

**DOCKET ITEM #4**  
**Special Use Permit #2011-0019**  
**3127 and 3128 Colvin Street - Alexandria Car Clinic**

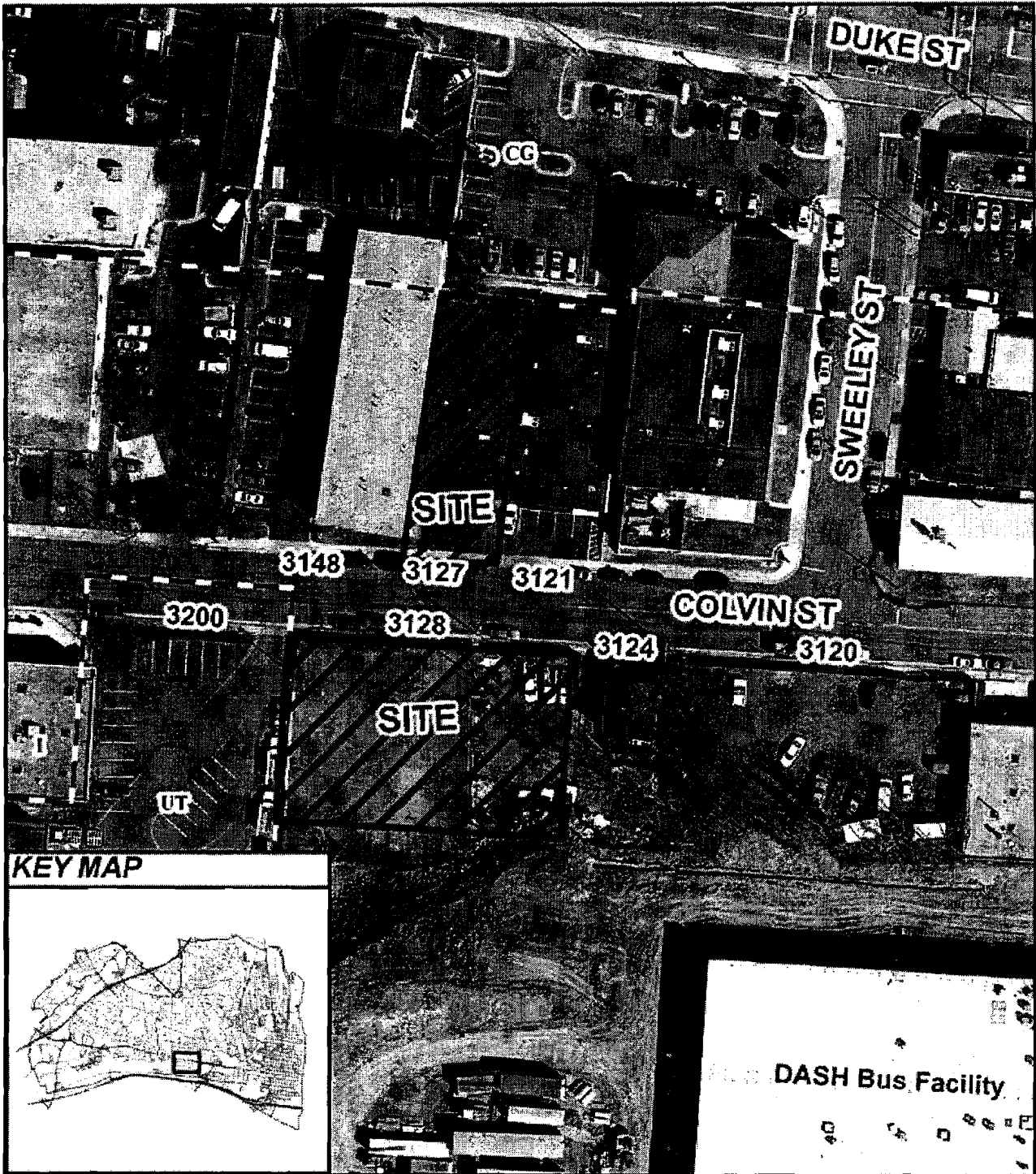
Application	General Data	
Consideration of an SUP amendment to allow automobile sales at an existing general automobile repair business.	<b>Planning Commission Hearing:</b>	June 7, 2011
	<b>City Council Hearing:</b>	June 25, 2011
<b>Address:</b> 3127 and 3128 Colvin Street (Parcel Address: 3121 Colvin Street)	<b>Zone:</b>	I / Industrial
<b>Applicant:</b> Ahmed Mirza	<b>Small Area Plan:</b>	Taylor Run

