

Docket Item #2
SPECIAL USE PERMIT #2007-0097

Planning Commission Meeting
November 8, 2007

ISSUE: Consideration of a request for a special use permit amendment to allow the outdoor display of scooters.

APPLICANT: Mopedland Inc.
by Bernard Gratzl

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

LOCATION: 430 Hume Avenue

ZONE: CSL/Commercial Service Low

PLANNING COMMISSION ACTION, NOVEMBER 8, 2007: On a motion by Mr. Dunn, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances, staff recommendations and added condition #25 to read, Mopeds shall be displayed in an orderly fashion to the satisfaction of the Director of Planning and Zoning. The motion carried on a vote of 5 to 0. Mr. Wagner and Mr. Robinson were absent.

Reason: The Planning Commission agreed with the staff analysis.

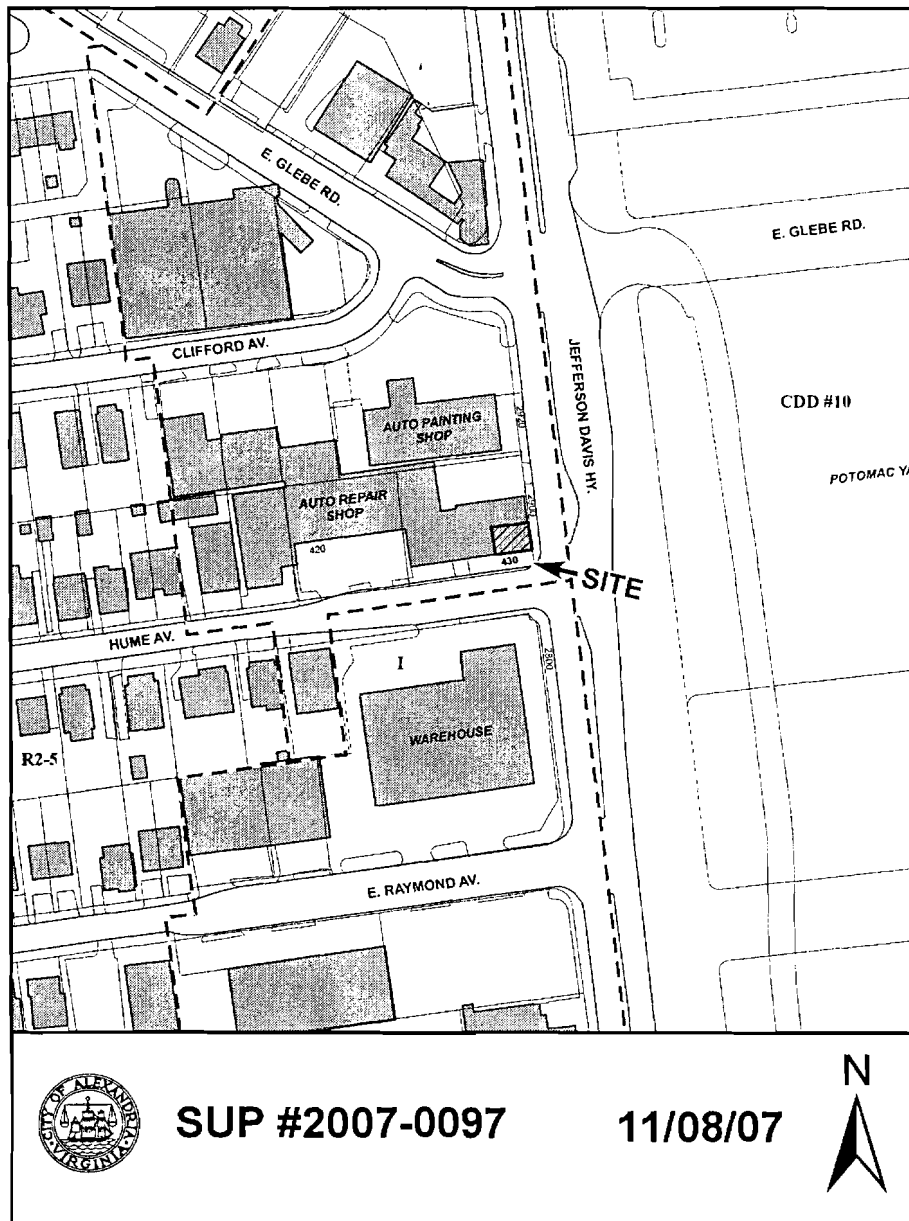
Speakers:

Sarah Haut, 228 E. Nelson Ave., representing the Del Ray Land Use Committee, spoke against the proposal and about the need for façade improvements that would achieve the applicant's display goals without moving the mopeds onto the sidewalk.

