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.

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

B. How will the noise from patrons be controlled?

It is not anticipated that noise will be a source of complaints; as such, no extraordinary noise mitigation and control measures are warranted. All repair work will be performed inside of the facility.

7. 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 light automobile repair facility.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

The type of volume of trash and garbage generated by the automobile facilities will be mainly refuse from products received (i.e. cardboard delivery boxes). Trash and garbage will be deposited and stored in the commercial dumpster on the dumpster pad shown on the site plan.

Used parts will be stored in containers on the basement and will be disposed of by a registered recycling company. Used fluids will be stored in containers on the basement level and disposed of by a registered recycling company. Used oil may be recycled onsite and used as heating oil for the automobile repair facility

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

The automobile repair facility will generate approximately less than one dumpster per day.

C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector three (3) days a week.

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

Not Applicable.

9. 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 materials defined as hazardous, generally recognized to be appropriate for use by automobile repair facilities in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

10. 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 to be appropriate for use by automobile repair facilities in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

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

The location and the proposed hours of operations of the automobile repair facility should provide a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures will be required for customers. The facility will be equipped with a security system.

ALCOHOL SALES

12. 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

13. 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?

Twenty-Two (22) parking spaces are required by CSL zone regulations for the light automobile repair facility.

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

The required parking for the automobile repair facility will be provided on the above grade parking deck and the below grade surface parking. It is anticipated that the below grade parking will be used for the automobile repair facility and a portion will be exclusively use by the automobile repair facility.

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?

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.

14. 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? **One (1) shared.**

C. Where are off-street loading facilities located? The common loading space is adjacent to the proposed convenience store.

See Development Site Plan page 4.

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

It is anticipated that loading and unloading activities will occur Monday – Friday 9:00 a.m. – 3:00 p.m.

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

It is anticipated that there will be approximately deliveries ten (10) per day. The majority of the deliveries will be from parts vendors delivered in passenger vehicles.

15. 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.

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:

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

Light automobile repair as defined by the ordinance.

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

6 hydraulic lifts or racks
 service pits
 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)?

20 vehicles

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

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

Development Special Use Permit with Site Plan (DSUP) # _____

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. Yates Holdings, L.L.C.	317 East Braddock Road Alexandria, VA 22301	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 515 Mt. Vernon Avenue, 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.		
2.		
3.		

Property owned same as applicant.

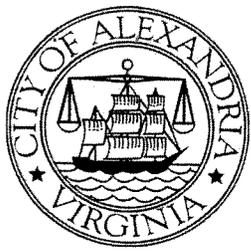
3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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.

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. Yates Holdings, L.L.C.	None	Alexandria Planning Commission and Alexandria City Council
2.		
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.

4/1/2011 Jason Yates JASON YATES Jason Yates
Date Printed Name Signature



2011 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110827-2011
Account Number: 110827
Tax Period: 2011
Business Name: Land, Clark, Carroll, Mendelson & Blair, P.C.
Trade Name: Land, Clark, Carroll, Mendelson & Blair, P.C.
Business Location: 524 KING ST
Alexandria, VA 22314

LAND CLARK CARROLL MELDELSON,
MEDELSON AND BLAIR PC
524 King St
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 27, 2011

Dear Taxpayer:

This is your 2011 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2011
Account Number: 110827
Tax Period: 2011
Business Name: Land, Clark, Carroll, Mendelson & Blair, P.C.
Trade Name: Land, Clark, Carroll, Mendelson & Blair, P.C.
Business Location: 524 KING ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Clark, Carroll, Mendelson & Blair, P.C.
524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

