EXHIBIT NO. 1

DOCKET ITEM #7

**Special Use Permit #2010-0052**  
**1605 & 1611 Mount Vernon Avenue**

10  
11-13-10

Application	General Data	
<b>Request:</b> Consideration of a request for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and repair dealership.	<b>Planning Commission Hearing:</b>	November 4, 2010
	<b>City Council Hearing:</b>	November 13, 2010
<b>Address:</b> 1605 and 1611 Mount Vernon Avenue	<b>Zone:</b>	CL/Commercial Low
<b>Applicant:</b> Alexandria Hyundai, LLC by Kevin Reilly	<b>Small Area Plan:</b>	Potomac West

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

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

**PLANNING COMMISSION ACTION, NOVEMBER 4, 2010:** On a motion by Mr. Robinson, seconded by Mr. Wagner, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis. One member noted that the automobile business brings visitors to Del Ray who might not otherwise come to the area.

**Speakers:**

Jim Kapsis, Del Ray Citizens' Association, noted that the association's Land Use Committee recommended approval of an additional 10 years whereas the Executive Board recommended approval of the applicant's request for 15 more years of operation. He stated that both recommendations carry the stipulation that additional landscaping should be added along Mount Vernon Avenue.

Gayle Reuter, 110 East Del Ray Avenue, read a letter of support from the Del Ray Business Association and voiced her personal support for the application. She stated that Alexandria Hyundai is a good neighbor.

Andrew Reed, 2419 Davis Avenue and a former neighbor to Alexandria Hyundai, spoke in support of the request and stated that the dealership is a good neighbor and model for other businesses along Mount Vernon Avenue.

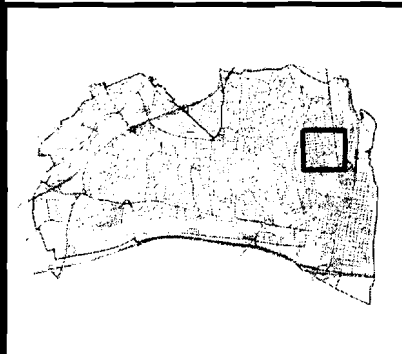
Jonathan Thessin, 401 East Nelson Avenue, supported the continuation of the use but for 10 additional years instead of the requested 15 years.

Hara Ann Bouganim, 305 East Mason Avenue, spoke in support of the application for 15 additional years and noted that Alexandria Hyundai is an excellent neighbor.

Kevin Reilly, the applicant, spoke in support of the request and noted his interaction with the community, including his charitable activities and open lines of communication with neighbors.



KEY MAP



SUP #2010-0052

11/04/10



## I. DISCUSSION

### REQUEST

The applicant, Alexandria Hyundai LLC by Kevin Reilly, requests special use permit approval for the continued operation of an vehicle parking and storage lot (associated with an automobile sales and repair dealership) at 1605 and 1611 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject site includes two lots of record with 180 feet of combined frontage on Mount Vernon Avenue, 120 feet of frontage on East Mason Avenue and a total lot area of approximately 22,000 square feet. The site is developed with an asphalt-surfaced parking lot. Although two curb cuts originally existed on this site, the Mount Vernon Avenue curb cut was removed consistent with prior SUP approval and today the only entrance to the parking lot is via East Mason Avenue.



The surrounding area is occupied by a mix of commercial and residential uses. The Del Ray Service Center automobile service station is located directly to the south. Commercial uses are located across Mount Vernon Avenue to the west, including a restaurant and professional offices. Residential uses abut the parking lot to the east. Other Alexandria Hyundai sites are located directly to the north, and the Audi of Alexandria dealership is located across the street to the northwest.

### BACKGROUND

This subject site is one of four sites originally part of the Alexandria Toyota dealership operated by Jack Taylor until that business relocated to Route 1 in 2000. The site at 1704 Mount Vernon Avenue is now operated separately by Audi of Alexandria and the remaining three sites operate together as Alexandria Hyundai.

**1707-1711 Mount Vernon Avenue**, between Duncan and East Mason Avenues, is the site of the main Hyundai dealership operation and includes both new and used car sales and service. **1801-1803 Mount Vernon Avenue**, one block north at the corner of Duncan Avenue, is the site of administrative offices and the preparation of newly-purchased vehicles for the Hyundai dealership. Neither of these sites is included in the current SUP application.

**1605-1611 Mount Vernon Avenue**, at the corner of East Mason Avenue, is the site of automobile parking and storage for the Hyundai dealership and is the subject of this Special Use Permit request. It was constructed pursuant to Site Plan #82-055 approved by the Planning

Commission in December 1982. Although used by the Toyota business, the parking lot was not included in prior Special Use Permit approvals for any of the dealership sites. In 1992, all four original Alexandria Toyota dealership properties were rezoned CL, a zone in which automobile sales and service dealerships and associated parking lots are not allowed as either a permitted or a special use. Although the three other dealership sites were allowed to continue indefinitely as noncomplying uses because they had prior Special Use Permit approval, the parking lot at 1605-1611 Mount Vernon had never obtained Special Use Permit approval for the parking lot associated with an automobile sales and service dealership. It therefore became a nonconforming use upon rezoning in 1992 and is treated differently from the other dealership sites.

In 1998, the nonconforming use rules were amended to require the abatement of nonconforming uses in seven years. When the owner of the dealership at the time, Jack Taylor Jr., applied for a Special Use Permit for the lot in 2000, staff recommended denial on the basis that the continuation of the existing use was not consistent with CL zoning or with long-range planning goals for the Mount Vernon Avenue corridor. However, on November 18, 2000, City Council approved SUP #2000-0110 over staff objections and with a condition requiring the applicant to renew the SUP in 10 years. In January 2001, City Council reapproved the SUP to correct an ownership error on the part of the applicant.

In late 2002, staff observed one violation of the SUP condition which limited the number of vehicle stored on the lot to the number approved in the 1982 Site Plan, which was 88. The applicant subsequently applied for and received administrative approval of a site plan amendment to increase the number of cars stored at the site from 88 to 125. No change to Special Use Permit #2000-0110 was required.

In March 2006, staff inspected the premises for compliance with SUP conditions as a result of a new application for a change of ownership. It found one violation of an SUP condition regarding the maintenance of landscaping in good condition, which was corrected. On June 6, 2006, staff administratively approved SUP#2006-0020 to change ownership of the business from Alexandria Hyundai LLC and Jack Taylor Jr. to Alexandria Hyundai LLC and Kevin Reilly.

On October 1, 2010, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

#### PROPOSAL

The applicant proposes to operate the vehicle storage lot for an additional 15 years, until December 31, 2025. He proposes to store up to 125 vehicles on the lot, consistent with prior approvals. No changes to the operation are proposed.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial low zone. Section 4-103(H) of the Zoning Ordinance allows a motor vehicle parking and storage use for more than 20 vehicles only with a special use permit when operated as a separate use. However, the CL zone does not permit an

automobile sales/repair dealership or a vehicle parking and storage lot used in connection with a dealership. Section 12-214 allows a nonconforming dealership parking lot to continue beyond the seven-year abatement period only with a special use permit, which was first granted in November 2000.

The proposed use is not consistent with the Potomac West Small Area Plan chapter of the Master Plan, as amended by the Mount Vernon Avenue Area Business Plan, which designates the property for limited commercial uses (not including automobile-related uses) and the area for neighborhood serving, pedestrian-friendly mixed uses.

## **II. STAFF ANALYSIS**

The Alexandria Hyundai sites on Mount Vernon Avenue have a long history in the City and have been discussed on many occasions throughout the years. Although staff maintains that such automotive-related uses are not preferred for Mount Vernon Avenue and that the Hyundai vehicle storage lot should ideally redevelop with the pedestrian-friendly mixed uses envisioned in the Mount Vernon Avenue Area Business Plan, it does not object to the applicant's request to continue the vehicle storage lot use at 1605-1611 Mount Vernon Avenue for another 15 years.

The vehicle storage lot has generally functioned well over the last 10 years. Del Ray Land Use Committee reports that the Hyundai dealership and its owner have been good neighbors, and only two violations of SUP conditions have been recorded at the lot. One violation regarding the number of vehicles stored at the lot was recorded in 2003, but the property could reasonably hold additional capacity and this issue was addressed. During the 2006 change of ownership application, one violation regarding landscaping was found, but this too was corrected. Although the 1992 rezoning and the City's long-range plans for the neighborhood have been successful at preventing the establishment of any new automobile-related uses on the Avenue, there appears to be a place within the community for an existing automobile-related use that has demonstrated its willingness to work with the community.