Maria Wasowski, 306 Hume Ave., local business owner, spoke in support of the proposal, saying that the City allows car dealerships to display their autos and it would be unfair to deny this application. She also pointed out that there were no immediate neighbors present to oppose this.

Bernard Gratzl, applicant, spoke in defense of the application stating that his sales went up 300% after he began displaying the mopeds outside due to the high visibility.

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.



I. DISCUSSION

REQUEST

The applicant, Bernard Gratzl, requests special use permit approval for the outdoor display of merchandise at 430 Hume Avenue.

SITE DESCRIPTION

The subject property occupies one out of four tenant spaces in a building located at the northwest corner of Jefferson Davis Highway and Hume Avenue. It has a total area of 1,900 square feet, including 1,300 square feet of display area with 36 feet of frontage along Jefferson Davis Highway and 34 feet of frontage along Hume Avenue.

The surrounding area is occupied by a mix of retail and industrial uses. The tenant spaces west of the subject site are occupied by a printing business and a pizza delivery restaurant. Immediately to the north is an auto painting business. To the south is a tire store. To the east is the Potomac Yards development. To the west of the property is an auto repair business.



BACKGROUND

On January 24, 2004, City Council granted Special Use Permit #2003-0103 for the operation of a retail moped store.

On September 24, 2007, 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.

Planning & Zoning inspectors have found the applicant to be in violation of his Special Use Permit with respect to the condition prohibiting outdoor display of mopeds. This application is in response to said violations.

PROPOSAL

The applicant proposes to display the scooters and mopeds that are on sale in Mopedland on the private land in front of the building. The sidewalk along Hume is part of the parcel at 430 Hume Avenue. The sidewalk varies in width from 11' 3" to 14' 4". The applicant requests to display merchandise in 50 inches of that sidewalk area. All other aspects of the operation are to remain the same.

Hours: 9:00 am – 5:30 pm, Monday – Saturday
12:00 pm – 3:00 pm, Sunday

Number of customers: 10 per day

Noise: The scooters and mopeds are typically quiet and will not pose noise problems

Trash/Litter: The store generates the majority of its waste on delivery days, this waste will be picked up on delivery days

PARKING

Section 8-200 (A) of the Zoning Ordinance requires a retail business to provide 1.1 parking spaces for each 210 square feet of floor area. Applying this parking ratio to the proposed site, the applicant would be required to provide seven spaces. However, this site has long been grandfathered as to parking. In fact, four parking spaces are located on-site, two of which are part of Angel's car shop's parking lot, located directly to the rear of the building. The remaining two spaces are designated for the applicant's use.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial service low zone. Section 4-303 of the zoning ordinance allows motor vehicle sales and outdoor display of goods in the CSL/Commercial service low 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 commercial service low.

II. STAFF ANALYSIS

Staff supports the outdoor display of mopeds and scooters at this site. The applicant has been displaying his scooters in front of the store in violation of his SUP but staff believes that with the conditions proposed the display of goods will not have a negative impact and will provide more than adequate sidewalk space. To achieve this, staff has included conditions forbidding the display of merchandise on the Jefferson Davis Highway frontage and restricting the display on the Hume Avenue frontage to no more than 50 inches from the front of the building. The sidewalk is especially wide on this part of Hume Avenue and is not owned by the City. With the 50 inches of display area the sidewalk will be between 7' 1" and 10' 2" wide.

