

EXHIBIT NO. 1

7  
9-13-08

Docket Item #6  
SPECIAL USE PERMIT #2008-0049

Planning Commission Meeting  
September 4, 2008

**ISSUE:** Consideration of a request for a special use permit to operate a general automobile repair business.

**APPLICANT:** Best Auto Corner  
by Nariman Sultanzada and Abdul Khair

**STAFF:** Nathan Randall  
[nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**LOCATION:** 451 Calvert Avenue

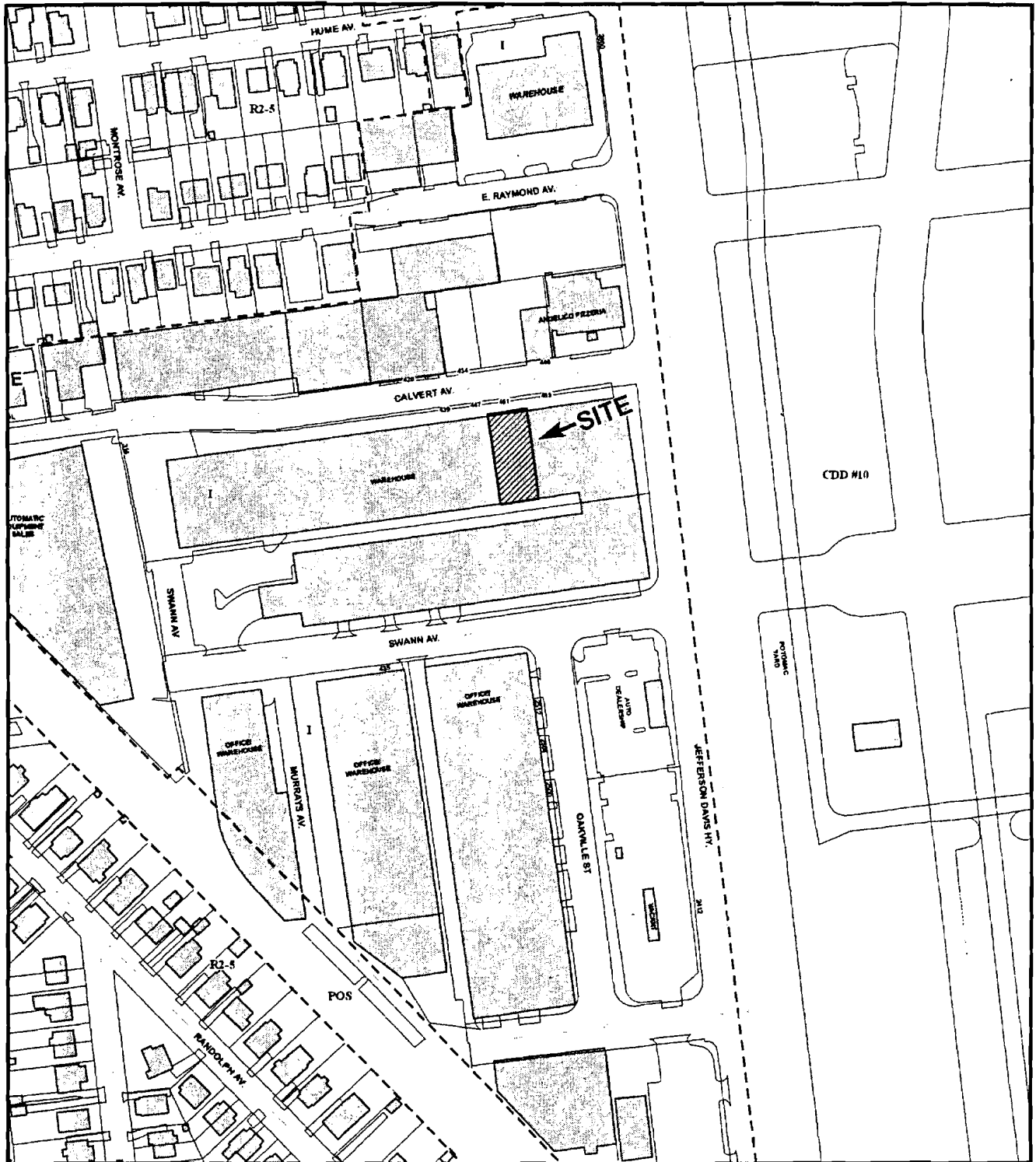
**ZONE:** I/Industrial

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008:** 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.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2008-0049**

**09/04/08**



## I. DISCUSSION

### REQUEST

The applicant, Best Auto Corner, requests special use permit approval for the operation of a general automobile repair business located at 451 Calvert Ave.