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

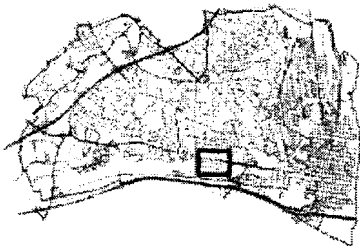
**Staff Reviewer:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 7, 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.



KEY MAP



SUP#2011-0019

6/7/2011



## I. DISCUSSION

The applicant, Ahmed Mirza, requests a Special Use Permit amendment to allow automobile sales at his existing general automobile repair business at 3127 and 3128 Colvin Street.

### SITE DESCRIPTION

The subject sites are a 6,000 square-foot tenant space at 3127 Colvin Street, currently occupied by the applicant's existing repair business, and an unimproved parking lot located directly across the street at 3128 Colvin Street.

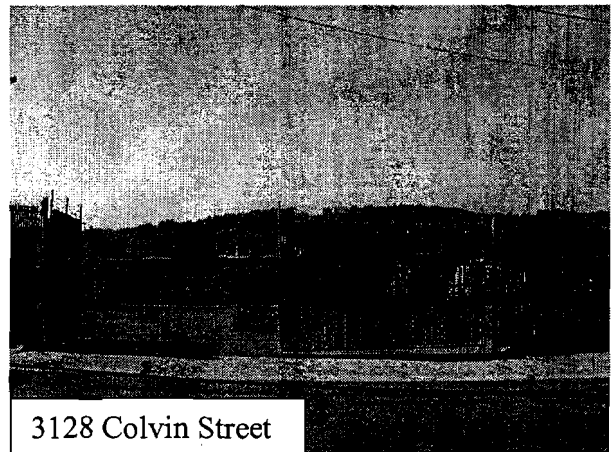
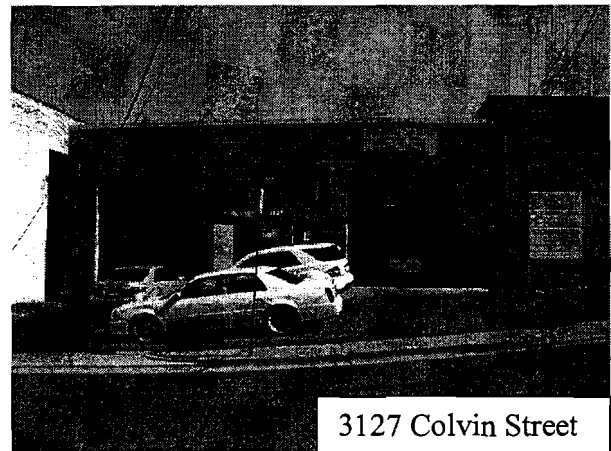
The tenant space at **3127 Colvin Street** is located in a one-story industrial building, shared with a dog day care facility known as Dogtopia, on one lot of record approximately 14,000 square feet in size. Both businesses share a curb cut for access to Colvin Street. The parking lot at **3128 Colvin Street** is located on one lot of record also approximately 14,000 square feet in size. This property is split by a fence, with a small portion of the lot being used for parking by the neighboring roofing contractor. The applicant will lease the remainder of the site (approximately 11,000 square feet) for his expanded business.

The surrounding area features a mix of industrial, institutional, and commercial uses. Jones Roofing is located to the east of the site and a CVS drug store and parking lot is located to the north and east. The new and old DASH garages are located to the south. The Colvin Business Center, with several commercial and industrial tenants including a tire sales business, is located to the west. Two retail businesses, Hadeed Carpet and Banana Signs, are located to the northwest on Duke Street.