Therefore, with the recommended conditions, 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP2003-0103)
2. The applicant shall provide at least two on-site parking spaces. (P&Z) (SUP2003-0103)
3. The hours of operation shall be limited to between 9:00 A.M. and 7:00 P.M. Monday through Saturday, and between 12:00 P.M. and 3:00 P.M. on Sundays. (P&Z) (SUP2003-0103)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP2003-0103)
5. No repairs or service operations shall be performed on site. (T&ES) (SUP2003-0103)
6. **CONDITION AMENDED BY STAFF:** Outdoor display of merchandise on Jefferson Davis Highway is prohibited. (P&Z) (~~SUP2003-0103~~)
7. The applicant shall work with staff to establish a route and time schedule for the test driving of mopeds and scooters. (P&Z) (SUP2003-0103)
8. The arrangement of mopeds on site and within the structure shall not obstruct or impair the movement of patrons or employees within the structure and shall not obstruct access to emergency exits. (CE) (P&Z) (SUP2003-0103)
9. The use and storage of flammable and combustible liquids on site shall comply with the provisions of the Virginia Statewide Fire Prevention Code and shall not constitute a hazard to the occupants or adjacent tenants. Accumulation of oil, grease, gasoline and other flammable and combustible liquids upon the ground shall be promptly removed and disposed of in an approved manner in accordance with City, State and Federal regulations. (CE) (P&Z) (SUP2003-0103)
10. Deliveries shall occur during the business hours on the designated on-street loading space in front of the store. (P&Z) (SUP2003-0103)
11. **CONDITION AMENDED BY STAFF:** ~~Litter on the site and on public rights-of-way and spaces adjacent to or within 50 feet of the premises shall be picked up daily. (P&Z) (SUP2003-0103)~~ 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)

12. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to the business opening. (Police) (SUP2003-0103)
13. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees. (Police) (SUP2003-0103)
14. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z) (SUP2003-0103)
15. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP2003-0103)
16. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
17. **CONDITION ADDED BY STAFF:** Displays may not block ingress/egress to the building. (T&ES)
18. **CONDITION ADDED BY STAFF:** Displays may not project more than the 50" proposed by the applicant. (T&ES)
19. **CONDITION ADDED BY STAFF:** Accessibility of the sidewalk must be maintained at all times. (T&ES)
20. **CONDITION 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)
21. **CONDITION ADDED BY STAFF:** 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

22. **CONDITION ADDED BY STAFF:** 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)
23. **CONDITION ADDED BY STAFF:** Applicant shall not allow customers to park their scooters outside of the designated display area. (P&Z)
24. **CONDITION ADDED BY STAFF:** Applicant shall maintain the sidewalk weed and litter free. (P&Z)
25. **CONDITION ADDED BY PLANNING COMMISSION:** Mopeds shall be displayed in an orderly fashion to the satisfaction of the Director of Planning and Zoning. (PC)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Displays may not block ingress/egress to the building. (T&ES)
- R-2 Displays may not project more than the 50" proposed by the applicant. (T&ES)
- R-3 Accessibility of the sidewalk must be maintained at all times. (T&ES)
- R-4 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-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 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 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 The applicant shall keep the ingress and egress of the structure unobstructed.
- C-2 The applicant shall not obstruct the sidewalk as to keep persons with disabilities' from safely maneuvering.

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to Mopedland displaying their mopeds outside of their business on the sidewalk immediately adjacent to their business so as not to hinder the walking path of a pedestrian.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0097

PROPERTY LOCATION: 430 Hume Ave (Parcel Add: 4210 Hume Ave)

TAX MAP REFERENCE: 85-01-02-22 **ZONE:** CSL

APPLICANT:

Name: Bernard R. Gratzl - Mopedland Inc.

Address: 430 E. Hume Ave - Alexandria, Va. 22301

PROPOSED USE: Create some slots in front of Building for Scooter

"showings" Outside display to generate more sales

☒ **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.

Bernard Gratzl, for MOPEDLAND INC. [Signature] 8/27/07
Print Name of Applicant or Agent Signature Date
430 E. Hume Ave (703) 837-9200 (703-837-0710
Mailing/Street Address Telephone # Fax #
Alexandria, Va. 22301
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2007-0097**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 430 HUME AVE, I hereby
(Property Address)
 grant the applicant authorization to apply for the Proposed SUP change use as
(use)
 described in this application.

Name: ANGEL ANDREEV Phone: 239-594-8553
Please Print
 Address: PO Box 770177 NAPLES FL 34107 Email: avandreev@comcast.net
 Signature: [Signature] Date: 8/17/2007
PRESIDENT ANGEL'S SECURITY CORP.