### SITE DESCRIPTION

The general automobile repair business is proposed for one unit of Building #6 at the Oakville Industrial Park. The entire property is one lot of record with 634 feet of frontage on Calvert Street, 150 feet of frontage on Jefferson Davis Hwy, 175 feet of frontage on Swann Street, and a total lot area of 107,248 square feet (2.46 acres.) Access to the property is from Calvert Ave. The general automobile repair business will occupy 6,420 square feet of space.



The surrounding area is occupied by a mix of industrial and commercial uses. Immediately to the north are two restaurants. To the south is Building #5 of the Oakville Industrial Park. To the east of the entire property is PotomacYard Landbay H and to the west is an industrial building not officially a part of the Oakville Industrial Park.

### BACKGROUND

The six industrial buildings at the Oakville Industrial Park were constructed between 1940 and 1960. On June 17, 1995, City Council granted Special Use Permit #95-0055 for the operation of a general automobile repair business, known as Dr. Motorworx, in the subject space. On January 25, 1997, City Council granted Special Use Permit #96-0182 to reduce parking requirements for all uses in the Oakville Industrial Park that are “by-right” according to the Zoning Ordinance. The subject space has been vacant for over two years prior to the applicant’s filing of this special use permit.

### PROPOSAL

The applicant proposes a general automobile repair shop with up to four vehicles being repaired at any one time. The business is being operated in connection with the Best Auto Sales automobile dealership located at 2514 Jefferson Davis Highway. Many, though not all, of the vehicles repaired at this facility would be those intended for sale at that location. The applicant is not proposing any painting of vehicles as a part of the business operation.

Hours: Monday-Saturday, 8:00am – 7:00pm

Number of Repair Bays: 4

Noise: Some equipment will produce noise, such as the air compressor, air tools, and lifts. The applicant will mitigate these noises by keeping doors closed while they are in use.

Odors: Any odors would be typical of an automobile repair shop.

Trash/Litter: Spare parts, waste oil & other fluids, and office trash will be generated. General trash will be collected weekly, other items will be disposed of in conformance with industry best practices and all applicable laws.

#### PARKING

According to Section 8-200(A)(20) of the Zoning Ordinance, a general automobile repair business at this location requires 1.1 parking spaces for every 500 square feet of space. A general automobile repair business comprising 6,420 square feet of space will be required to provide 15 off-street parking spaces.

SUP#96-0182 reduced parking requirements for all “by-right” uses in the Industrial zone. Since general automobile repair is a special use, however, the parking reduction does not apply to this business.

Nonetheless, the applicant meets the requirement of Section 8-200(A)(20) with three parking spaces in front of the building, three parking spaces behind the building, and ten parking spaces inside the building, four of which are service bays.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203(H) of the Zoning Ordinance allows a general automobile repair shop in the industrial zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for industrial use.

## **II. STAFF ANALYSIS**

Staff supports the application for a general automobile repair business at 451 Calvert Street. The use is appropriate for this area of industrial and retail uses and the overall impact to the neighborhood will be slight. Any additional noise impact will be slight and

would be typical in a neighborhood including a mix of industrial/retail uses. Staff has conditioned that waste generated from the general automobile repair business should be disposed of properly and in conformance with industry standards and applicable laws.

Despite the fact that the applicant satisfies its parking requirement, staff is concerned that the potential for parking and congestion problems could arise as vehicles are dropped-off and picked-up. Therefore staff has conditioned that all repair shop employees shall park either behind the building at 451 Calvert Ave. or at the parking lot of the automobile dealership operated by the applicant at 2514 Jefferson Davis Highway. Furthermore, any tow trucks delivering vehicles after hours shall unload them at the automobile dealership property instead of 451 Calvert Ave.