### BACKGROUND

In May 2008, City Council granted approval to the applicant (SUP#2008-0017) to expand his existing light automobile repair business to include general automobile repair services. Staff administratively approved a minor amendment request (SUP#2009-0007) in April 2009 to allow the applicant to paint vehicles, a service that was not listed in the prior SUP application as being offered at the business.

Staff has recorded four complaints against the business since 2007 regarding such matters as repair work being done outside, paint fumes being detected at adjacent businesses, and the



blocking of the shared curb cut. Staff from Planning and Zoning, Transportation and Environmental Services and Code Administration inspected the site and found all of the complaints to be unsubstantiated. As a part of the inspection regarding fumes, staff did find that the applicant had not obtained building permit approval for the installation of the paint booth and that it was improperly installed. The applicant subsequently received building permit approval for the paint booth and corrected all installation problems.

On April 25, 2011 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 existing SUP conditions.

### PROPOSAL

The applicant proposes to add automobile sales operations to his existing automobile repair business. Up to 22 vehicles will be offered for sale at any one time and will be stored in the parking lot directly across the street from the applicant's existing repair business at 3128 Colvin Street. The lot, which has space for 28 vehicles, will also serve as overflow parking for the repair business. Offices for the automobile sales operation will be located at the existing repair business at 3127 Colvin Street. No other changes to the operation are proposed. Additional elements of the applicant's proposal, including both the automobile sales and repair businesses are as follows:

<u>Hours of Operation:</u>	8:00am – 8:00pm Monday-Saturday Closed Sunday
<u>Vehicles for Sale:</u>	Up to 22 vehicles at any one time
<u>Repair Customers:</u>	Up to 10 customers each week
<u>Sales Customers:</u>	Up to 15 customers each week
<u>Employees:</u>	Approximately 3 employees for sales operation
<u>Noise:</u>	Typical noises emitted from general automobile repair activities, though applicant will minimize noise impact on surrounding area.
<u>Odors:</u>	Building has exhaust system to vent any odors that may occur.
<u>Trash/Litter:</u>	Regular trash will be collected once each week by a commercial service. Automobile waste oils and parts will be collected by commercial service one to three times each month.

### PARKING

The use is required to provide 15 parking spaces according to Section 8-200 (A)(17) of the Zoning Ordinance plus one additional parking space for every vehicle offered for sale. The combined automobile repair and sales business, with up to 22 vehicles offered for sale, will be

required to provide 37 off-street parking spaces. The applicant exceeds this parking requirement with a total of 43 off-street parking spaces. Fifteen of these spaces are available both inside and outside of the building at 3127 Colvin, and the remaining 28 spaces are located in the leased parking lot at 3128 Colvin.

#### ZONING / MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Sections 4-1203(B) and 4-1203(G) of the Zoning Ordinance allow a general automobile repair business and automobile sales area in the I / Industrial zone only with a Special Use Permit.

The proposed use is consistent with the Taylor Run 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 request to add automobile sales to his existing repair business. The location is well-suited for this type of business, given that the surrounding area is largely industrial with no nearby residential neighbors. The parking lot, located directly across the street from the applicant's current business, already has adequate fencing around the site for screening purposes. The applicant intends to provide more parking than is required for the sale of 22 vehicles at any one time, which will prevent potential parking issues that could arise from the use. Staff has also included new condition language (Conditions #22) that will require the applicant to maintain an up-to-date agreement for the use of at least 28 parking spaces at 3128 Colvin Street. Staff has also amended the hours of operation (Condition #2) so that the hours will be the same for the entire business. Given the industrial location and that the hours are only slightly longer than those previously approved for the repair business, staff does not believe the change will create any significant impact on the surrounding area.

