

**DOCKET ITEM #11E**

**Special Use Permit #2011-0034**

**515 Mount Vernon Avenue - Yates Automobile Repair**

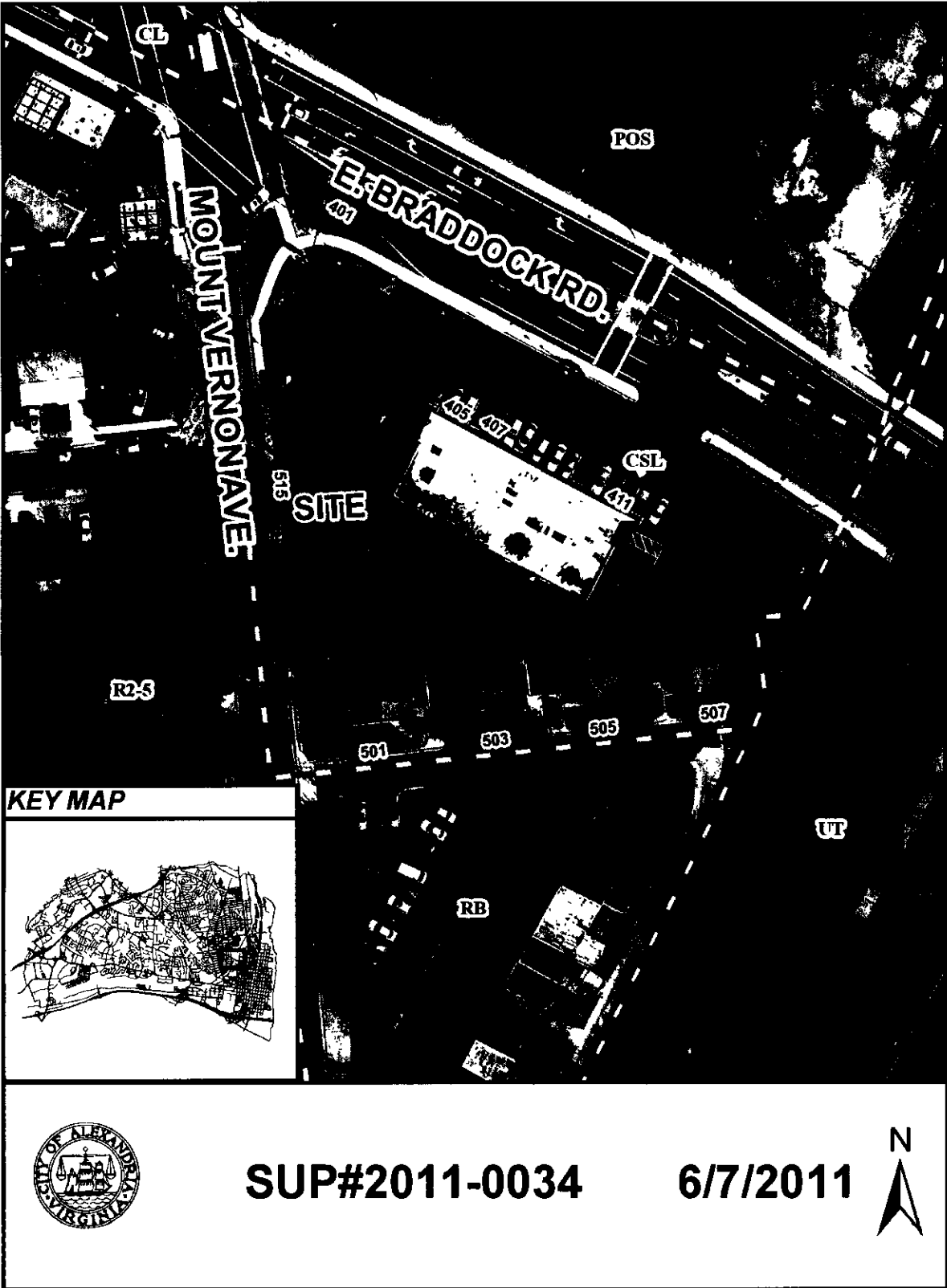
**(Parcel Addresses: 515 Mt. Vernon Ave, 401, 405 Braddock Rd.)**