Subject to the conditions listed in Section III of this report, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the general automobile repair business shall be limited to Monday-Saturday, 8:00am to 7:00pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z)(T&ES)
5. No vehicles of any kind, whether operable, inoperable, junked, abandoned or stripped, shall be displayed, parked, or stored on a public right-of-way. (P&Z)
6. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
7. All vehicles in front of the business shall be parked or stored in a neat and orderly manner. (P&Z)
8. Loading and unloading of vehicles, if any, at 451 Calvert Ave. shall occur only during hours of operation. Tow trucks delivering vehicles after hours shall only drop-off vehicles at the automobile dealership lot operated by the applicant at 2514 Jefferson Davis Highway. (P&Z)

9. The applicant shall require its employees who drive to work to use off-street parking located at the 2514 Jefferson Davis Highway automobile dealership. (P&Z)
10. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)(T&ES)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
12. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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)
13. 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)
14. 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 at 703-519-3400 ext.166. (T&ES)
15. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
17. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation

& Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

18. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
19. Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
20. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (Parks)
21. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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.

#### IV. 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, 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)
- R-2 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 at 703-519-3400 ext.166. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-4 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-6 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-7 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-8 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)



- R-9 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-2 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-3 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-4 Mechanical ventilation for motor vehicle exhaust is required (USBC 2801.1)
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area (USBC 2801.1). In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust (USBC 2801.1).
- C-6 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.
- C-7 Separators are required for repair with grease racks, grease pits, or work racks. The design of oil separators must comply with USBC.

- C-8 Separators are required for repair garages, gasoline stations with grease racks, grease pits, or work racks, and/or where automobiles are serviced, greased, repaired, washed or where gasoline is dispensed.
- C-9 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.

Nathan



**APPLICATION  
SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2008-0049

**PROPERTY LOCATION:** 451 CALVERT AVE.

**TAX MAP REFERENCE:** 25.03-02-02 **ZONE:** I

**APPLICANT:**

Name: BEST AUTO CORNER

Address: 3217 N. 10TH ST ARLINGTON VA 22201

**PROPOSED USE:** GENERAL 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.

MARIMAKI SULTANIZADA  
Print Name of Applicant or Agent

3217 N. 10TH ST  
Mailing/Street Address

ARLINGTON, VA 22201  
City and State                      Zip Code

Signature

06/23/08  
Date

703 362-7032  
Telephone #

703 528-1542  
Fax #

MARINAKOS@GMAIL.COM  
Email address

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


**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 451 Calvert Ave, I hereby  
(Property Address)  
grant the applicant authorization to apply for the General Automobile Repair use as  
(use)  
described in this application.

Name: STUART PECHNE Phone: 703-686-4600

Please Print  
Address: 9290 Greenboro Dr #550  
McLean VA 22101

Email: STUART.PECHNE@vernet

Signature: 

Date: 6/25/07

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

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

Abdul F. Khair  
Nariman Sultanzada  
\_\_\_\_\_  
\_\_\_\_\_

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.)

THIS LOCATION WILL BE USE ONLY FOR  
AUTOMOBILE REPAIR.  
- OIL CHANGE , BRAKES , ROTORS , TUCKER UP  
ALTERNATOR , RADIATOR , COMPRESSOR , TIED ROD,  
SHOCKS , WINDOW'S REGULATORS , AXLE ,  
ENGINE , TRANSMISSION , AND ALL INTERNAL PARTS.

**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).

DEALERSHIP ONLY  
WE MIGHT CONSIDER OUTSIDE CUSTOMER IN THE FUTURE

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

4 EMPLOYEES PER DAY.

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

Day:	Hours:
<u>MON. THRU SAT.</u>	<u>8 AM TO 7 PM</u>
_____	_____
_____	_____

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

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

LOW AIR COMPRESSOR, AIR TOOLS, LIFTS

- B. How will the noise be controlled?

WE WILL KEEP THE DOORS CLOSED.

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

NO ONE POTENTIAL ODORS

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)

PAPERS & FOOD WRAPPERS

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

1 BAG PER DAY

C. How often will trash be collected?

WEEKLY

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

BY KEEPING THE PROPERTY CLEAN.

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:

OIL, PARTS CLEANERS ARE NOT FLAMABLE (NON AEROSOL.)

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:

CRC CLEANERS (NON HAZARDOUS)

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

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 3 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ 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?  
[ ] Yes [ ] 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? X/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?  
[ ] Yes [ ] No

B. Where are off-street loading facilities located? N/A

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

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

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?  
NO

**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? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?  
6420 sq. ft. (existing) + 0 sq. ft. (addition if any) = 6420 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: GENERAL AUTOMOBILE REPAIR

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: AUTOMOBILE REPAIR

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

GENERAL AUTO REPAIR

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

- 2 hydraulic lifts or racks
- service pits
- 4 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)?