Furthermore, while staff continues to support the overall redevelopment goal for these properties, it does not see great potential for that redevelopment to occur in the near future. To be sure, other automobile-related sites on Mount Vernon Avenue have redeveloped in the last ten years, most notably the former service station at 2312 Mount Vernon and the Triangle site (on which an office and parking lot for a taxi company was located.) However, the sites that have already redeveloped along Mount Vernon Avenue obtained approval years ago during times of economic prosperity. The current economic climate does not appear to support the type of redevelopment desired for the site. In the alternative, staff believes that allowing this site to become vacant by prohibiting the continued operation of the vehicle storage lot is not an appealing option, particularly given the current state of the economy. On balance, staff recommends continuing the practice of requiring the applicant to return for an extension of the Special Use Permit after a fixed amount of time since redevelopment is possible in the future and such a condition will help facilitate redevelopment these large sites. The applicant has requested an additional 15 years because his lease on all three dealership properties expires on December 31, 2025 and staff and the Del Ray Citizens' Association agree that 15 years is an appropriate time extension.

Finally, staff has amended several conditions of approval in this report to reflect improvements required by previous Special Use Permits that have been completed. It also recommends a small change to the landscaping conditions to specify the planting of new evergreen shrubs that will grow to form a continuous screen of at least three feet in height, or a reasonable alternative to the satisfaction of the Director of Planning & Zoning, in consultation with the Del Ray neighborhood, along the Mount Vernon Avenue frontage of the site.

Subject to the conditions contained in this report, staff recommends approval of the applicant's request.

### III. RECOMMENDED CONDITIONS

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 business or entity in which the applicant has a controlling interest. (P&Z)(SUP#2000-0110)
2. The parking lot shall be limited to the parking of service, customer, or new sales automobiles in conjunction with an automobile dealership on the adjacent property. No sales or repair work shall occur on the lot. The number of vehicles allowed to be parked in the parking lot shall be limited to 125, in accordance with the plan submitted by the applicant on July 8, 2003. (P&Z) (SUP#2006-0020)
3. **CONDITION PARTIALLY SATISFIED AND AMENDED BY STAFF:** ~~Fencing shall be added on the south and east sides of the parking lot. It shall be six feet tall and board on board construction along the south property line; similar fencing shall be installed on top of the retaining wall along the east property line, with the total height of the retaining wall and fencing combined to be six feet. All Existing fencing along the southern and eastern property lines shall be installed within one year of this approval shall remain at a height of six feet and shall be maintained in good condition in perpetuity. (P&Z) (SUP#2000-0110)~~
4. **CONDITION AMENDED BY STAFF:** ~~The applicant shall replace the existing evergreen landscaping shall be added as follows: A continuous 32 foot evergreen screening hedge shall be installed in the planting bed along Mt Vernon Avenue with a continuous evergreen hedge that will grow to a height of at least three feet. In lieu of this requirement the applicant may install alternative plantings or screening improvements in the existing planting beds to the satisfaction of the Director of Planning & Zoning in consultation with the neighborhood, and Mason Avenues in the existing planting beds. Two additional street trees shall be planted on the Mount Vernon Avenue frontage, with approval of the species and size from the City Arborist. All new plantings shall be installed within one year no later than May 31, 2011 of this approval and shall be maintained in good condition in perpetuity. (P&Z) (SUP#2000-0110)~~
5. No signs shall be allowed on this site. (P&Z) (SUP#2000-0110)

6. **CONDITION SATSIFIED AND DELETED BY STAFF:** ~~The existing curb cut on Mount Vernon Avenue shall be closed. (P&Z) (SUP#2000-0110)~~
7. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2000-0110)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2000-0110)
9. The parking lot shall be maintained in good condition. (P&Z) (SUP#2000-0110)
10. **CONDITION PARTIALLY SATISFIED AND AMENDED BY STAFF:** ~~The property owner shall grant a public utility easement to the City of Alexandria for the placement of an electrical switch box to be used as part of the Mt. Vernon Avenue utility undergrounding project. The location of the easement and switch box shall be reviewed by the Directors of Transportation and Environmental Services and Planning and Zoning to ensure that it is well screened by the required hedge and fencing; if additional landscaping is required to screen the box, it shall be provided by the property owner. The applicant shall maintain the existing landscaping near the electrical switch box in good condition in perpetuity. (T&ES) (P&Z) (SUP#2000-0110)~~
11. **CONDITION AMENDED BY STAFF:** All exterior improvements, ~~including signs,~~ shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z) ~~(SUP#2000-0110)~~
12. **CONDITION AMENDED 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 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, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP#2000-0110)
13. **CONDITION AMENDED BY STAFF:** ~~Within 10 years from the approval of This Special Use Permit [by January 13, 2011], shall expire unless an extension is granted by City Council by December 31, 2015. The applicant shall file an application for extension of this permit and the continuance of this use shall be reviewed by the Planning Commission and the City Council. (City Council) (SUP#2000-0110) (P&Z)~~
14. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2006-0020)



15. **CONDITION ADDED BY STAFF:** 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)
16. **CONDITION ADDED BY STAFF:** 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)
17. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
19. **CONDITION ADDED BY STAFF:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)

**STAFF:** Barbara Ross, 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 No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z/T&ES) (SUP#2006-0020, Condition # 7)
- R-2 The property owner shall grant a public utility easement to the City of Alexandria for the placement of an electrical switch box to be used as part of the Mt. Vernon Avenue utility undergrounding project. The location of the easement and switch box shall be reviewed by the Directors of Transportation and Environmental Services and Planning and Zoning to ensure that it is well screened by the required hedge and fencing; if additional landscaping is required to screen the box, it shall be provided by the property owner. (T&ES, P&Z) (SUP#2006-0020; Condition # 10)
- R-3 **ADDED BY STAFF:** 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-4 **ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 **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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-6 **ADDED BY STAFF:** Car washing shall be prohibited on this site. (T&ES)
- R-7 **ADDED BY STAFF:** 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)
- C-1 **ADDED BY STAFF:** 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. (T&ES)
- C-2 **ADDED BY STAFF:** 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). (T&ES)

- C-3 In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form.

Code Enforcement:

- F-1 No Comment

Health Department:

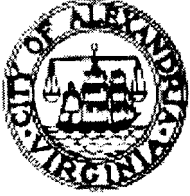
- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

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 assessment for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The Police Department has no objections to the extension of the current SUP permit for Alexandria Hyundai's lower lot.



**APPLICATION**

**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** Sup 2010-0052

**PROPERTY LOCATION:** 1605 - 1611 Mount Vernon Avenue

**TAX MAP REFERENCE:** 043.02-04-01 & 02 **ZONE:** CL

**APPLICANT:**

Name: Kevin Reilly - Alexandria Hyundai LLC

Address: 1707 Mount Vernon Avenue Alexandria, VA 22301

**PROPOSED USE:** Parking and Storage / Display Lot

**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.

Kevin Reilly  
Print Name of Applicant or Agent

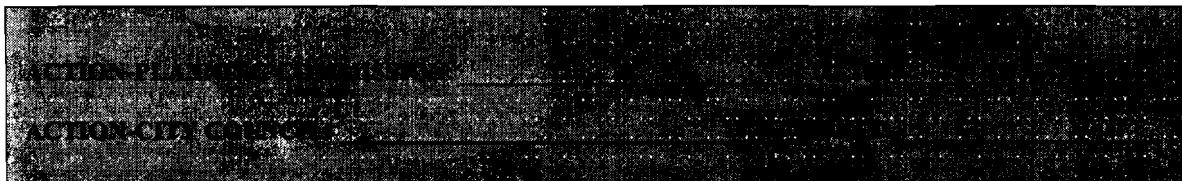
[Signature] 08/18/2010  
Signature Date

1707 Mount Vernon Avenue  
Mailing/Street Address

(703) 535 - 6840 (703) 535 - 7910  
Telephone # Fax #

Alexandria, VA 22301  
City and State Zip Code

kpreilly@aol.com  
Email address



**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1605-1611 MY KUMON AVE, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the PARKING & STORAGE LOT  
SPECIAL Use Permit use as  
 (use)  
 described in this application.

Name: Forn M. Le Run Associates LC Phone: 703-920-2200  
 Please Print  
 Address: 2300-9th St. S. (B-1) Email: \_\_\_\_\_  
Anniston, VA. 22204  
 Signature: [Signature] MANAGER Date: 18 Aug 10

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.

Please see Page 3, # 1.

**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. Kevin Reilly	9860 Palace Green Way Vienna, VA 22181	51%
2. Donald Reilly	652 Deerfield Farm Court Great Falls, VA 22066	24%
3. Dong W Lee	15420 Martins Hundred Drive Centreville, VA 20120	25%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1605-1611 Mount Vernon Ave(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. Four Mile Run Associates LC	2300 Ninth Street, South (GF - 1) Arlington, VA 22204	100%
2.		
3.		