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Application	General Data	
Consideration of a SUP request to operate a light automobile repair business.	<b>Planning Commission Hearing:</b>	June 7, 2011
	<b>City Council Hearing:</b>	June 25, 2011
<b>Address:</b> 515 Mount Vernon Avenue (Current Parcel Addresses: 515 Mt. Vernon Ave and 401, 405 E. Braddock Rd)	<b>Zone:</b>	CSL/Commercial Service Low
<b>Applicant:</b> Yates Holdings LLC represented by Duncan Blair, attorney	<b>Small Area Plan:</b>	Potomac West

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

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



## **I. DISCUSSION**

The applicant, Yates Holding LLC by attorney Duncan Blair, requests a Special Use Permit approval to operate a light automobile repair business in a new building that will be constructed at 515 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject site, at the corner of Mount Vernon Avenue and East Braddock Road, is proposed to be redeveloped with two new commercial buildings and a two-level parking garage if approved under companion case DSP#2010-0023.

Currently the site comprises three lots of record. The small parcel located immediately on the corner of Mount Vernon Avenue and East Braddock Road is undeveloped and City-owned. A small shopping center and one-story industrial building, both of which were constructed in the 1960s, are located on the remaining two parcels. Tenants in the shopping center include 7-Eleven and a Subway restaurant. The total site area of the three parcels is 44,480 square feet (1.02 acres).

The surrounding area features a mix of residential, institutional and commercial uses. Metrorail tracks and the mixed-use Colecroft development are located to the east. Single-family residences are located to the south. An automobile service station, owned by the applicant, is located to the west. Residential townhouses are located to the northwest. Braddock Field and George Washington Middle School are located to the north.

### BACKGROUND

Redevelopment of the subject site has been discussed for several years. In 2006 and again in 2009, SUP approval for the 7-Eleven included an expiration date for the convenience store use in anticipation of this redevelopment. The City-owned property directly at the corner of Mount Vernon Avenue and East Braddock Road has been deemed surplus property and its sale is being considered under City Charter Section 9.06 Case #2011-0002.

Under the applicant's site plan proposal (DSP#2010-0023), a two-story building is proposed for the western portion of the site near the corner of Mount Vernon Avenue and East Braddock Road. It will feature retail and repair uses on the first floor and offices on the second story above. The separate one-story building proposed for the eastern portion of the site will be the new location for the existing 7-Eleven convenience store.

### PROPOSAL

The applicant proposes to operate an 11,100 square-foot light automobile repair business on the western side of the site in the rear portion of the anticipated two-story building. The business will occupy 4,200 square feet of space on the first floor and 6,900 square feet of basement area. The first-floor area is expected to have six hydraulic lifts and the basement area will be used for the storage of materials, parts, and some vehicles. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	Monday-Friday 6:30am – 8:00pm Saturday 7:30am – 6:00pm
<u>Hydraulic Lifts/Repair Bays:</u>	Six
<u>Number of Customers:</u>	Approximately 15 vehicles/customers each day
<u>Number of Employees:</u>	Six
<u>Noise:</u>	Noise levels will not exceed levels permitted by Code. All repairs will occur inside the building.
<u>Odors:</u>	No offensive odors will emanate from the property.
<u>Trash/Litter:</u>	Trash and garbage will be deposited into shared dumpster on the site and will be collected by commercial service three times each week. Used fluids and parts will be stored in containers in the basement and will be disposed of by registered recycling company. Used motor oil may be recycled on-site and used for heating oil for the business.

#### PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair shop requires one off-street parking space for every 400 square feet of floor area. An automobile repair shop consisting of 8,600 square feet of space (not including 2,500 square feet dedicated to vehicle storage) will be required to provide 22 off-street parking spaces. The applicant meets this requirement by providing 22 parking spaces in the adjacent parking garage. The applicant also reports that approximately 30 additional vehicles can also be stored inside the building either on the first level or in the basement.

#### ZONING / MASTER PLAN DESIGNATION

The subject property is located in the CSL/ Commercial Service Low zone. Section 4-303(P) of the Zoning Ordinance only permits a light automobile repair business in the CSL zone 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 uses consistent with the CSL zone.

