

DOCKET ITEM #5

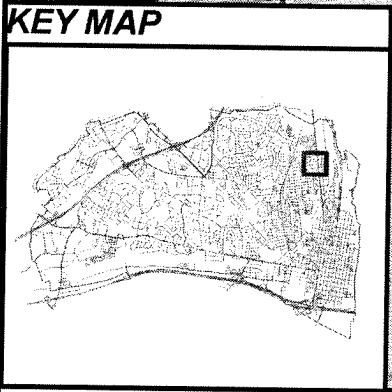
Special Use Permit #2010-0089
444 Swann Avenue-Automobile Repair Facility

Application	General Data	
Consideration of a request to operate a general automobile repair business.	Planning Commission Hearing:	March 1, 2011
	City Council Hearing:	March 12, 2011
Address: 444 Swann Avenue, Unit E (Parcel Address: 420 Swann Avenue)	Zone:	I/Industrial
Applicant: Mehrah Noorizadeh	Small Area Plan:	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

PLANNING COMMISSION ACTION, MARCH 1, 2011: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2010-0089 3/1/2011

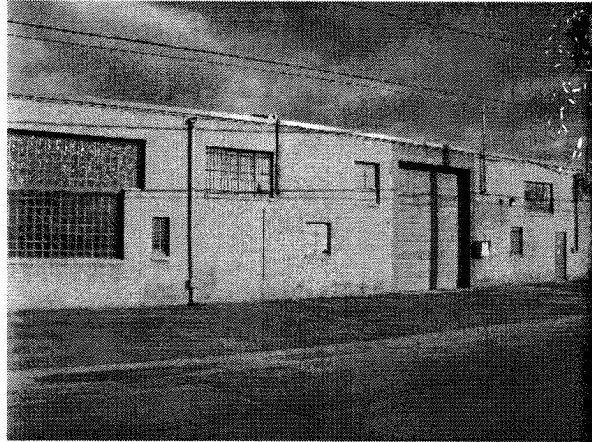


I. DISCUSSION

The applicant, Mehrah Noorizadeh, requests Special Use Permit approval to operate a general automobile repair facility at 444 Swann Avenue (Unit E) in the Oakville Industrial Park.

SITE DESCRIPTION

The subject site is one tenant space located in Building #5 of Oakville Industrial Park. The space measures approximately 10,560 square feet and has frontage on Swann Avenue.



The surrounding area is occupied by a mix of industrial and commercial uses. A self-storage business and the now-closed Best Auto Sales are located to the south across Swann Avenue. Automobile repair and storage businesses are located to the north in Building #6 facing Calvert Avenue. A catering company is located to the west of the tenant space and storage space for a government contractor is located to the east.

PROPOSAL

The applicant proposes to relocate his existing automobile repair business, known as East Coast Transmissions, from its current location on Eisenhower Avenue. The business will offer a variety of general automobile repair services, but specializes in transmission rebuilding and repairs. Additional elements of the applicant's proposal are as follows:

Hours of operation: 8:00am – 6:00pm, Monday-Friday
 8:00am – 12:00 noon, Saturday

Number of Vehicle Lifts: Seven

Noise: Normal automobile repair noises will be within the building

Odors: Cleaning solutions

Trash/Litter: Paper, used parts, oils and fluids will be placed in dumpster or in barrels/containers that will be removed by commercial contractors as needed

PARKING

According to Section 8-200 (A)(17) of the Zoning Ordinance, a repair business requires one parking space for every 400 square feet of floor area. A repair business occupying 10,560 square feet of space will be required to provide 27 off-street parking spaces. The applicant exceeds this parking requirement by providing 19 spaces inside and 9 spaces outside of the building, for a total of 28.

Although some parking spaces in Oakville Industrial Park are located in the public right-of-way, these spaces may count toward required parking here based on approval of Encroachment #94-0008. Oakville Industrial Park is also subject to an umbrella parking reduction (SUP#96-0182), though it only applies to non-SUP uses in the Industrial zone.

ZONING/MASTER PLAN DESIGNATION

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

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

II. STAFF ANALYSIS

Staff does not object to the applicant's proposal to operate a general automobile repair business in this location. The applicant has operated his repair shop on Eisenhower Avenue for many years without any problems and, facing the expiration of his lease, proposes to remain within the City of Alexandria. Staff had encouraged the applicant to remain in the City if possible.