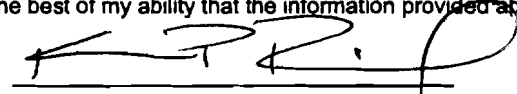
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. Kevin Reilly	None	This matter (Extension of SUP) to come before Planning Commission and City Council
2. Donald Reilly	↓	
3. Dong W Lee	↓	
4. Four Mile Run Associates LC	↓	

**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.

08/18/2010      Kevin Reilly  
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.

*\*N/A. Applicant is not being represented by an agent*

### **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.)

I have operated Alexandria Hyundai for almost ten (10) years at this location, and am proud to be a member of the Alexandria community. This extension will allow me to continue to operate my business.

**Nature of request.** Alexandria Hyundai operates its business pursuant to three (3) Special Use Permits - one for its "main" building located at 1707 Mt. Vernon Ave. ("Main Building"), one for its accounting and detail building located at 1801 Mt. Vernon Ave. ("Accounting and Detail Building"), and one for its storage / display lot located at 1605-1611 Mt. Vernon Ave. ("Lower Lot"). The subject of our extension request is the Lower Lot. As detailed in this narrative, the Lower Lot is integral to the operation of my business.

**Business / Owner Background.** I am the majority owner of Alexandria Hyundai and have run the dealership since its inception in 2001. As a dealership, we have come a long way since 2001 - primarily focusing on three key principles I instill in all employees: (a) respect your customer, (b) respect your co-worker and (c) respect your community. While we have achieved a great deal of "Hyundai success" following these principles, we have also worked hard to be a "good neighbor" to the Alexandria community these past ten years.

Over the past ten years, it has been my privilege to become a part of the Alexandria community. Whether serving as President of the Potomac West Business Association, or on the Executive Board of the Del Ray Citizens Association, I have had the opportunity to contribute to our community, while at the same time,

\*\*\*Please see the continuation of this narrative on the attached pages.



Alexandria Hyundai

1707 Mount Vernon Avenue Alexandria, VA 22301

**Continuation of "NARRATIVE DESCRIPTION"**

develop some great relationships with my neighbors here in Del Ray. From making cotton candy (a very difficult skill I've come to find out!) at the PWBA booth at Art on the Avenue to being Master of Ceremonies at National Night Out (for DRCA and Warwick Village), it has been a pleasure to be part of the Alexandria community for ten years, and I look forward to many more. Finally, please note that, over the past ten years – in good economic times and bad – Alexandria Hyundai has been a consistent supporter of such organizations / events as St. Rita School, Mt. Vernon Elementary PTA, SCAN, NNO, Halloween Parade, Art on the Avenue, and many others.

On a very local level in Del Ray, in trying to be a good neighbor, we are always mindful that we are located next to residences. As such, over the past ten years, I have made sure that neighbors have my cell phone (and email) and know that they can reach out to me at any time if the need arises.

On a more macro level, I work hard to do my part in making the retail auto business better in the Commonwealth of Virginia. I was appointed to the Motor Vehicle Dealer Board by then Governor Warner in 2005, and re-appointed for another four (4) year term in 2009. I currently serve as Chairman of the Dealer Practices Committee, where we review actions brought against licensed auto dealers in the Commonwealth of Virginia.

I love what I do here at Alexandria Hyundai, and a big part of that is my love for this community. Please know that I'll be here to operate Alexandria Hyundai as a good neighbor.

**Lower Lot**

I request to operate the Lower Lot in the same manner as I have the past ten years.

Specifically, vehicles are displayed here for customers to review and make their selections from. Having the ability to review these vehicle choices with customers in an expeditious manner is a critical factor in customer satisfaction – a key component of our ability to develop good customer relationships in the near and long term, and satisfy franchise requirements for Hyundai Motor America. In sum, the more quickly the customer can compare differences in color, model, trim level and options, the happier they are with the shopping experience.

The two other SUPs which Alexandria Hyundai has are for our Main Building (at 1707 Mt. Vernon Ave) and our Accounting and Detail Building (at 1801 Mt. Vernon Ave).



Sup 2010 - 0052

**Hyundai**

Finally, please note that while we are proud of how we operate our business here in Alexandria, we are also proud of the products we sell.

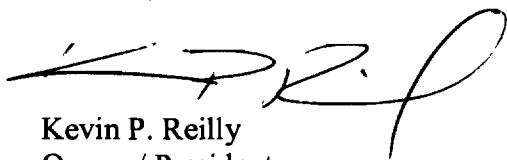
Hyundai has the highest average fuel economy of any auto manufacturer in the United States (i.e., over 30 MPG). Hyundai has committed to achieve mandated CAFE (Corporate Average Fuel Economy) requirements of 35 MPG five years early. In fact, in a recent *Automotive News* article, Hyundai's CEO John Krafcik discussed Hyundai's plans to attain a Corporate Average Fuel Economy for the entire Hyundai fleet of 50 MPG by 2025.

**Conclusion**

Alexandria Hyundai's long term lease ends December 31, 2025. Accordingly, I respectfully request that the SUP for our Lower Lot (i.e., 1605-1611 Mount Vernon Avenue) be extended until that time.

Thank you for your consideration in this matter.

Best Regards,



Kevin P. Reilly  
Owner / President  
Alexandria Hyundai  
1707 Mount Vernon Avenue  
Alexandria, VA 22301

**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: Extension of existing Special Use Permit

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).

Patrons / Clients: approximately 10-15 per day

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

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

Employees: approximately 10-15 per day

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

Day:

Monday - Friday

Hours:

7 a.m. to 9 p.m.

Saturday

7 a.m. to 6 p.m.

Sunday

Noon to 5 p.m.

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

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

Noise from patrons is minimal (conversational). Noise from vehicles is minimal.

No equipment on this site.

B. How will the noise be controlled?

N/A. As referenced above, noise from patrons and vehicles is minimal.

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

No odors emanate from the use.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)  
Minimal trash is generated by this use.  
\_\_\_\_\_  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Less than one (1) bag per week.  
\_\_\_\_\_  
\_\_\_\_\_

C. How often will trash be collected?  
Daily.  
\_\_\_\_\_  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?  
The dealership employs multiple lot attendants to keep the site clean.  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

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

**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:

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

All city, state and OSHA code requirements are met and maintained.

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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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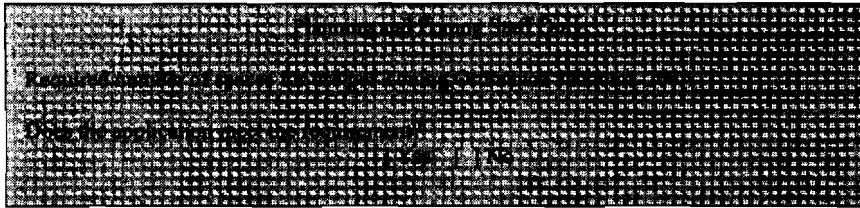
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**PARKING AND ACCESS REQUIREMENTS**

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

- 125 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.



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?



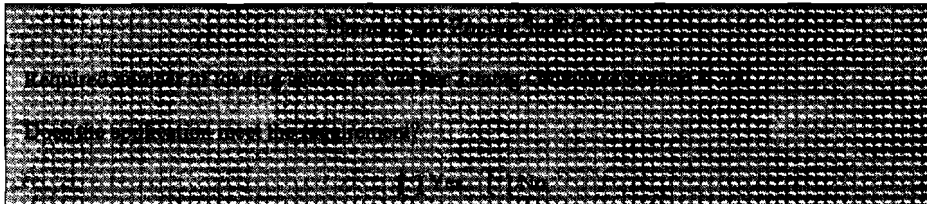
**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, 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? N/A



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. No building on site - parking and storage / display lot.

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?

Existing street access is adequate.

**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?

21,853 sq. ft. (existing) + 0 sq. ft. (addition if any) = 21,853 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: No building on site - Parking and Storage / Display Lot

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: \_\_\_\_\_

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

N/A. Repairs will not be conducted on this site. This site is for parking and storage / display of vehicles.

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

- 0 hydraulic lifts or racks
- 0 service pits
- 0 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)?