ONE FOR EMPLOYEE AND ONE FOR REPAIR

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

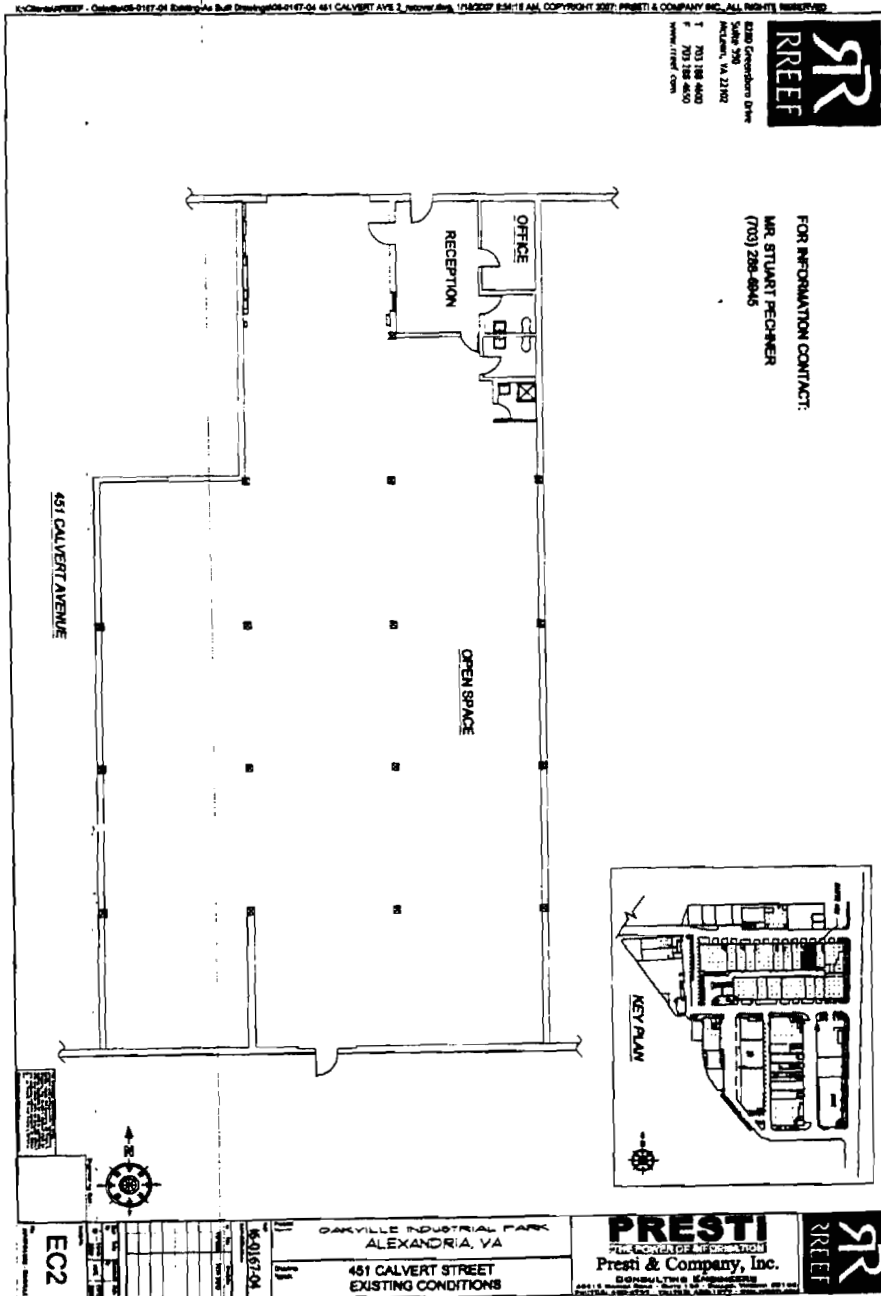
**Please note: All repair work must occur within an enclosed building.**