Although general repair shops present some potential for neighborhood impacts generally, in this case the potential is low given the industrial location. Oakville Industrial Park is well-suited for the type of use proposed here given that other industrial and automobile-related businesses are located in the surrounding area. Additionally, while the industrial park as a whole does border residential uses, the tenant space proposed for the business is not immediately adjacent to them.

The inclusion of several standard conditions of approval, such as prohibiting repair work outside and prohibiting vehicle parts from accumulating outside of proper receptacles, should further reduce the potential for impacts on the neighborhood from the use. To provide additional flexibility, staff is also recommending one additional hour of operation on weekdays and additional afternoon/evening hours on Saturdays (Condition #2) compared to the applicant's proposal.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the general automobile repair business shall be limited to between 8:00am and 7:00pm, Monday through Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
5. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
6. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
7. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
8. The applicant shall submit a plan for all signs on the building to the Director of Planning & Zoning for review and approval. Signage shall be limited to advertising the general business conducted on the premises. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises. (P&Z)
9. 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)
10. 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)
11. 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)

12. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. 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)
16. 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. The applicant shall 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)
18. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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 date of granting of a special use permit by City Council or the special use permit shall become void.

V. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-4 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (P&Z)
- 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 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 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)
- R-8 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 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 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). (TES)

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, for information about completing this form.

Code Enforcement:

- C-1 A construction permit is required for a change of use.
- C-2 Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 A fire prevention code permit is required for the proposed operation. An inventory and MSDS sheets for hazardous materials are required.
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust.
- C-6 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2006 for commercial repair garages of automobiles.
- C-7 Separators are required for repair with grease racks, grease pits, or work racks. The design of oil separators must comply with USBC.
- C-8 Separators are required for repair garages, gasoline stations with grease racks, grease pits, or work racks, and/or where automobiles are serviced, greased, repaired, washed or where gasoline is dispensed.
- C-9 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.

Health:

- 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.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0089

PROPERTY LOCATION: 444 SWANN AVE (DARKVILLE INDUSTRIAL PARK) ALEX, VA

TAX MAP REFERENCE: 025.03-02-13 **ZONE:** I

APPLICANT:

Name: Mehrab Noorizadeh

Address: 5316 EISENHOWER AVE, ALEX, VA, 22304

PROPOSED USE: General Automobile (Transmission) Repair Shop

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.

Mehrab Noorizadeh
Print Name of Applicant or Agent

[Signature] Dec-21-2010
Signature Date

5316 Eisenhower Ave
Mailing/Street Address

703-370-7005 703-370-7007
Telephone # Fax #

Alex, VA, 22304
City and State Zip Code

Rob at East Coast Transmission, Co
Email address (Rob Noorizadeh@hotmail.com)

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

SUP # 2010-0089

PROPERTY OWNER'S AUTHORIZATION	
As the property owner of <u>444 Swann Ave</u> , I hereby	
(Property Address)	
grant the applicant authorization to apply for the <u>Special use permit (standalone)</u> use as	
(use)	
described in this application.	
Name: <u>Jesse Martin</u>	Phone: <u>301-347-4832</u>
Please Print	
Address: <u>4550 Montgomery Ave</u>	Email: <u>Jesse.martinezveef.com</u>
<u>Bethesda, MD 20814</u>	
Signature: <u>[Signature]</u>	Date: <u>12-14-10</u>

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.

Mehrab Noori Zadeh 100%

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. Mehrab-Noorizadeh	354 Winners Circle Warrenton, VA, 20186	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. clp industrial property	P.O. BOX 4900 SCOTTSDALE, AZ - 85261	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. Mehrab-Noorizadeh	NON	NON
2. clp industrial property	NOT	NON
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date: Jan-14-2011
 Printed Name: Mehrab Noorizadeh
 Signature: 

8 12

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

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

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

East Coast Transmission is a rebuilder of various automotive components such as automatic and standard transmission. These components are installed by the shop (East Coast Transmission) for both retail and wholesale consumers. In this sense, East Coast Transmission is more than an automotive parts replace such as other normal automotive service centers and East Coast Transmission is the only AAA approved transmission shop in metropolitan area

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).

Average day is 3-4 automotive customers we also have also shared contract with Arlington County and we do all Alexandria city cars also

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

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

we have 5 full time employees and 2 part time if we need them

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

Day:

Monday - Friday
Saturday

Hours:

8AM - 6PM
8AM - 12 NOON

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

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

normal air impact tools + compressor

B. How will the noise be controlled?

the noise will be inside the building

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

cleaning mechanics use water + soaps
and special liquid detergent have any odors

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

paper gasket and rubber seals, metal parts

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

on an average East coast transmission uses on a
cubic foot trash dumpster

C. How often will trash be collected?

Commercial pick up is at least every two weeks

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

we maintain barrels inside the shop and empty them
directly into the dumpster and close the top

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

Yes. No.