FIRST FLOOR AREA AND PARKING FOR LIGHT AUTO REPAIR

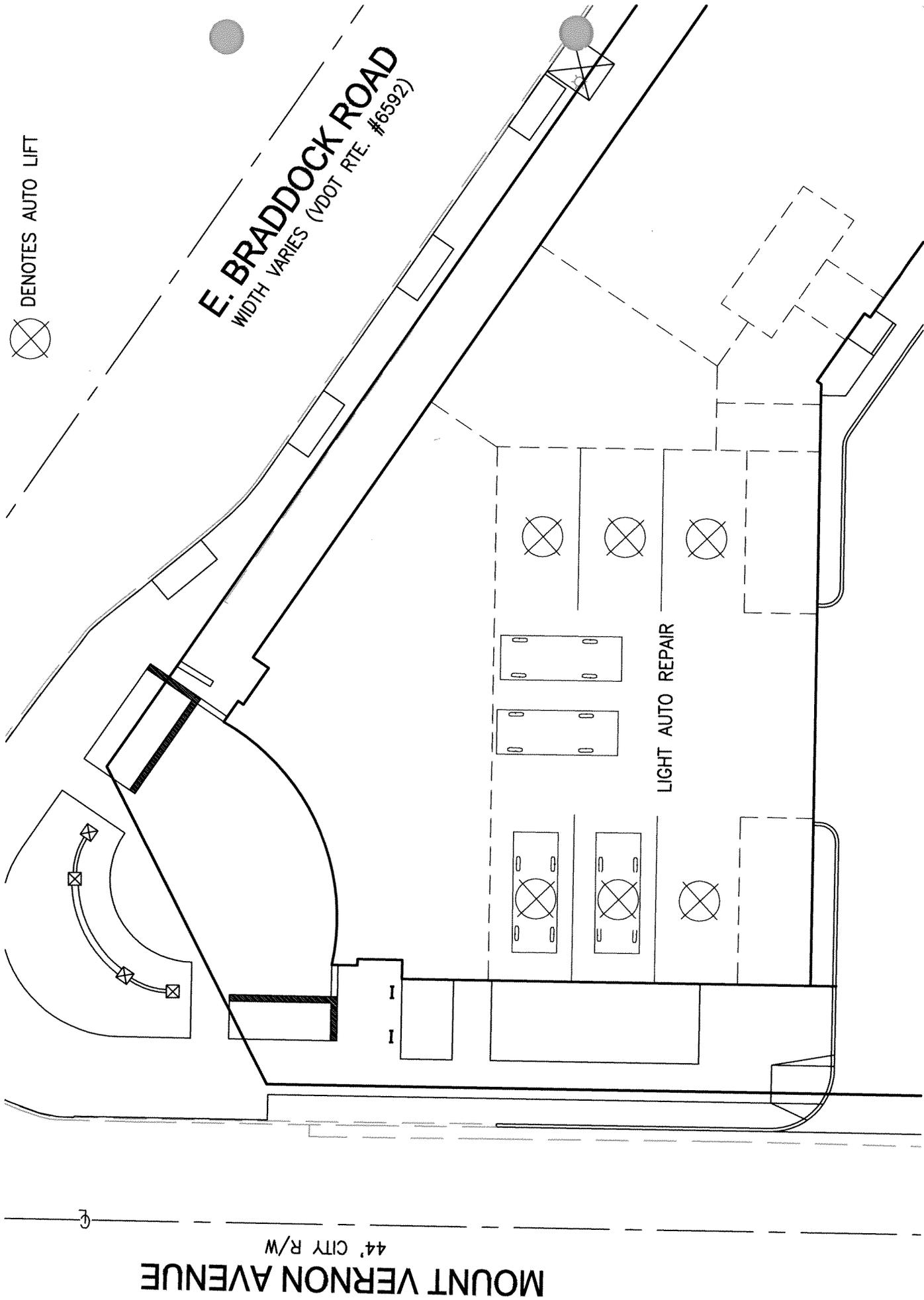
		<u>REQUIRED PARKING</u>
FIRST FLOOR AREA LIGHT AUTO REPAIR:	4,200 sq. ft.	11 Spaces

AREA CALCULATION FOR LIGHT AUTO REPAIR IN BASEMENT AND OTHER STORAGE AREAS LOCATED WITHIN THE BASEMENT:

		<u>REQUIRED PARKING</u>
BASEMENT LIGHT AUTO REPAIR:	4,400 sq. ft.	11 Spaces
BASEMENT CAR STORAGE AREA:	2,500 sq. ft.	(Can fit approx. 16 cars)
BASEMENT DRY CLEANERS EQUIP. AREA:	400 sq. ft.	0
BASEMENT ELECTRICAL ROOM:	300 sq. ft.	0
BASEMENT WATER PUMP ROOM:	300 sq. ft.	0
BASEMENT TENANT ACCESSORY STORAGE:	1,100 sq. ft.	0
		<hr/>
TOTAL:	9,000 sq. ft.	11 Parking Spaces

YATES CORNER SERVICE BAY EXHIBIT

SCALE: 1" = 10'



⊗ DENOTES AUTO LIFT

E. BRADDOCK ROAD
WIDTH VARIES (VDOT RTE. #6592)

MOUNT VERNON AVENUE
44' CITY R/W

LIGHT AUTO REPAIR