SUPR008-0049

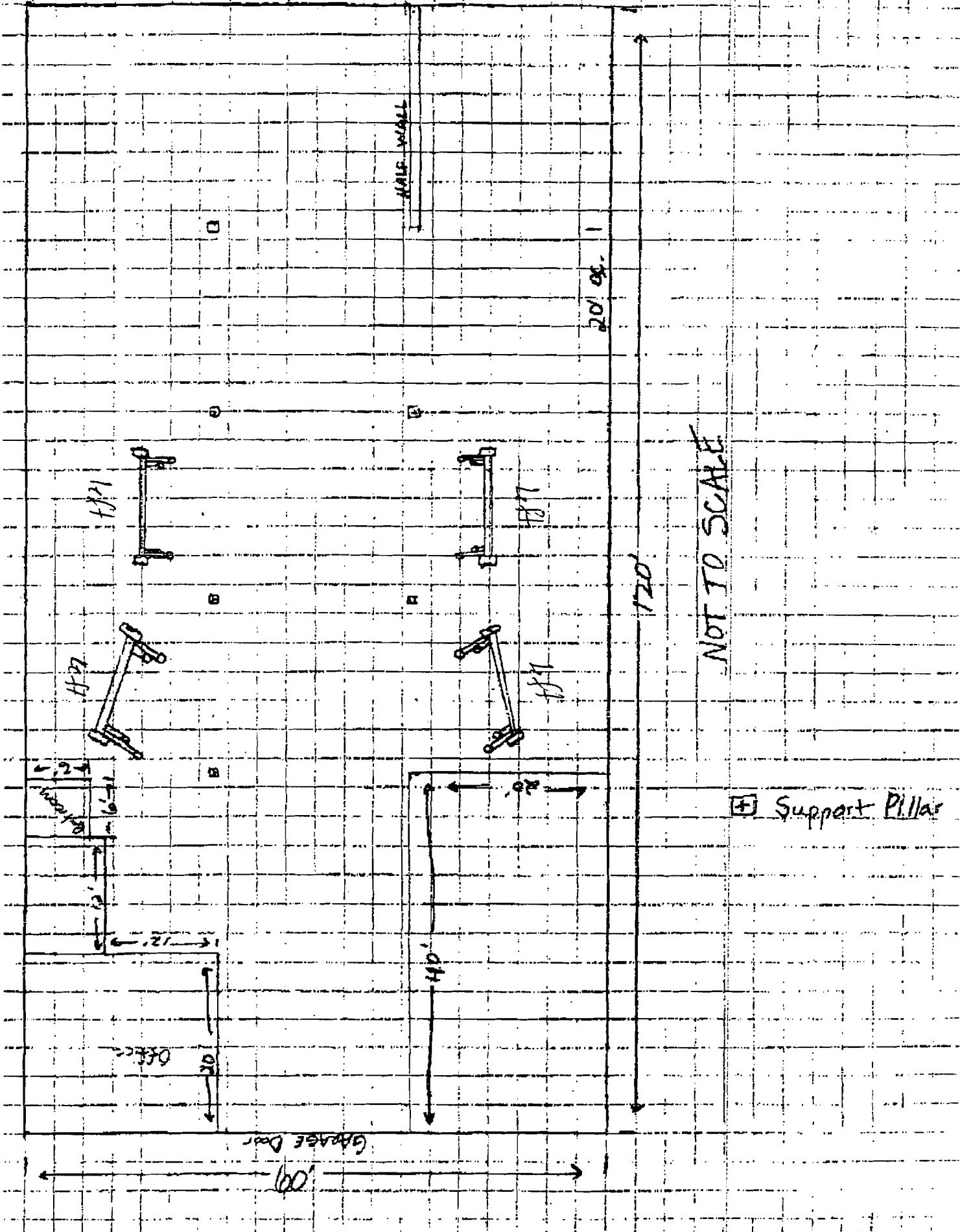
**EXHIBIT A – FLOOR PLAN DEPICTING THE PREMISES**

attached to and made a part of Lease bearing the Lease Reference Date of February 5, 19, 2008 between Cabot Industrial Properties, L.L.C., as Landlord and Fred's Auto Sales, LLC, as Tenant

Exhibit A is intended only to show the general layout of the Premises as of the beginning of the Term of this Lease. It does not in any way supersede any of Landlord's rights set forth in Article 17 with respect to arrangements and/or locations of public parts of the Building and changes in such arrangements and/or locations. It is not to be scaled; any measurements or distances shown should be taken as approximate.



Initials



NOT TO SCALE

Support Pillar

HALF WALL

HP

HP

HP

HP

12'-0"

16'-0"

12'-0"

Office

B

B

HP

20'

20' approx.