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

used transmission oil is removed by a contractor

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. [X] No.

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

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

There will be limited access to the building area

ALCOHOL SALES

13.

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

[] Yes [X] 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:

- 7 Standard spaces
 - Compact spaces
 - 2 Handicapped accessible spaces.
 - 9 Other: Total outside and seven lifts
- most cars will be parked inside
The building - space available for 12 cars*

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

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

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

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? not up to 9

Planning and Zoning Staff Only

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

Does the application meet the requirement?
 Yes No

B. Where are off-street loading facilities located? NA

in parking spaces in front of the building

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

delivery parts from 8 to 6 PM

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

intermittently at day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

10000 sq. ft. (existing) + — sq. ft. (addition if any) = 10000 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: industrial parts

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: ~~if possible to be provided~~

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

Automatic transmission and clutch repair
General auto repair

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

- 7 hydraulic lifts or racks
- 0 service pits
- 7 service bays

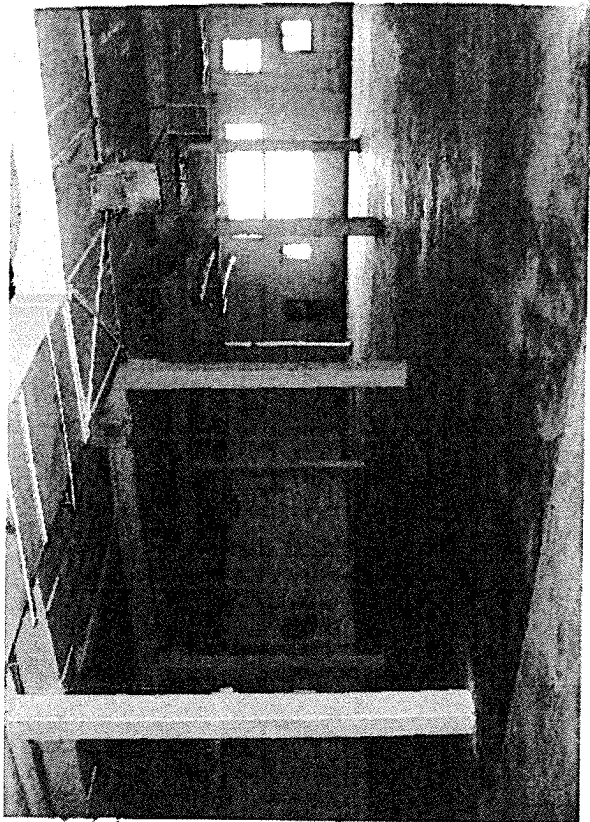
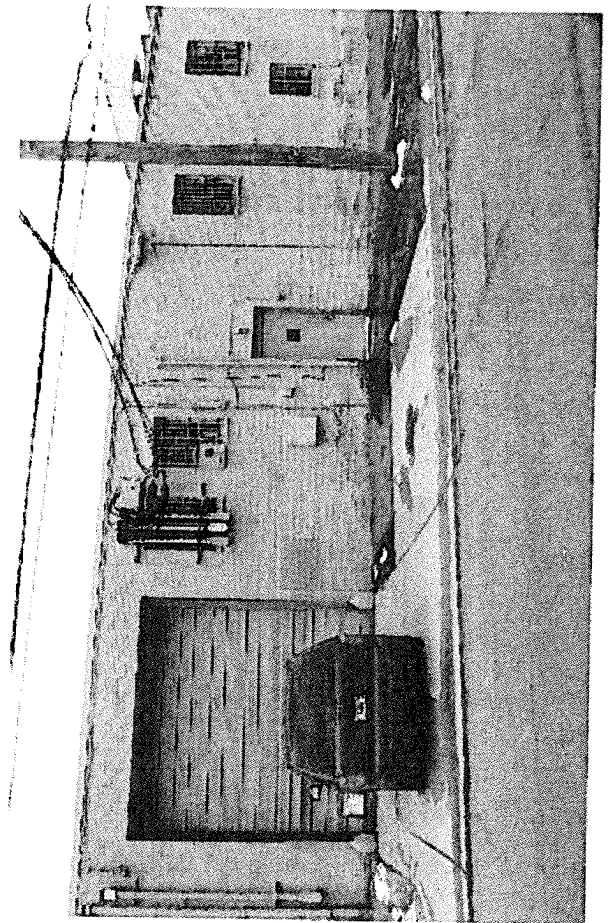
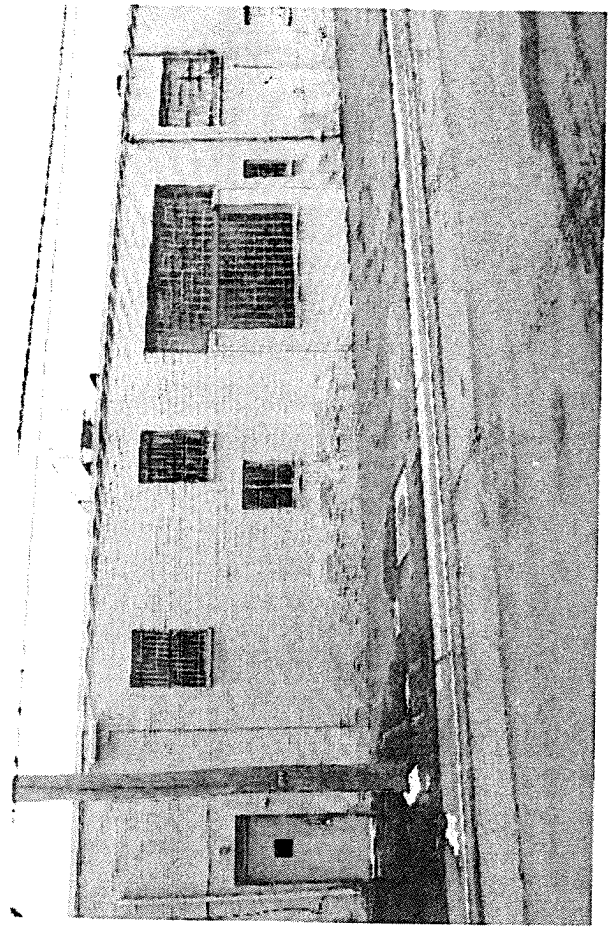
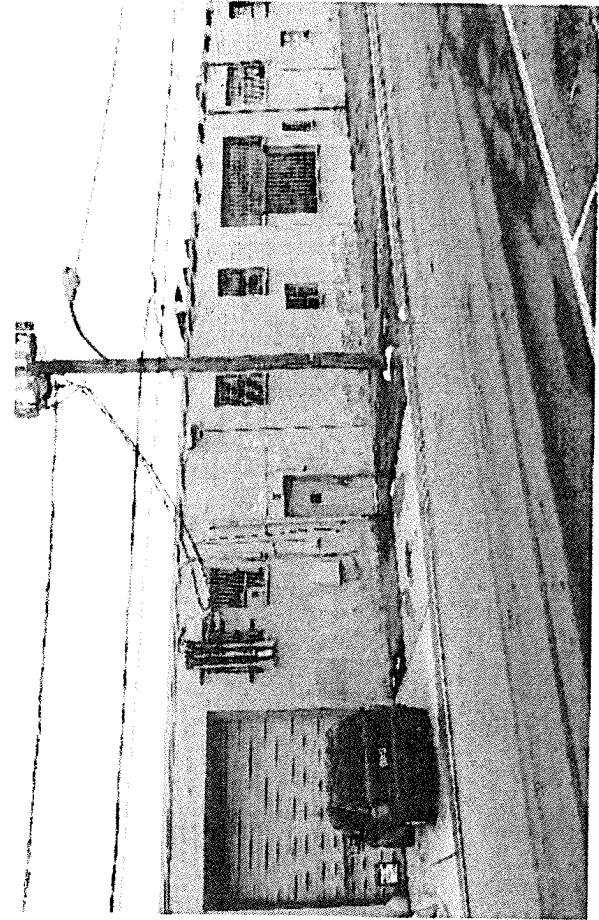
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Employees 5 and inside lot
Customers up to 9 outside