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) (SUP2008-00017)
2. **CONDITION AMENDED BY STAFF:** The hours of operation of the general automobile repair business shall be limited to between Monday-Friday, 8:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 3:00 p.m. 8:00am and 8:00pm Monday through Saturday. (P&Z) (SUP2008-00017)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP2008-00017)
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) (SUP2008-00017)
5. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext.166. (T&ES) (SUP2008-00017)
6. 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) (SUP2008-00017)
7. **CONDITION AMENDED BY STAFF:** All repairs of motor vehicles shall be conducted inside a building or structure ~~that is approved by the Director of Planning and Zoning.~~ (P&Z) (T&ES) (SUP2008-00017)
8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2009-0007)
9. **CONDITION DELETED 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.~~ (T&ES) (SUP2008-00017)
10. 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) (SUP2008-00017)
11. CONDITION SATISFIED (SUP#2009-0007)
12. 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) (SUP2008-00017)
13. CONDITION SATISFIED (SUP#2009-0007)

14. 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) (SUP2008-00017)
15. **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#2009-0007~~)
16. The applicant shall maintain the waste management plan approved by the Planning and Zoning Department. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (City Council) (P&Z) (SUP#2009-0007)
17. **CONDITION AMENDED BY STAFF:** All vehicles in front of 3127 Colvin Street and in the parking lot at 3128 Colvin Street shall be stored in a neat and orderly manner. At no time shall vehicles block access to the business located at 3121 Colvin Street. (P&Z) (~~SUP#2009-0007~~)
18. No vehicles shall be displayed, parked, or stored on a public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP#2009-0007)
19. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria. (P&Z) (SUP#2009-0007)
20. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. Supply deliveries and loading and unloading of items other than vehicles shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2009-0007)
21. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES) (SUP#2009-0007)

22. **CONDITION ADDED BY STAFF:** The applicant shall maintain an agreement that allows the applicant the use of the parking lot at 3128 Colvin Street for the storage of at least 28 vehicles. The applicant shall provide an up-to-date copy of said agreement to the Director of Planning & Zoning upon request. (P&Z)
  
23. **CONDITION ADDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for 3127 and 3128 Colvin Street 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 (#14) Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2010-00027)
- R-2 (#15) The applicant shall control cooking 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 & Environmental Services. (T&ES) (SUP2010-00027)
- R-3 (#16) Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2010-00027)
- R-4 (#26) Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (TES)
- R-5 (#19) 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) (TES) (SUP2010-00027)
- 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. (TES) (SUP2010-00027)
- 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) (SUP2010-00027)

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 permits from Code Administration are required for the SUP as requested. However if the applicant sees the need for additional lighting, drainage, structure, etc. the appropriate permits would then need to be issued prior to the start of any of that type of work.

Health:

F-1 No Comments

Parks and Recreation:

F-1 No Comments Received

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 current business located at 3127 Colvin Street and the lot where the cars are to be stored located at 3128 Colvin Street.

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 # 2011-0019

PROPERTY LOCATION: 3127 Colvin St Alexandria Va 22314  
and 3128

TAX MAP REFERENCE: 061-04-01-43 ZONE: I

**APPLICANT:**

Name: Ahmed Mirza

Address: 1605 Raptor Ct Woodbridge Va 22191

PROPOSED USE: Automotive Dealer

**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.

<u>Ahmed mirza</u>	<u>[Signature]</u>	<u>3/29/11</u>
Print Name of Applicant or Agent	Signature	Date
<u>1605 Raptor Ct</u>	<u>571-247-6874</u>	<u>703-370-8878</u>
Mailing/Street Address	Telephone #	Fax #
<u>Woodbridge Va 22191</u>	<u>Zetrian7@Hotmail.com</u>	
City and State	Zip Code	Email address

<b>ACTION-PLANNING COMMISSION</b>	<b>DATE:</b>
<b>ACTION-CITY COUNCIL</b>	<b>DATE:</b>

SLP# 2011-6019

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3127 Calvin St Alex, VA I hereby  
(Property Address)  
 grant the applicant authorization to apply for the AUTO SALES use as  
(use)  
 described in this application.

Name: RITA AKBASLI Phone: 561 866-1396  
Please Print

Address: 1023 BOCA COVE LANE Email: Rita Akbasli@hotmail.com  
BOCA RATON, FL 33487

Signature: Rita Akbasli Date: May 25, 2011

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.

N/A

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62

SUP # 201-0019

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of Marpech Investment (3128 colvin st), I hereby  
(Property Address)  
grant the applicant authorization to apply for the Alexandria car clinic use as  
(use)  
described in this application.