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: Rentor 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.

Mopedland Inc./Bernatd Gratzl is Applicant and sole Owner

of the Corporation applying for the SUP

erty owner or applicant is being represented by an authorized agent such as an attorney, realtor, or person for which there is some form of compensation, does this agent or the business in which the is employed have a business license to operate in the City of Alexandria, Virginia?

- s. Provide proof of current City business license
Business License in force (Attached Copy)
- o. The agent shall obtain a business license prior to filing application, if required by the City Code.

RATIVE DESCRIPTION

e applicant shall describe below the nature of the request **in detail** so that the Planning ssion and City Council can understand the nature of the operation and the use. The description fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Our Scooters are Outside use vehicles, Most Dealers known to Us

are able to show These outside Stores, on Lots and/or large sidewalks

(See enclosed showing normal sidewalk 55 or so inchs and attached also

is Our sidewalk measuring 177 Inch:curb not included- 3/4 of this(Our)

sidewalk is private, and taxed to the Landlord(Owner).

We feel that this vast space cannot hinder walk traffic or any

other flow necessary-Our projection will be 60 or so inch from our

wall leaving double walk area versus Your normal sidewalk .



SIDEWALK

12



OUR SIDEWALK, TRIPLE
THAT SIZE THAN NORMAL
(NEARLY)

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).

Walk in traffic is 10 persons a day or less
Our sales may be 2 to 5 Scooters a week because they are

"Hi Ticket" Items. (\$1000.00 Dollars or higher in value)

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

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

1 to 2 Persons

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

Day:

Monday thru Saturday

Sunday

Hours:

9 AM to 5:30PM

12:00PM to 3 PM

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

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

Our New Line of Scooters cause minimal noise-Any high Noise levels are Mopeds
or Scooters that did not Originate from Our Store.

B. How will the noise be controlled?

By requesting the People arriving on Noisy vehicles to turn these off
and proceed back to the place they purchased their vehicles

We will not tolerate any unwarranted noise

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

EPA and DOT has examined These Vehicles for emissions including
odor and what is being sold meets these standards

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)

Cartons and box's are removed within 12 hours of their arrival

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

Displayed vehicles cause no trash

- C. How often will trash be collected?

Removed daily after arrival

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

Displayed vehicles are entered evenings and cause no litter

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:

Over the counter Fantastic-Formula 409 and Greased Lighting
is cleaning vehicles and is non flammable

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

Signs on walls state Federal and State Guidelines of OSHA and
Other safety measures in place

ALCOHOL SALES

13.

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

☐ Yes ☒ No

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

PARKING AND ACCESS REQUIREMENTS

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

2 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

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

- 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? 3 CAR SPACES

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

- B. Where are off-street loading facilities located? 2 spots/Rear of Building

Not/App- We have "No Parking-Loading Zone" already put by City

in place-We however use this spot 3 times a month

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

No earlier than 10:00AM to 4:00 PM

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

See "E" above

- 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?

Ground Floor...DIRECT ACCESS

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?

1800 sq. ft. (existing) + --- sq. ft. (addition if any) = === 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: _____

X | other. Please describe: Not a shopping Center-Building has other activities

Pizza - Office Upstairs, Scooter Shop etc...CSL Zoning

Building has no name
End of Application



APPLICATION - SUPPLEMENTAL

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: Motorscooters-Mopeds involved

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

Assembly as we have been doing for the past 10 years (From the
boxes they arrive in)

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

 hydraulic lifts or racks
 service pits NONE N/App - Scooters need none of these
 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)?