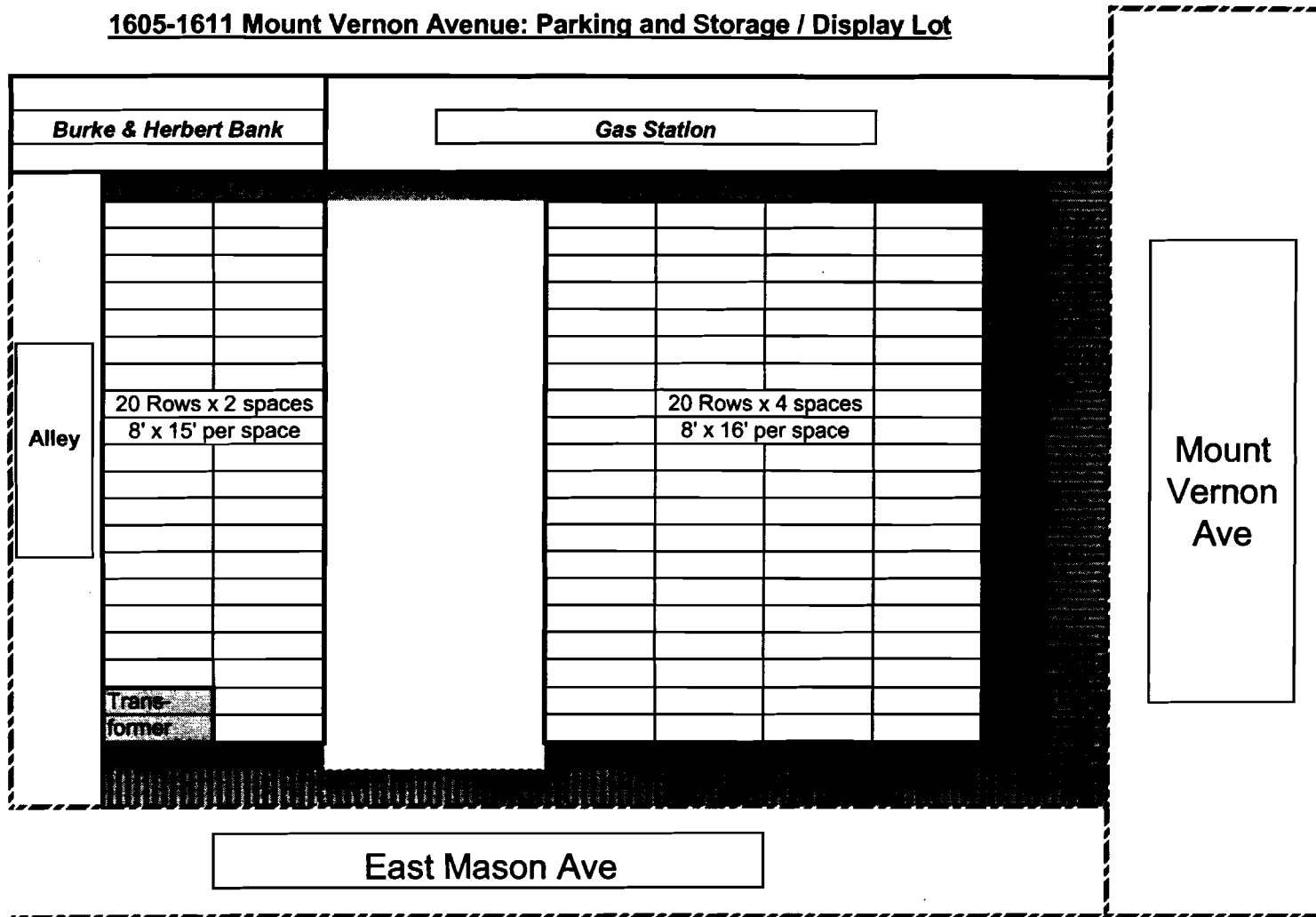
Pursuant to existing SUP, no more than 125 vehicles will be parked on site, almost exclusively for retail vehicles (remainder, customer and employee).


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.**

SUP 2010-002A

**1605-1611 Mount Vernon Avenue: Parking and Storage / Display Lot**



 = Landscaping

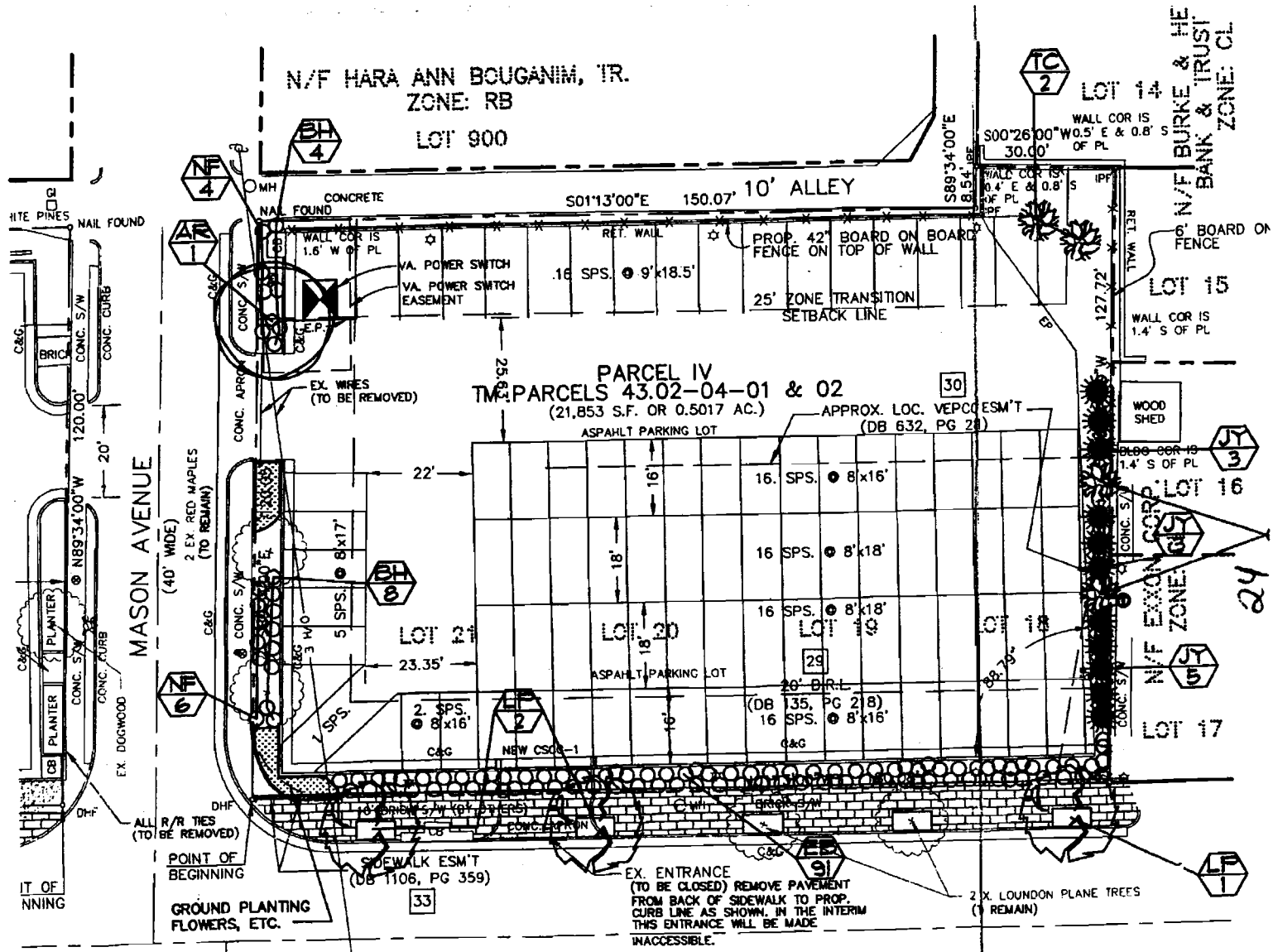
 = Sidewalk

\*Parking Layout accepted in 2003. (Replaced 2001 Parking Layout). Approved # of Spaces (125) set forth in 2006 SUP.

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Sup 2010-0052



\*Provided as plot plan. The parking layout was changed in 2003 (see attached parking layout).