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

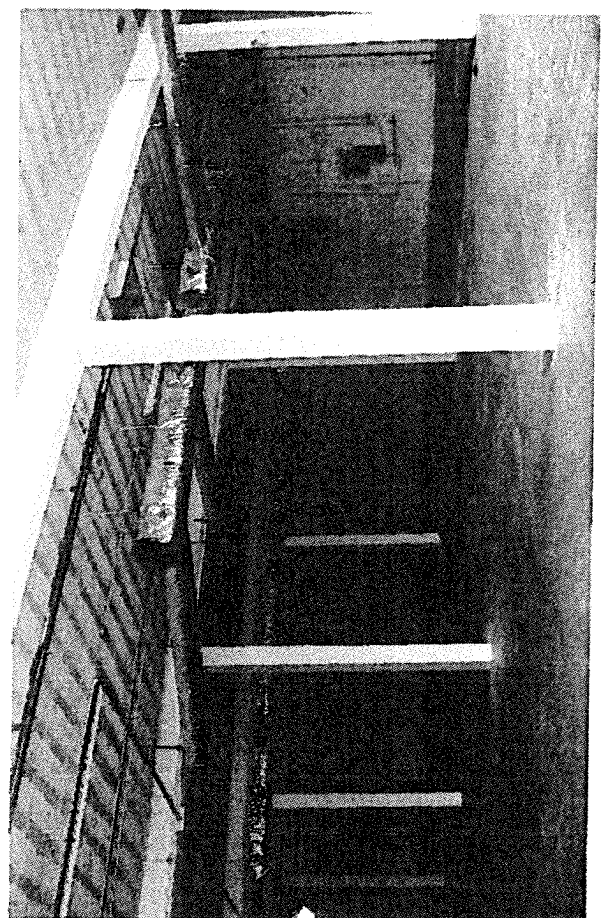
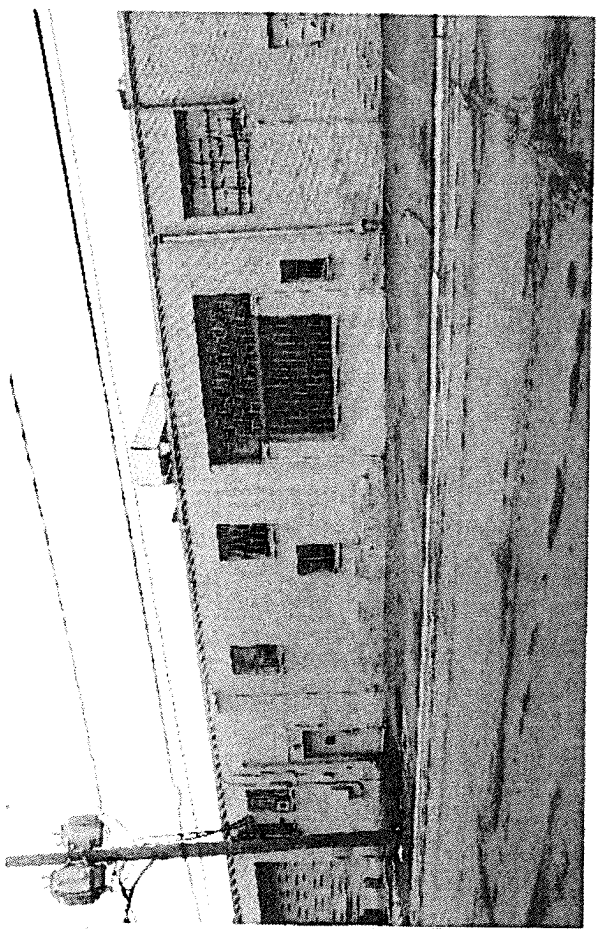
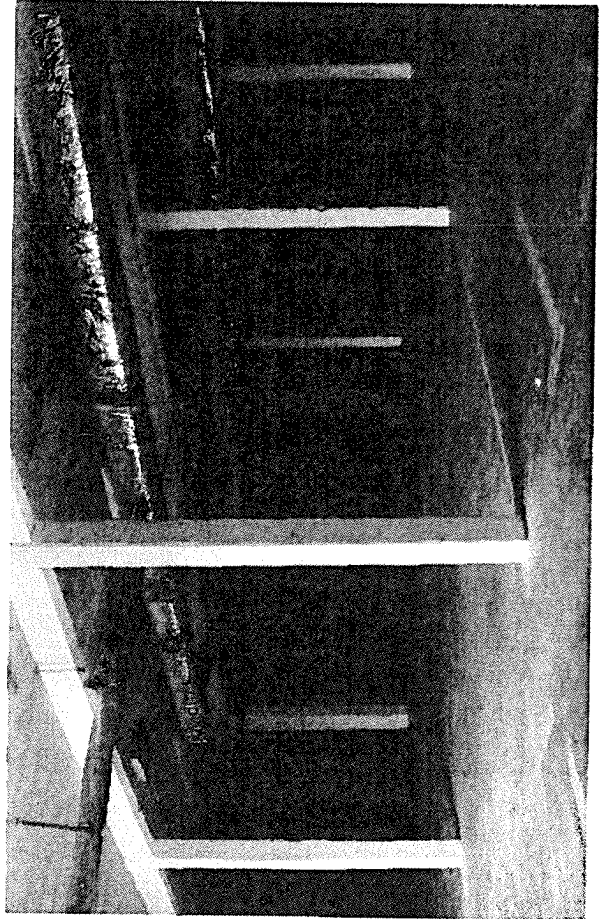
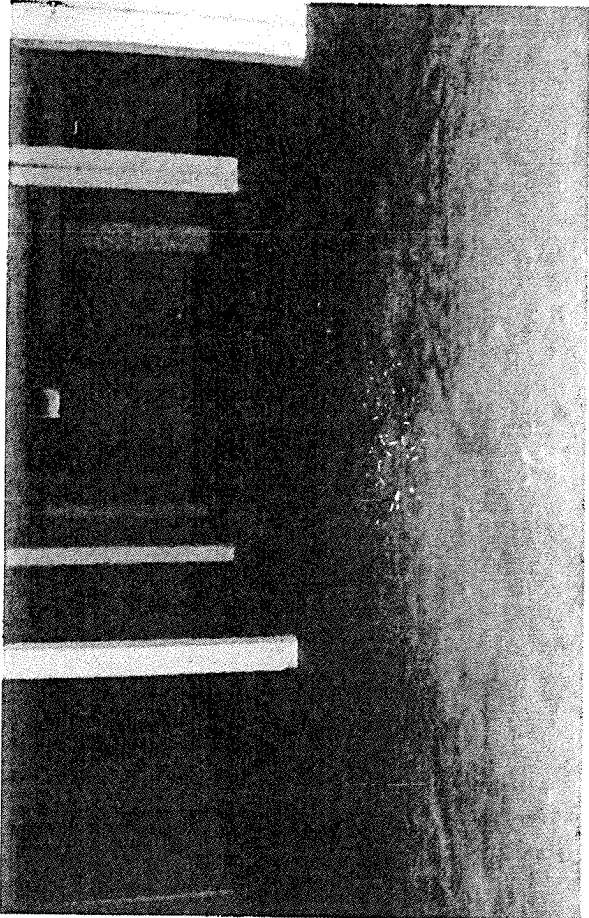
Please note: All repair work must occur within an enclosed building.