120'

GARAGE DOOR

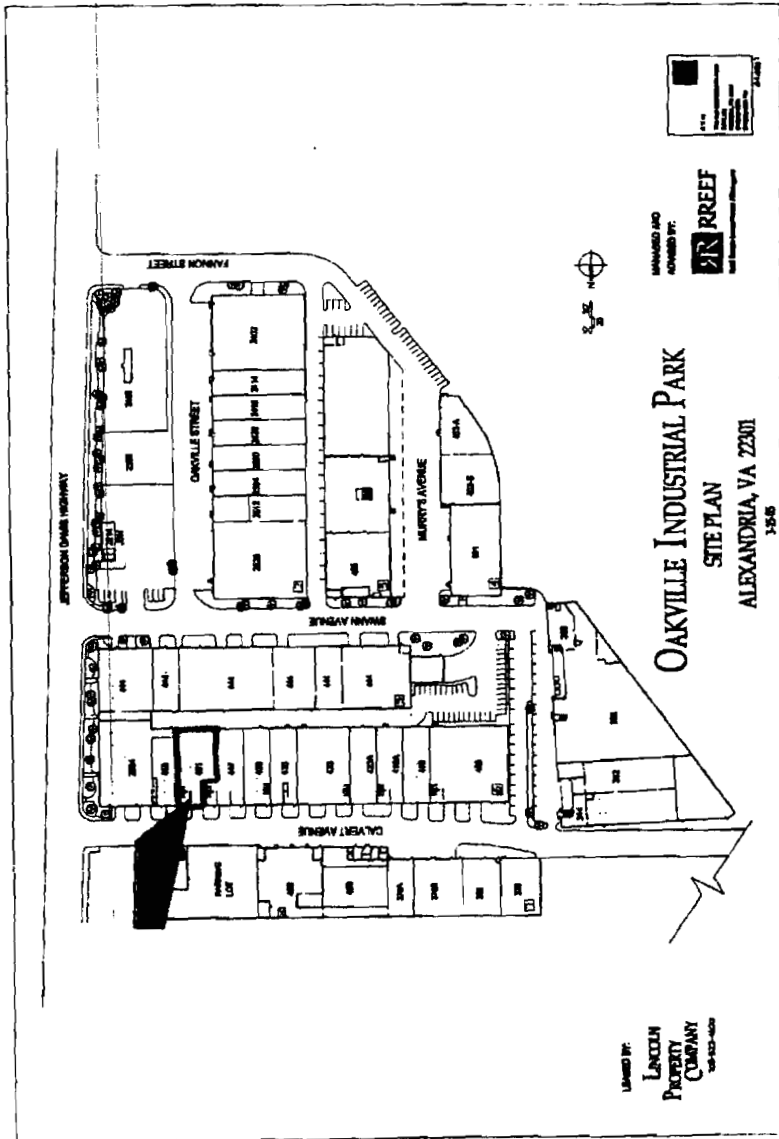
120'

SUP2008-0049

**EXHIBIT A-1 – SITE PLAN**

attached to and made a part of Lease bearing the Lease Reference Date of February 5, 19, 2008 between Cabot Industrial Properties, L.L.C., as Landlord and Fred's Auto Sales, LLC, as Tenant

Exhibit A-1 is intended only to show the general layout of the Premises as of the beginning of the Term of this Lease. It does not in any way supersede any of Landlord's rights set forth in Article 17 with respect to arrangements and/or locations of public parts of the Building and changes in such arrangements and/or locations. It is not to be scaled; any measurements or distances shown should be taken as approximate.



Initials

22

Nathan



**APPLICATION**  
**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2008-0049

**PROPERTY LOCATION:** 451 CALVERT AVE.

**TAX MAP REFERENCE:** 25.03-02-02 **ZONE:** I

**APPLICANT:**  
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**Address:** 3217 N. 10TH ST ARLINGTON VA 22201

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**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.

NARIMAN SUITAKLADA  
Print Name of Applicant or Agent  
3217 N. 10TH ST  
Mailing/Street Address  
ARLINGTON, VA 22201  
City and State  
Zip Code

[Signature] 06/23/08  
Signature Date  
703 362-7032 703 528-1542  
Telephone # Fax #  
NARIMANOS@GMAIL.COM  
Email address

By unanimous consent, recommended approval 9-4-08  
**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**ACTION-CITY COUNCIL:** CC approved PC recommendation **DATE:** 9-13-08  
7-0