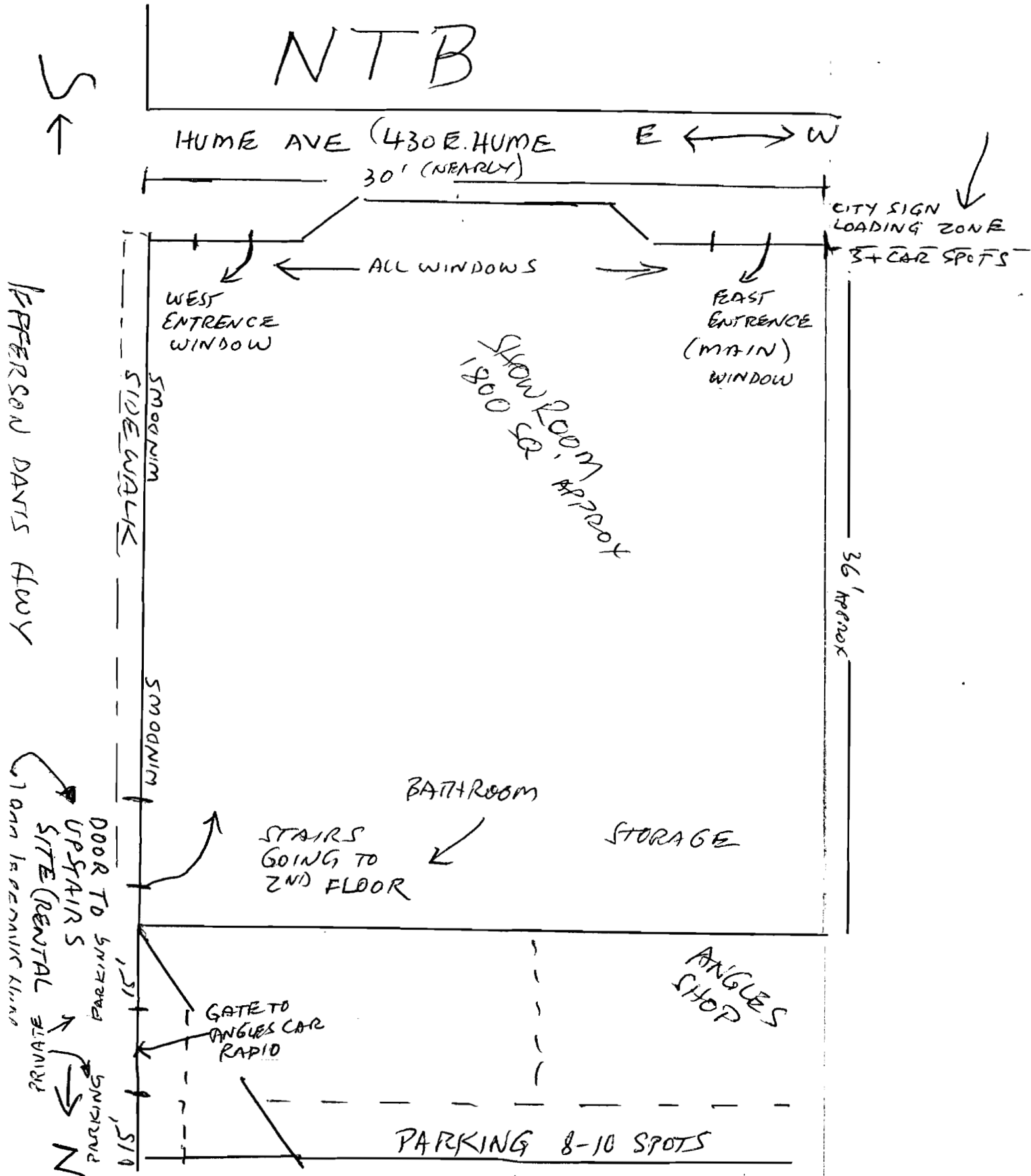
☒ ~~Employees~~ The projection of the Scooters are 50 Inches and these,
side by side may vary from 3 to 9 feet in length along Our wall