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2008 0102 200

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800-000-0089



January 26, 2011

City of Alexandria – Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Re: Parking Spaces for East Coast Transmission

To Whom It May Concern:

There are nine (9) parking spaces available in front of 444 Swann Avenue – Area E, the area that East Coast Transmission is considering leasing. The spaces will be available specifically for the Tenant's use.

Please call us with any questions that you may have.

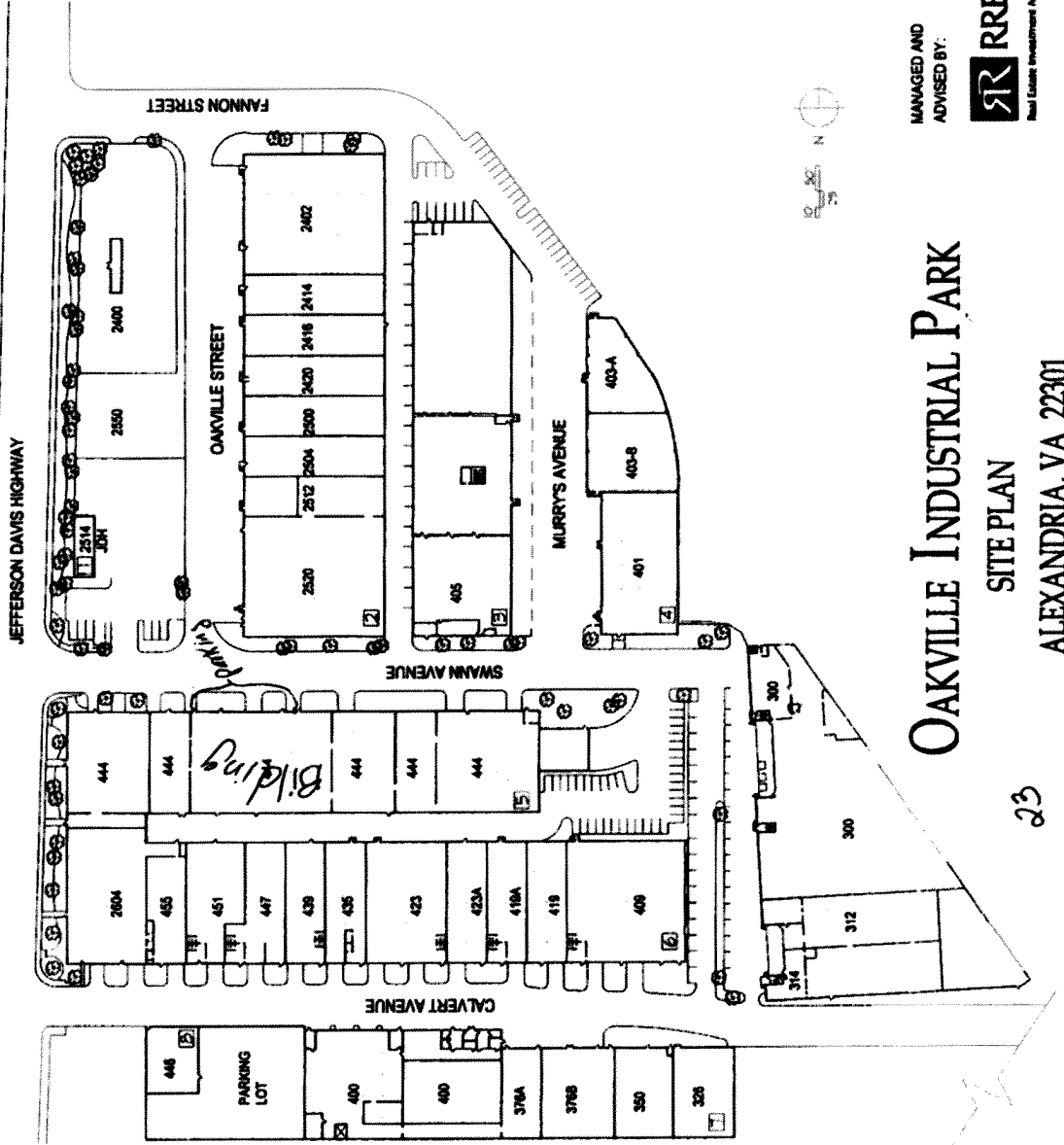
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Martin', written in a cursive style.

Jesse D. Martin
Vice President

RREEF
4550 MONTGOMERY AVE, SUITE 1100
BETHESDA, MD 20814
TEL : (301)347-4832
FAX : (301)718-2025

22



444 SWANN AVE

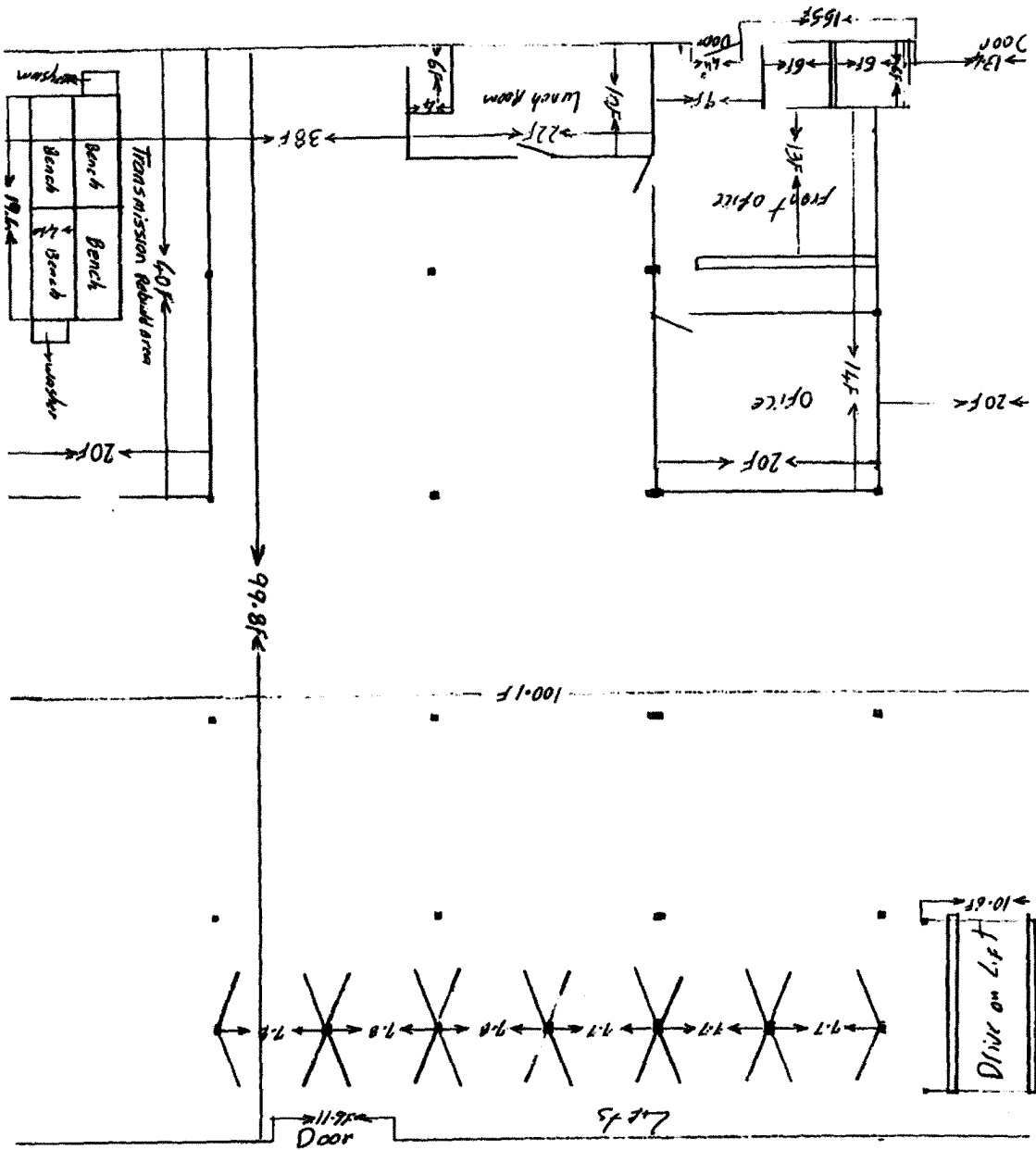
MANAGED AND ADVISED BY:
 RRE
 Real Estate Investment M