PARCEL IV

LOTS NUMBERED 18,19,20 AND 21 OF THE SUBDIVISION OF EAST BRADDOCK, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 135 AT PAGE 218, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MT. VERNON AVENUE (60 FEET WIDE) AND THE SOUTHERLY LINE OF MASON AVENUE (40 FEET WIDE), SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 21, EAST BRADDOCK;

THENCE RUNNING WITH SAID SOUTHERLY LINE MASON AVENUE, SOUTH 89°34'00" EAST, 120.05 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF MASON AVENUE AND THE WESTERLY LINE OF A 10 FOOT ALLEY, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 21;

THENCE DEPARTING SAID SOUTHERLY LINE OF MASON AVENUE, AND RUNNING WITH THE WESTERLY AND SOUTHERLY LINES OF SAID 10 FOOT ALLEY, SOUTH 01°13'00" EAST, 150.07 FEET TO A POINT, AND THENCE SOUTH 89°34'00" EAST, 8.54 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF LOT 14, EAST BRADDOCK;

THENCE DEPARTING SAID SOUTHERLY LINE OF SAID 10 FOOT ALLEY AND RUNNING WITH THE WESTERLY LINE OF LOT 14, SOUTH 00°26'00" WEST, 30.00 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF LOT 18;

THENCE RUNNING WITH THE SOUTHERLY LINE OF LOT 18, NORTH 89°34'00" WEST, 127.72 FEET TO A POINT IN THE EASTERLY LINE OF MT. VERNON AVENUE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 10;

THENCE RUNNING WITH SAID EASTERLY LINE OF MT. VERNON AVENUE, NORTH 01°13'00" WEST, 180.08 FEET TO THE POINT OF BEGINNING,

CONTAINING 21,853 SQUARE FEET OR 0.5017 ACRES.

# Del Ray Citizens Association

Docket Item #7  
SUP 2010-0052

Established 1954  
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301  
<http://www.delraycitizen.org>

October 28, 2010

Ms. Faroll Hamer, Director, Department of Planning and Zoning  
City Hall, Room 2100  
Alexandria, VA 22314

Subject: Docket item #, SUP #2010-0052, 1605 and 1611 Mt. Vernon Avenue Service Station

Dear Ms. Hamer,

The Del Ray Citizens Association Land Use Committee and Executive Board discussed this SUP application, a request for a 15-year extension of an SUP for a non-conforming automobile storage and display lot for the Hyundai dealership, at their monthly meetings in October. The current SUP for this property expires at the same time as the SUP for 1601 Mt. Vernon Avenue, the Del Ray Service Station. The area was rezoned in 1992 for non-automotive uses and thus requires a special use permit. City Council granted a 10-year SUP to the area in 2000. At the time, DRCA opposed it arguing that it was inconsistent with the Potomac West small area chapter of the Master Plan, which designated the area for pedestrian, neighborhood friendly uses.

Despite concerns that the SUP request is inconsistent with the 1992 zoning, the Master Plan, and the more recent Mt. Vernon Business Area Plan of 2005, the general consensus of the Land Use Committee and the Executive Board was that denying an extension would not benefit the neighborhood since redevelopment of the site does not appear to be imminent. Consistent with a recommendation for improvements in the Mt. Vernon Business Area Plan, the Land Use Committee asked the applicant if he would consider doing more to screen the parked cars to enhance the appearance of the property and streetscape. The applicant expressed a willingness to work with the community to identify and install more appropriate screening.

The Land Use Committee recommended that the Executive Committee support a 10-year extension to follow the precedent set in 2000 by City Council and give the community a reasonable time period to explore redevelopment. The Executive Board amended the Land Use recommendation and supported the requested 15-year extension with the following recommended condition:

- The applicant install landscaping along the streets adjacent to the lot to the satisfaction of the director of planning and zoning.

The recommendation will be presented to the DRCA membership for vote at its monthly meeting in November.

Thank you for your consideration.

Sincerely,

Jim Kapsis  
Co-Chair  
Land Use Committee

cc: Planning Commission

*Celebrating 100 years of the Town of Potomac*  
1908 - 2008

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Docket Item #7  
Supt# 2010-0052

November 4, 2010

Dear Chariman Komoroske and Planning Commissioners,

Please vote to extend the SUP for Alexandria Hyundai for the full 15 years. If the SUP is not extended, it would mean that the Hyundai dealership would have to close in 10 years while still paying rent on three properties for an additional 5 years after that.

In addition, when the leases for all three properties end in 15 years, there will be an opportunity to think about the best use for all three

Thank you,

Maria Wasowski  
306 Hume Avenue  
Alexandria, VA 22301

Docket Item # 7  
SUP # 2010-0052

**Comments on Hyundai Lot and Del Ray Service Station SUPs**

**From:** Germaine Schaefer <germaineschaefer@hotmail.com>  
**To:** jimkapsis@yahoo.com  
**Sent:** Thu, October 7, 2010 11:55:24 AM  
**Subject:** RE: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Hi Jim -

Thanks for requesting input. I agree with the general feeling of reducing automotive uses on Mt. Vernon Avenue. However, in this climate I don't think any of us is better served with more empty store fronts. Currently - starting at the intersection of Mt. Vernon/Commonwealth/Hume - we have all the retail space in the new Del Ray Central empty, the former "Tony's Auto" - empty, soon to have completed "Lofts of Del Ray" (empty?); store front next to Los Tios (although I understand that Los Tios will be taking that over); about 3 blocks further down the street you have 2 of the townhouse/retail spots open on the east side of the street (used to be a dog bakery?); old dry cleaners - 2 or 3 of 3 or 4 empty. The West side of the street is better, however we have yet another new building about to open that is looking for tenants. Therefore I would support some extension of these apparently thriving businesses, rather than a denial that will lead to more empty space. 15 years does seem too long to me, perhaps another 10 years. Certainly at least 5.

Sincerely,

Germaine Schaefer

October 13, 2010

**COMMENTS ON THE FUTURE OF THE LOT  
ON MOUNT VERNON AVENUE OWNED BY HYUNDAI**

Submitted by:  
Jonathan and Rebecca Thessin

We live in a townhouse at the intersection of Nelson and Mount Vernon Avenues. We decided to purchase our house in Del Ray because of the neighborhood's unique

blend of residential and retail uses that allows residents to live in a quiet neighborhood but still walk easily to restaurants and other eateries. We support land use policies on Mount Vernon Avenue (the "Avenue") that encourages pedestrian traffic by providing for the establishment of additional first-floor retail outlets in the blocks immediately north of Mason Avenue. Thus, we would support limiting any extension of Hyundai's Special Use Permit to allow the community an opportunity in the near future to revisit the use of this space and consider potential alternative uses.

Currently, high-density, first-floor retail establishments—including restaurants, ice cream parlors, and coffee shops—are located on the Avenue north of Bellefonte Avenue and between Nelson and Mason Avenues. However, between Mason and Bellefonte Avenues, there is a dearth of such establishments, creating a break in the character of the Avenue. The Hyundai and Audi dealerships that are located in that block do not attract the type of foot traffic that a restaurant would attract because of the nature of the dealers' business—dealers attract individuals who are in the market to purchase a car, a purchase that one makes only once every few years. As a result, we suspect that most Del Ray residents do not regularly walk along the Avenue for the purpose of patronizing one of the two dealerships. The ambience of the neighborhood is particularly affected by the dealers' large parking lots that front the Avenue. A fence or other barrier would make the walk by the dealers more attractive, as suggested by the Mount Vernon Business Area Plan.

To connect the eating establishments and other businesses located on the northern end of the Avenue with those located south of Mason Avenue, we would support the use of the blocks immediately north of Mason Avenue for restaurants and other businesses that would attract regular patronage from residents within the neighborhood. Additional retail establishments would benefit the entire Del Ray community—residents and businesspeople alike—by drawing more diners and shoppers to the Avenue. For these reasons, any extension given to Hyundai should be limited to the immediate term (no more than 2 years) so that the neighborhood may evaluate other options that better fit the overall character of the Avenue.

FROM: fitzgeraldps@gmail.com□□□□

TO: hautsl@yahoo.com, jimkapsis@hotmail.com

Dear Sarah and Jim,

I'm writing to you regarding Kevin Reilly's request for an extension to his Hyundai SUP for 15 more years. To introduce myself, I am a fairly new resident of Del Ray, I moved here 2 1/2 years ago after a long search to find a neighborhood that really fit me. By choice I moved to a diverse and unique neighborhood and chose not to live in a planned "cookie cutter"

community. After a year of dabbling in various volunteer activities and meeting a lot of great people, I was asked to join the DRBA Board, interestingly, as a non-business owner member. Which reminds me, I need to renew my DRCA membership (it's on my to-do list)!

I live fairly close to the dealership on the 300 block of Bellefonte and I've been speaking with several folks about the Hyundai SUP, both residents and business owners. In "a perfect world" Mount Vernon Ave. would consist of only cute shops and restaurants. But, the business owners along this stretch who have worked hard help improve the neighborhood over the years for all of us need to be supported now that Del Ray is "on the map."

As I got involved with all of the activities in Del Ray, I quickly became aware of Kevin's level of support. I'm still amazed at the amount and magnitude of the events, most of which are free, that take place and make Del Ray such a special and sought after place to live. And although all of events are organized by volunteer efforts, there are significant hard costs associated with each event. Without the financial support of the sponsoring business owners, like Kevin, none of these events would be possible.