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

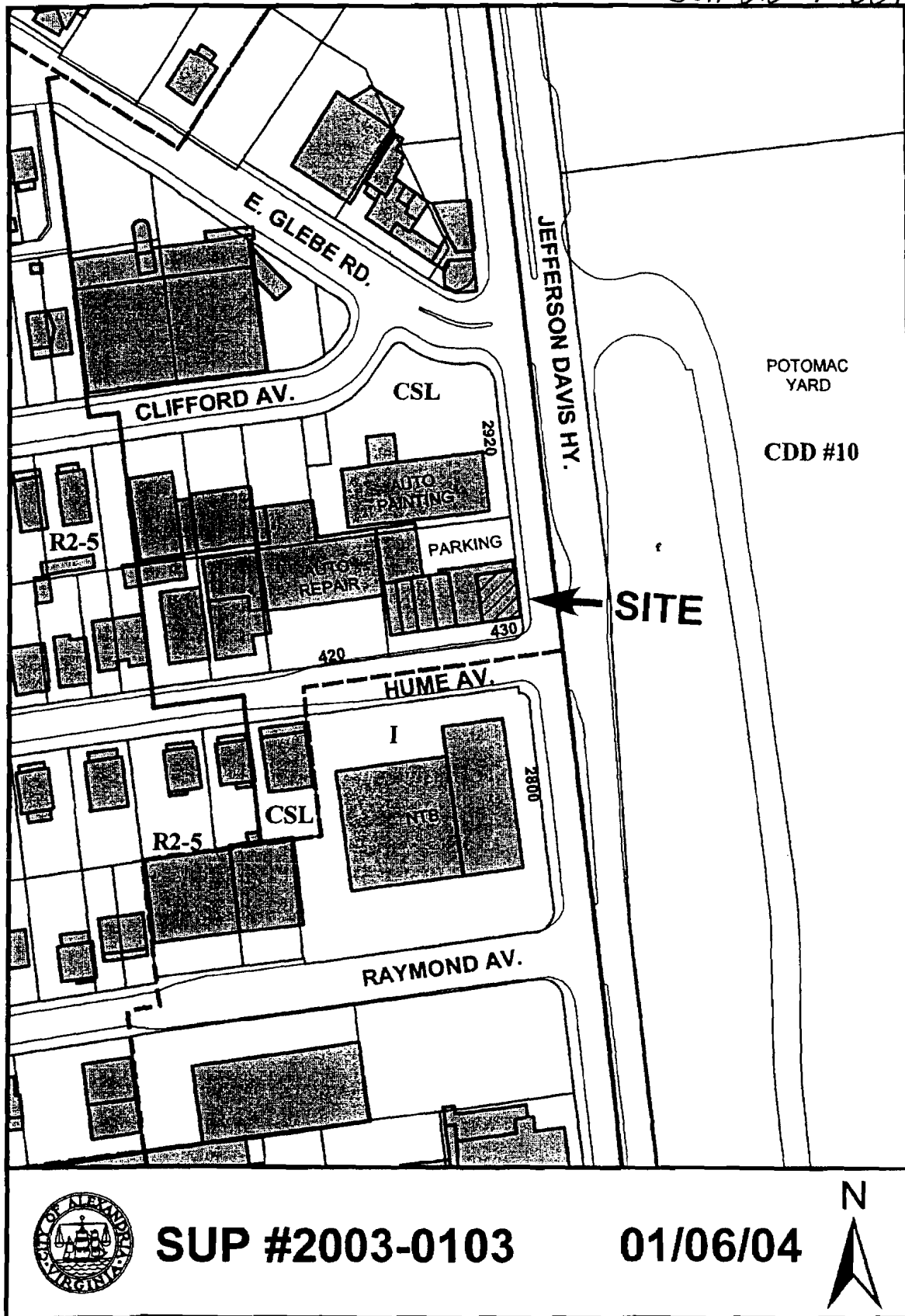
Please note: All repair work must occur within an enclosed building.

(GENERAL SITE LAY-OUT 430 E. HUME)


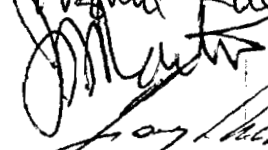
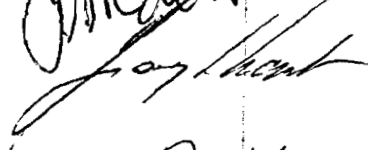
SUP 2007-0097



SUP2007-0097



BY MARKING YES, SEEING SCOOTERS DISPLAYED OUTSIDE IS OK
ENDORSEMENT OF MOPEDLANDS PRESENCE IN
DEL REY (DO NOT REMOVE PAGES)