OAKVILLE INDUSTRIAL PARK

SITE PLAN

ALEXANDRIA, VA 22301
 3-15-05

LEASED BY:
 LINCOLN
 PROPERTY
 COMPANY
 105-522-4600



hc

Del Ray Citizens Association

Established 1954
delraycitizens@yahoo.com

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

February 23, 2011

Docket Item # 5
SUP 2010-0089

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

Subject: Docket item #5, SUP #2010-0089, 444 Swann Avenue, Automotive Repair Facility

Dear Ms. Hamer,

The Del Ray Citizens Association Land Use Committee and Executive Board discussed this SUP application, a request operate an automotive repair facility during its February meetings.

The applicant requests to operate a transmission repair facility in an industrial zone. The applicant has operated a similar business in the city for 15 years and wants to move the business to this new location. The applicant requires 27 parking spaces for the use and exceeds the parking requirement by one space. Both the Land Use Committee and the DRCA Executive Board felt that this use was appropriate for the industrial zone. The only concern about the proposed use related to recurring disturbance of the adjacent residents during early morning trash collection within Oakville Industrial Park.

The Land Use Committee recommended to support the application with the following condition:

- The applicant's trash collection service shall comply with the City of Alexandria regulations as it pertains to trash collection times. (City Code, Title V, Chapter 1, section 42 (c))

The Executive board voted to support the Land Use position.

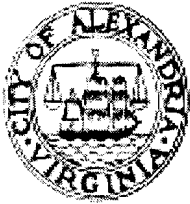
Thank you for your consideration.

Sincerely,
Sarah Haut
Co-Chair
Land Use Committee

cc:
Planning Commission
Nathan Randall

Celebrating 100 years of the Town of Potomac

1908 - 2008 25



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0089

PROPERTY LOCATION: 444 SWANN AVE (OAKVILLE industrial park) Alexandria, VA

TAX MAP REFERENCE: 025.03-02-13 ZONE: I

APPLICANT:

Name: Mehrab Noorizadeh

Address: 5316 Eisenhower Ave, Alexandria, VA, 22304

PROPOSED USE: General Automobile (Transmission) Repair shop

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.

Mehrab Noorizadeh

Print Name of Applicant or Agent

[Signature]

Signature

Dec-21-2010

Date

5316 Eisenhower Ave

Mailing/Street Address

703-370-7005

Telephone #

703-370-7007

Fax #

Alex, VA, 22304

City and State Zip Code

Rob at East Coast Transmission, Co -
Email address (Rob Noori at Hotmail) 20-

By unanimous consent recommended approval 3/1/11	
ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL: <u>CC approved PC recommendation</u>	DATE: <u>3/12/2011</u>
<u>7-0</u>	