But Kevin's financial support of Del Ray events is only one thing that makes him a good neighbor. I've heard countless stories about how he communicates regularly with the citizens near the dealership and works tirelessly to be that good neighbor. It is clear that he cares about his business but he also cares about his community.

It boils down to supporting those who support us.

Thank you for your consideration.

Best regards,

Pam Fitzgerald

RE: What Are Your Views on the Hyundai

...

Joseph Bonfiglio

From: <josephbonfiglio@hotmail.com>

...

Add to Contacts

To: [jimkapsis@yahoo.com](mailto:jimkapsis@yahoo.com)

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Jim,

Thanks for posting this query to the list. My wife and I have lived in the heart of Del Ray for the last 3 years. We try to support our local businesses by frequenting them as often as we can. I often buy gas at the Mt. Vernon Service Station and take our cars there for state inspections.

Admittedly, we have not purchased cars from either the Hyundai or Audi dealers, but know friends who have. I recently asked one of them why he chose to purchase his car from the Audi dealer and his answer had absolutely nothing to do with that dealer's Del Ray location. They had a car he wanted, he bought the car from them and promptly drove it back to his home in DC. Neither dealer or service station (Shell included) provide a good or a service that adds value to one of the prime walkable blocks of the neighborhood. By definition, they are drive-to destinations. Both businesses would flourish along the Glebe Rd or US 1 corridors. Neither need those locations to succeed.

I can't get behind a 15 year extension for the Hyundai lot. Right now, the Hyundai dealership's satellite lot cuts off the heart of Del Ray to the businesses south of Monroe. The Triangle site development has to be considered a success. The Hyundai, Audi and service station footprints are prime candidates for a similar investment and we should be encouraging that direction for those areas. I believe a shorter extension would be appropriate for the Hyundai lower lot, allowing that successful business time to consider another commercial location in Alexandria, a satellite lot just a few blocks away on US 1 or re-develop the face of their lower lot to add value to a prime walkable block, but still accommodate their stock of cars.

Thanks again for reaching out.



-joe

Joseph Bonfiglio III [josephbonfiglio@hotmail.com](mailto:josephbonfiglio@hotmail.com)

Date: Wed, 13 Oct 2010 05:21:08 -0700  
From: rooneyreid@yahoo.com  
Subject: Alexandria Hyundai SUP  
To: jimkapsis@hotmail.com  
CC: kpreilly@aol.com

Mr Kapsis,

Mary Abraham Reid, my wife, and I are born and raised in Alexandria . We have deep personal and commercial ties to the Del Ray community, and lived on East Duncan Avenue for four years, just around the corner from Alexandria Hyundai. Mary's brother, David, and his wife continue to live on Duncan Avenue , in a home owned by our family.

We support whole-heartedly the extension of the special use permit for Alexandria Hyundai. Kevin Reilly and all of his employees at Alexandria Hyundai are great neighbors to the Del Ray community, particularly to those of us who live or have lived around the corner ( E. Duncan Avenue ). Remarkably, Kevin sends letters from time to time to neighbors of Alexandria Hyundai with his personal cell phone number included, encouraging us to call him in case we ever need to discuss a matter involving his business and the neighborhood. We have never needed to do so, because he is actively involved in the day-to-day business operations to affirmatively prevent any issues from arising.

We have always appreciated Mr. Reilly's participation in community affairs and his support of local events and charities.

We believe he is heavily involved, because he truly cares. Mr. Reilly's business practices and relationships should be a model for other businesses on Mt. Vernon Avenue to emulate.

Please consider our opinions favorably in the special use permit deliberations.

Sincerely,

Andrew C. Reid

> Date: Tue, 12 Oct 2010 18:33:14 -0400

> Subject: Hyundai

> From: jen@jenwalker.com

> To: jimkapsis@hotmail.com

>

> Jim,

>

> I would like to support the Alexandria Hyundai SUP. Kevin Reilly and Hyundai are an asset to Del Ray. They bring folks to the neighborhood who spend money while they wait on service, or when they are buying cars. Kevin is a great business leader and has done a lot of work to help Del Ray and give back to the community.

>

> Jennifer Walker

> McEneaney Associates, Inc.

>

>

>

From: Baileyctr@comcast.net

To: jimkapsis@hotmail.com; hautsl@yahoo.com

CC: baileyctr@comcast.net

Subject: Support of Alexandria Hyundai

Date: Tue, 12 Oct 2010 18:15:22 -0400

Good evening,

I am a native of Del Ray who still lives in their childhood home on East

Bellefonte. I am writing to support Alexandria Hyundai in their request for a 15 year extension on their SUP as they are very easy folks to work with and have been a huge supporter of the community. The grounds are well kept and no trash is laying around and the facility is nicely maintained and attractive, showing they care. They are a great neighbor to have and I feel strongly we need to give back a little something to those that support us. Having lived in Del Ray my whole life I have seen many unsavory businesses come and go. This is one business we need to keep right where it is.

I hope the Land Use committee feels the same way.

Sincerely,  
Carol Bailey

---

Carol E. Bailey  
Regional Manager  
S-C Management Corp.  
[baileyctr@comcast.net](mailto:baileyctr@comcast.net)

Date: Tue, 12 Oct 2010 18:09:32 -0400  
Subject: Supporting SUP  
From: kpmva98@gmail.com  
To: hautsl@yahoo.com; jimkapsis@hotmail.com

Hi Jim and Sarah,

I am just writing to support Kevin Reilly's request for an extension on his SUP, he has been a tremendous support to the Del Ray community and activities, and was a significant supporter to the Del Ray Music Festival (an music event in Del Ray made possible by the donations of our community businesses in Del Ray), which I co-founded and chair each year. I would hate to lose Mr. Reilly's business and support in our community. Thank you so much for your consideration to his request!

Kate Moran  
Del Ray Citizen Association Member

**From:** Carrie Fesperman <carrie\_fesperman@yahoo.com>  
**To:** jimkapsis@yahoo.com  
**Cc:** Kaleb Redden <kaleb\_redden@yahoo.com>  
**Sent:** Tue, October 12, 2010 9:54:14 PM  
**Subject:** Re: Fw: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Jim,

Thanks again for connecting with us on this. Kabe and I discussed and think that the temp SUP should be extended, but for a shorter period of time (~5-7 years), Our reasoning:

This neighborhood would be better served with different businesses than the current ones for current land use plan and environmental reasons. However, given the current economic climate, it seems unlikely that another user would step in quickly. Gas stations are particularly hard to turn over given all the contaminants that leak from the gas pumps and the car repair area. The old gas station lot in Del Ray (where they're doing construction for the new restaurant now) sat vacant a particularly long time. Similarly, the car lot has a huge amount of pavement that would probably need to be redeveloped. Large empty vacant lots near viable businesses aren't good for the neighborhood. Given that, it would be better to wait for a few more years for better economic times. Since these businesses are close together, might be better to stagger the year their next renewal comes up. Also worth considering -- when the Audi renewal comes up.

Good luck in your considerations!

Carrie

**From:** "whendrick@aol.com" <whendrick@aol.com>  
**To:** jimkapsis@yahoo.com  
**Cc:** alsdmf@earthlink.net  
**Sent:** Mon, October 11, 2010 9:35:38 AM  
**Subject:** Re: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Dear James:

Just a few comments on this, and by the way, I was chair of the Land Use Committee when this last came up. I don't object to automotive uses. In

particular, the neighborhood needs to have auto repair shops. But I think the use of a large lot for auto storage is a very inefficient use of the land and impedes the development of the Avenue in the way envisioned in the Mount Vernon Avenue Business Plan. The problem is: What to do with the cars now stored there? Hyundai, like all car makers, requires its dealers to take and store a large number of cars. Where else could they go? Or, alternatively, are there sufficient zoning incentives available to the owner of the auto storage property to redevelop it in a way that would allow for office/retail use as well as auto storage? Has the value of the land increased enough during the past decade for redevelopment to be worthwhile or do we need to wait longer? The Land Use Committee needs to look into these questions and suggest a vision of what it would like to see on these properties. In my view, the storage lot property and the auto shop property should be redeveloped at the same time. The auto shop could remain but be incorporated in a larger building that would help better define the corner of Monroe and Mount Vernon. The big problem with the auto shop is all the curb cuts running into the property, which makes it difficult and potentially hazardous for pedestrians. Perhaps something could be done about this in the short term. Given that it makes sense to redevelop these sites, I'm concerned about the length of the proposed SUP extensions. Bill Hendrickson

**From:** "NEONKANB@aol.com" <NEONKANB@aol.com>

**To:** jimkapsis@yahoo.com

**Cc:** MGLAIA@aol.com

**Sent:** Sat, October 9, 2010 5:53:54 PM

**Subject:** Re: [delraycitizens] Clarification -- From Del Ray Land Use Committee: What ...

In a message dated 10/8/2010 10:39:52 AM Eastern Daylight Time, jimkapsis@yahoo.com writes:

The **Hyundai dealership** on Mt. Vernon Avenue has requested a 15-year extension of the special use permit that currently allows it to occupy and run its display lot on the 1600 block of Mt. Vernon Avenue across from Arlandia Floors. This lot currently has a maximum of 122 cars in it at any time.