Name: Mark Jones Phone: 703-751-8333  
Please Print  
Address: 3128 colvin st Email: \_\_\_\_\_  
Signature: [Handwritten Signature] Date: 3/31/11

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.

N/A

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**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. Alexandria Car Clinic	3127 Colvin St	100%
2. Mirza, Ahmad Zekra		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3127 Colvin St (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. Rita Akbasi	1023 BACCHOUVE LN Highland Beach FL 33487	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. Mirza, Ahmad Z.	N/A	Planning Commission City Council
2. Rita Akbasi	N/A	
3.		

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

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

4/25/11  
Date

Zekra  
Printed Name

*Zekra*  
Signature

**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. Mirza, Z. Ahmad	3127 Colvin St	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 3128 Colvin St. (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. Mark Jones	3128 Colvin St.	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. N/A	N/A	Planning Commission city council
2.		
3.		

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

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

9/5/11  
Date

Zekris  
Printed Name

[Signature]  
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.

### 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 would like to open an automotive  
dealership. Currently there is an empty lot/space  
across the street from my building which is  
located on 3128 Colvin St Alexandria Va 22314.  
I would be storing all the vehicles at that  
lot and would conduct the sale in my office  
which is right across the street from the  
empty space lot at 3127 Colvin St  
Alexandria Va 22314



**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).

10 a week or less For Automotive Dealership  
15 a week For A Service

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

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

2 Sales people from Mon-Sat, 8 hr shifts daily  
1 finance person from Mon-Sat, 8 hr shift daily

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

Day: Mon-Sat

Hours: 10-8

Sunday

closed

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

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 (mostly)

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

3 per week

C. How often will trash be collected?

twice a week

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

Placing trash cans and cleaning up daily around/nearby street

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:

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?

Train For Employee to customers safe

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**ALCOHOL SALES**

13.

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

[ ] Yes  No

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

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**PARKING AND ACCESS REQUIREMENTS**

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

- 98 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

Yes  No

B. Where is required parking located? (check one)

- on-site
- off-site

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

Across the street at 3128 Colvin St Alexandria Va 22314

**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? 2

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? \_\_\_\_\_  
3128 Colvin St Alexandria Va 22314

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

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
twice a week For Automotive Dealership  
For Auto Repair everyday parts unloading

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
NO

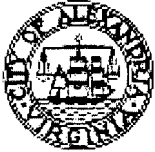
**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
 Do you propose to construct an addition to the building?  Yes  No  
 How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?  
10,000 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: \_\_\_\_\_  
 other. Please describe: empty lot space

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?

operating an Automotive Dealership

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

- N/A hydraulic lifts or racks
- N/A service pits
- N/A 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)?

Twenty eight (28) cars

5. Will a loudspeaker or intercom system be used outside of the building? \_\_\_\_\_ Yes N/A No

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



SUP 2011-0019

Real Estate Investments

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*TO WHOM IT MAY CONCERN,*

*THIS LETTER IS TO CONFIRM THAT ALEXANDRIA CAR CLINIC OWNED BY AHMAD ZEKRIG MIRZA IS LEASING 11,000 SQUARE FEET, BY MARPECH INVESTMENTS AT 3128 COLVIN STREET.*

*THANK YOU*

City of Alexandria

Date Created: 4/1/2011







# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0019

PROPERTY LOCATION: 3127 Colvin St Alexandria Va 22314  
and 3128

TAX MAP REFERENCE: 061-04-01-43 ZONE: I

APPLICANT:  
Name: Ahmed Mirza

Address: 16105 Raptor Ct Woodbridge Va 22191

PROPOSED USE: Automotive Dealer

**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.

<u>Ahmed mirza</u>	<u>[Signature]</u>	<u>3/29/11</u>
Print Name of Applicant or Agent	Signature	Date
<u>16105 Raptor Ct</u>	<u>571-247-6874</u>	<u>703-370-8878</u>
Mailing/Street Address	Telephone #	Fax #
<u>Woodbridge Va 22191</u>	<u>Zekrian7@hotmail.com</u>	
City and State	Zip Code	Email address

By unanimous consent, recommended approval 6/7/11

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

ACTION-CITY COUNCIL: Approved PC recommendation DATE: 6/25/11

7-0