SIGNATURE	PRINT NAME	MOPEDLAND HELPS COMMUNITY (YES)	MY TELEPHONE
	B.R. GRAYDEL	✓	703 837-9200
Donna Beyer	DONNA BEYER	✓	703 683-4103
Nazmul Kabir	NAZMUL KABIR	✓	571-225-8172
	JEFF MARTIN	✓	703-549-5629
	Craig Laneto	✓	703.548.1089
Kerley Bailey	McKINLEY BAILEY	✓	703 683 1281
John A. Brooks	John Brooks	✓	703-683-3067
Nora Pantlow	Nora Pantlow	✓	703-939-9268
Jeffrey Cuka	JEFF CUKA	✓	571-214-2285
<hr/>			
Wanda A. Reither	WIND REITHER	✓	703 549.0655
Doris W. Reither	DORIS REITHER	✓	703 906-8551
Emberly Price	Emberly Price	✓	703-929-4179

5UP2007-0097

Del Ray Citizens Association

1954
ns@yahoo.com

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

number 4 2007

PC Docket Item # 2
Case # SUP 2007-0097

William Euille
Hall, Room 2300
ndria, VA 22314

Subject: SUP# 2007-0097; MopedLand at 430 Hume Avenue

Mayor Euille,

The Del Ray Citizens Association Land Use Committee discussed the referenced SUP application at our monthly meeting in October 2007.

The applicant seeks an amendment to the existing SUP to allow the outdoor display of merchandise on the property facing Hume Avenue. The applicant has a condition in his existing 2003-0103 that forbids outdoor display. He requests deletion of this condition because he believes that outdoor displays provide better exposure for his product.

The applicant supports modifying the SUP to allow outdoor display as long as the applicant maintains a 5' unobstructed right-of-way with a condition requiring the applicant to bring vehicles parked outdoors into the shop at the close of business.

Following points were addressed during discussion at the LU and Executive Board meetings. The LU Committee and the Executive Board believe that MopedLand could pursue several alternative merchandising options. The Executive Board and Land Use Committee have a number of concerns regarding this property and the proposed SUP amendment: The question of setting precedence for outdoor display on Route 1 was raised. Restrictions placed on automotive dealers who have outdoor displays should be applied. The nature of the display is critical. The most desirable area would be obstacle-free, with an inviting, uncluttered display that adds to the community. The public right-of-way should not be obstructed, as has been in the past, by parked mopeds or by those being repaired. The applicant does not take full advantage of a prime corner location on Route 1 at the present time. Suggested improvements include reorganization of the elevated display window, and a change in lighting, building color and signage in pursuit of the applicant's display needs. The building might qualify for the Façade Improvement Program. Funding could be used to improve the display potential of the bay window on Hume Avenue thus satisfying the applicant's need to improve the display of his merchandise.

Celebrating 100 years of the Town of Potomac

1908 - 2008

Del Ray Citizens Association

November 7, 2007

Page 2 of 2

Subject: SUP# 2007-0097; MopedLand at 430 Hume Avenue

- The applicant should be required to designate an area specifically for customer moped parking that is onsite, separate from the outdoor display area, and convenient to the retail store's main entrance on Hume. This area should not interfere with the public right-of-way.
- The total inventory, including vehicles normally displayed outdoors, should never exceed the indoor storage capacity in compliance with Condition #8.
- MopedLand vehicles should be readily identifiable. It is believed that vehicle test drives occur in the residential neighborhood but since the vehicles are not licensed and identifiable as from MopedLand.

Thank you for your consideration.

Sincerely,

Sarah Haut

Co-Chair

Land Use Committee

cc:

City Council

Director of Planning and Zoning

Planning Commission



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0097

PROPERTY LOCATION: 430 Hume Ave (Parcel Add: 420 Hume Ave)

TAX MAP REFERENCE: 25-01-02-22 ZONE: CSL

APPLICANT:

Name: Bernard R. Gratzl - Mopedland Inc.

Address: 430 E. Hume Ave - Alexandria, Va. 22301

PROPOSED USE: Create some slots in front of Building for Scooter

"showings" Outside display to generate more sales

☒ **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.

Bernard Gratzl, for MOPEDLAND INC. [Signature] 8/27/07
Print Name of Applicant or Agent Signature Date

430 E. Hume Ave (703) 837-9200 (703-837-0710)
Mailing/Street Address Telephone # Fax #

Alexandria, Va. 22301
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: Recommended approval **DATE:** 5-0 11-8-07
ACTION-CITY COUNCIL: CC approved PC recommendation **DATE:** 11/19/07
6-0