Jim,

I would fully support extension of the Hyundai dealership SUP. I wonder if it can be tied to an individual? Kevin Reilly has been such an active citizen in the business community, and is so supportive of educational interests (he has given scholarships from Hyundai to Del Ray Artisans' Art Camp for many years – actually asks when he can do so typically!). He and Hyundai have been a good neighbor in community-minded ways.

Kathryn A. Brown

DRCA household member with M. Lord

**From:** As Al <mashed30@yahoo.com>

**To:** jimkapsis@yahoo.com

**Sent:** Fri, October 8, 2010 2:59:21 PM

**Subject:** Clarification -- From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station?

Hi Jim,

As a resident of East Mason Ave. who lives close to both the Hyundai and Audi dealerships, I would strongly urge everyone to vote against extending the SUP to the Hyundai Dealership, for the following reasons:

1. These unsightly car dealerships detract from the community-based feel in the rest of Del Ray, and cut off the southern part of Mt. Vernon Avenue from the more charming "Main Street" vibe to the north. The local businesses already established south of Duncan & East Mason are at a disadvantage, because customers walking from the "heart" of Del Ray often don't venture down past the ugly car dealerships and gas stations.

2. The car dealerships unfairly hog most of the available street parking within a 2-block radius. Guests in our home often have trouble finding a spot on either Mt. Vernon or a nearby side street, because new Hyundais and Audis for sale are parked there. Honestly, I'd rather the city completely revoke street parking on that block of Mt. Vernon than continue to let the car dealerships take all the available street parking that residents need.

3. Making left turns onto Mt. Vernon from either side of East Mason Ave. is downright dangerous, because the Hyundai & Audi dealerships park their cars so close to the curb that it is nearly impossible to see oncoming traffic. I have narrowly avoided several accidents at this intersection because of this problem.

Thanks very much for considering my thoughts. I hope the SUP is not renewed this time.

Sincerely,  
Ashley Alley

**From:** "kathyva@aol.com" <kathyva@aol.com>

**To:** jimkapsis@yahoo.com

**Sent:** Fri, October 8, 2010 1:22:21 PM

**Subject:** Re: [delraycitizens] Clarification -- From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station?

Jim,

I am a DRCA member but will be unable to attend the November general meeting. I'd like to share some brief thoughts for the LUC's consideration.

I see a distinction between the two automotive-related businesses in question, and feel that one belongs on the Avenue while the other does not. A gas and auto service station provides a useful and needed service to neighborhood residents. The location of the Del Ray Service Station at the corner of two of our main streets seems appropriate -- it allows easy access and does not interfere with other activities. I'm aware that there is a Shell gas station on the same corner -- it would be helpful to know if they are governed by a separate rule, or if there is just a different expiration year for their SUP (in other words, at some point will there also be a decision to be made on an extension for that business?) My impression of the two stations is that the Del Ray

station offers more services, including safety and emissions inspections, which I really like having available in the neighborhood.

By contrast, a car dealership does not primarily provide services for neighborhood residents. It takes up a lot of space that could be home to more neighborhood-focused businesses. I've always been puzzled by the fact that a dealership chose that location -- I would think that a Route 1 location would be a much better fit for drawing in customers and for ease of access.

I would support a 10-year extension of the SUP for the Del Ray Service Station. In another 10 years, let's see how that end of the Avenue has evolved and revisit the question at that time.

I do not support an extension for the car dealership.

Thanks for providing the opportunity for input.

Kathy Patrick

**From:** Lindsay DuVall Clarke <LClarke@agingresearch.org>  
**To:** James Kapsis <jimkapsis@yahoo.com>  
**Sent:** Fri, October 8, 2010 11:40:16 AM  
**Subject:** RE: [delraycitizens] Clarification -- From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station?  
Dear James-

I would like to submit comments regarding the special use permit for the Hyundai dealership. While I respect the fact that it will be a cost to the dealership to move elsewhere, I do not support the extension of their permit. Del Ray is incredibly unique because of its walkability, main street feel, and access to restaurants and stores. It is the fact that it's unique that has drawn together such great people into a place that others want to live. One great side effect of this is the fact that our real estate prices have remained somewhat insulated from the devaluation of surrounding areas. The Hyundai dealership takes up prime real estate with its storefront and its parking lot, both of which are not in keeping with the vision that I believe most residents share for Del Ray. The space presents an opportunity to unite North and South Del Ray and to put something in place that will welcome visitors as they enter through the "Gateway" at Monroe and Mt. Vernon. While I appreciate that the cost of moving is not negligible for the Hyundai dealership, I believe that we need to keep the best interests of the community in mind.

Sincerely,

Lindsay Clarke

**From:** Jonathan Krall <jonathan@jonathankrall.net>  
**To:** James Kapsis <jimkapsis@yahoo.com>  
**Sent:** Thu, October 7, 2010 2:23:00 PM

**Subject:** Re: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Jim,

Thanks for the posting! Please put me down for no extension or a very short (1 year) extension. The latter might make sense based on the economy, still being slow.

Thanks!

Jonathan Krall

**From:** Nadine Drury <Nadine@AffordableSigns.com>

**To:** James Kapsis <jimkapsis@yahoo.com>

**Sent:** Thu, October 7, 2010 1:20:04 PM

**Subject:** RE: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

I have lived on E Alexandria Ave for 14 years which is 2 and 3 blocks from the locations in question. I strongly SUPPORT both applications for SUP extensions of any length requested.

Both companies are good neighbors and provide a necessary service to the community and city as a whole. Who are we to put successful businesses out just because we want to see a deli or a cute shop that as individuals and as a neighborhood, we can not support their growth? A car dealership and a gas/service station were there, providing valuable services, long before many of the current Del Ray residents moved in and the Mount Vernon Area Business Plan was developed.

With all due respect, I think the Mount Vernon Area Business Plan envisioned for these two sites is unrealistic. I am no expert, but I believe redevelopment of these sites as ground level retail and underground parking is unrealistic and unsustainable for the following reasons:

- Ground water problems in Del Ray are an impediment to any underground parking lot in the neighborhood.
- Entrance/egress via a side street would be more disruptive to the adjoining neighbors than entrances directly from Mt Vernon Ave.
- Successful small retail operations to replace the current seemingly successful automotive operations are questionable under current market conditions.
- Traffic and safety conditions at the intersection of Mt Vernon and Monroe would deteriorate if retail and residential density increased.

In summary, I STRONGLY support these successful, valuable businessmen's requests for extensions of their SUPs.

Thank you for the opportunity to express my opinion.

Nadine Drury Roland

Member: Del Ray Citizens Association and Del Ray Business Association



**From:** S. Nawly <DCLonghorn@gmail.com>  
**To:** James Kapsis <jimkapsis@yahoo.com>  
**Sent:** Thu, October 7, 2010 12:57:33 PM  
**Subject:** Re: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Unless there are entities already willing to use these locations that will provide the same or greater tax revenue, the current businesses should remain.

There is enough empty retail space on the Avenue as it is and new construction underway or planned in several locations that will be working hard to fill their space in this economy.

Much worse than a couple of "automotive uses" on the Avenue would be huge vacant lots or derelict buildings at the gateway to the retail area.

That said, if there are other businesses willing now, than I am all for conforming to the walkable plans laid out by the DRCA.

As an ancillary thought, at one point, I passed on a job offer in New York State because there were no gas stations any where in the town. They had regulated them all away and I nearly ran out of gas trying to get to the next town to fill up. I realize that Del Ray is in a very different situation as there are plenty of gas stations on Route 1 and the other gas station at that intersection isn't going anywhere, but please keep in mind that people do make decisions based on available services, even in unconsciously. One of the key reasons I moved from DC to NVa was because of the hassle involved with getting a drivers license and license plates in the District. I also bought my last car in part because I could walk to and from the dealership in Del Ray.

Del Ray is amazing because it's unique and walkable, that shouldn't change. On the other hand, if Del Ray and Alexandria continue to systematically remove all car dealers, gas stations, drive-thru restaurants, and Potomac Yard shopping, people will begin to look elsewhere in place with more conveniences even if they are less quaint.

Thanks for the opportunity.

Brian Hart

P.S. I previously lived on E. Duncan on the same block as the Hyundai dealership. I never had any problems or concerns even if they weren't the most beautiful of neighbors.

**From:** "Astin, Rainey" <rastin@quad1.com>  
**To:** Sarah Haut <hautsl@yahoo.com>  
**Sent:** Thu, October 7, 2010 11:36:30 AM  
**Subject:** FW: [delraycitizens] From Del Ray Land Use Committee: What Are Your Views on the Hyundai Dealership and Del Ray Service Station? [3 Attachments]

Good stuff! Since I am still living in Del Ray, I'd like to register my thoughts, as a resident:

The gas station is a helpful residential benefit. I get gas there and have my car inspected there. I support the extension of this permit

The car dealership, although also an automotive use, is not in the same helpful benefit class (this includes the audi dealership as well and is aimed at all car dealerships on Mt Vernon), and I do not support the extension.

Rainey Astin

Alexandria, Virginia

Forwarded Message ----

**From:** Sheryl Gorsuch <sheryl-gorsuch@comcast.net>

**To:** Amy Slack <amylanduse@yahoo.com>

**Sent:** Fri, October 8, 2010 9:27:30 AM

**Subject:** Fwd: [delraycitizens] Digest Number 1213[3 Attachments]

Amy-

My 2 cents:

An active and thoughtful member of the community, a thriving business, a business that brings people into Del Ray from outside the city...leave Hyundai alone and let them renew their SUP to match their existing lease. Encourage them to make asthetic improvements (sidewalk planters, attractive signage etc) because they will be there another 15+ years.

Sheryl Gorsuch



Docket Item #  
SUP#2010-0052  
Docket Item #8  
Sup#2010-0051

November 4, 2010

Dear Members of Planning Commission,

The Del Ray Business Association (DRBA) would like to express our absolute support for the extension of the SUP for Alexandria Hyundai for an additional fifteen years as requested (SUP2010-0052). As a matter of consistency (and as Staff articulates in its recommendation), we also support the extension of the SUP for Del Ray Service Station for fifteen years as requested (SUP2010-0051).

Regarding SUP2010-0052, we find the decision to extend for fifteen years to make the most sense because it will allow Alexandria Hyundai to coordinate the expiration of its SUP with that of its lease, which ends in 2025. If the SUP expired before the lease, the owner would be left paying rent on property that he could not use. Additionally, the property would most likely remain vacant for some time, which would create a significant eyesore on the Avenue.

DRBA understands the the Mt. Vernon Area Plan aims to discourage automotive uses on the Avenue. We very much respect the intent of the Plan, but as we understand it, that Plan was created five years *after* Alexandria Hyundai last renewed it SUP. Requiring the business to adhere to those regulations when it existed before they did would not be fair.

That being said, we are happy that both the Del Ray Citizens Association and City Staff agreed to recommend the extension as requested. This entire process was an excellent example of citizens, Staff, and businesses communicating early, openly and honestly in order to arrive at the best outcome for all involved. Alexandria Hyundai is an exemplary neighbor and community member and we will be happy to see them on the Avenue for fifteen more years.

Thank you for your consideration.

Sincerely,

Jill Erber, President  
Del Ray Business Association

42

# Del Ray Citizens Association

10  
11-13-10

Established 1954  
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301  
<http://www.delraycitizen.org>

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November 10, 2010

Mayor William Euille  
City Hall, Room 2300  
Alexandria, VA 22314

Subject: Docket item #, SUP #2010-0052, 1605 and 1611 Mt. Vernon Avenue Service Station

Dear Mayor Euille,

The Del Ray Citizens Association Land Use Committee and Executive Board discussed this SUP application, a request for a 15-year extension of an SUP for a non-conforming automobile storage and display lot for the Hyundai dealership, at their monthly meetings in October. The current SUP for this property expires at the same time as the SUP for 1601 Mt. Vernon Avenue, the Del Ray Service Station. The area was rezoned in 1992 for non-automotive uses and thus requires a special use permit. City Council granted a 10-year SUP to the area in 2000. At the time, DRCA opposed it arguing that it was inconsistent with the Potomac West small area chapter of the Master Plan, which designated the area for pedestrian, neighborhood friendly uses.

Despite concerns that the SUP request is inconsistent with the 1992 zoning, the Master Plan, and the more recent Mt. Vernon Business Area Plan of 2005, the general consensus of the Land Use Committee and the Executive Board was that denying an extension would not benefit the neighborhood since redevelopment of the site does not appear to be imminent. Consistent with a recommendation for improvements in the Mt. Vernon Business Area Plan, the Land Use Committee asked the applicant if he would consider doing more to screen the parked cars to enhance the appearance of the property and streetscape. The applicant expressed a willingness to work with the community to identify and install more appropriate screening.

The Land Use Committee recommended that the Executive Committee support a 10-year extension to follow the precedent set in 2000 by City Council and give the community a reasonable time period to explore redevelopment. The Executive Board amended the Land Use recommendation and supported the requested 15-year extension with the following recommended condition:

- The applicant install landscaping along the streets adjacent to the lot to the satisfaction of the director of planning and zoning.

At the November membership meeting, DRCA members voted to support the Executive Board recommendations.

Thank you for your consideration.

Sincerely,

Sarah Haut  
Co-Chair  
Land Use Committee

cc: City Council

*Celebrating 100 years of the Town of Potomac*  
1908 - 2008



**COA Contact Us: Alexandria Hyundai SUP Request**

william.euille, frank.fannon, kerry.donley,  
**Gayle Reuter to:** alicia.hughes, delpepper, paulcsmedberg, rose.boyd,  
jackie.henderson, elaine.scott, rob.krupicka,  
linda.owens, elizabeth.jones

11/12/2010 05:48 PM

**Please respond to Gayle Reuter**

10  
11-13-10

**Time: [Fri Nov 12, 2010 17:48:09] Message ID: [25688]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Gayle  
**Last Name:** Reuter  
**Street Address:** 110 E. Del Ray Avenue  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-684-3535  
**Email Address:** gayle.reuter@mail.house.gov  
**Subject:** Alexandria Hyundai SUP Request

Dear Mayor & Members of Council,

While I am hoping to be there in

person to testify, unfortunately in the morning I will be working at the  
Del Ray Farmer's Market.

I do however want to write in complete support

of Kevin Reilly's application for Alexandria Hyundai to be granted a 15  
year extension to his current SUP.

As most of you know, I live

immediately next door to one of the busiest businesses on the Avenue, St.

Elmo's so I know first hand what it means to live next door to a business.

I can honestly say that Kevin Reilly is one of the most respected and

considerate businesses on Mt. Vernon Avenue. I have known and worked with

him since he first came to Del Ray and Alexandria Hyundai is an example of

what all businesses should strive to be like.

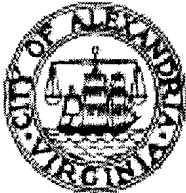
Without the extension of

**Comments:** this particular property where he displays his vehicles, he would not be able to continue his franchise and we would be putting out of business an extremely successful business that brings tremendous revenues to the City, that employees dozens of individuals, that has contributed to hundreds of community events and charities and is an extremely valuable neighbor to Del Ray. As one Planning Commissioner mentioned, Alexandria Hyundai acts as an anchor and destination location. It continually brings new people to Del Ray that are able to frequent and support the various retail businesses and restaurants on Mt. Vernon Avenue.

I was pleased that both Del Ray

Citizens Association and Del Ray Business Association are in agreement on the 15 year extension of this SUP. Please consider granting him the full 15 years so it is consistent with the expiration of his lease on the other properties.

With regards,  
Gayle Reuter



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** Sup 2010-0052

**PROPERTY LOCATION:** 1605 - 1611 Mount Vernon Avenue

**TAX MAP REFERENCE:** 043.02-04-01 & 02 **ZONE:** CL

**APPLICANT:**

Name: Kevin Reilly - Alexandria Hyundai LLC

Address: 1707 Mount Vernon Avenue Alexandria, VA 22301

**PROPOSED USE:** Parking and Storage / Display Lot

**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.

Kevin Reilly

Print Name of Applicant or Agent

[Signature]

Signature

08/18/2010

Date

1707 Mount Vernon Avenue

Mailing/Street Address

(703) 535 - 6840

Telephone #

(703) 535 - 7910

Fax #

Alexandria, VA 22301

City and State

Zip Code

kpreilly@aol.com

Email address

Recommended Approval 7-10	
ACTION-PLANNING COMMISSION	08/18/10
ACTION-CITY COUNCIL	CC approved PC recommendation 8/18/10
	7-10