## II. STAFF ANALYSIS

Staff does not object to the applicant's request to operate a light automobile repair business in this location. Although residential uses are located in the immediate vicinity, the proposal is appropriate for this mixed-use neighborhood given that the use has been favorably designed within a larger mixed-used redevelopment project and that, as a light automobile repair use, heavy-intensity repairs will be prohibited here.

The design and overall use of the new building in which the proposed use will be located differs significantly from typical repair shops. The building will have a brick façade and will be located close to the street. On-site parking is not directly in front of the buildings but rather between them and back toward the middle and rear portions of the lot. The building is proposed to be mixed-use, with retail uses facing toward the street on the first floor and office uses on the second floor. The light automobile repair use is proposed for the rear of the building and toward the middle of the site, facing the parking garage. These design and use choices for the building result in the repair shop appearing less obvious from the street, help to defray some of the potential impacts from the use on adjacent properties, and uphold the pedestrian-friendly aspects of the overall redevelopment project.

Although some potential exists for the repair business to negatively impact adjacent properties as a general matter, this potential is reduced given that the applicant will be prohibited from performing repairs, such as engine and transmission repairs and body work and painting, which are inconsistent with the definition of light automobile repair. Staff's recommended conditions should further mitigate potential impacts. These standard conditions include prohibitions on performing any repair work outside, storing junked vehicles outside or on the public right-of-way, and keeping vehicle parts or tires from accumulating on site outside of proper trash receptacles.

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 light automobile repair business shall be limited to 6:30am to 8:00pm, Monday through Friday and 7:30am to 6:00pm on 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 vehicles shall be displayed, parked, or stored in the public right-of-way. (P&Z)(T&ES)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. 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)
8. Loading and unloading of vehicles, if any, should take place on-site and during hours of operation and in the designated on-site loading space. Supply deliveries and all other loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)(T&ES)
9. 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)
10. 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)
11. 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)
12. 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)
13. No washing of vehicles shall take place on site unless a plan is approved for commercial car washing equipment. If a car wash is proposed, provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system. Such discharge requires prior approval from ASA. If circumstances arise such that the discharge cannot go to the sanitary sewer, the discharge must be covered by a VPDES permit for discharge into the storm sewer. Proper disposal of rainwater to the storm sewer system must also be shown. Car wash discharges resulting from a commercial operation must be equipped with a water recycling system, which must be approved by the building official. (T&ES)
14. 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)

15. The application of paints or coatings shall be prohibited at the site. (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 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)
18. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
19. 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)
20. 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.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the 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 That no vehicles be displayed, parked, or stored on the public right-of-way. (P&Z) (T&ES)
- R-5 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)
- R-6 No washing of vehicles shall take place on site unless a plan is approved for commercial car washing equipment. If a car wash is proposed, provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system. Such discharge requires prior approval from ASA. If circumstances arise such that the discharge cannot go to the sanitary sewer, the discharge must be covered by a VPDES permit for discharge into the storm sewer. Proper disposal of rainwater to the storm sewer system must also be shown. Car wash discharges resulting from a commercial operation must be equipped with a water recycling system, which must be approved by the building official. (T&ES)
- R-7 The application of paints or coatings shall be prohibited at the site. (T&ES)
- R-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)
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)



- R-10 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-11 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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- 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. (T&ES)
- C-2 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)

Code Enforcement:

F-1 No Comments Received

Health:

F-1 No Comment

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 No Comments Received



# APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2011-0034

**PROPERTY LOCATION:** 515 Mt. Vernon Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** part of 053.04 06 01, 02 & 03 **ZONE:** CSL-Commercial Service Low

**APPLICANT:**  
Name Yates Holdings, L.L.C.

Address 317 East Braddock Road, Alexandria, Virginia 22301


**PROPOSED USE:** light automobile repair

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia

<u>Land, Clark, Carroll, Mendelson &amp; Blair, P.C.</u>	
<u>Duncan W. Blair</u>	
Print Name of Applicant or Agent	Signature
<u>524 King Street</u>	<u>703 836-1000</u>
Mailing/Street Address	Telephone #
<u>Alexandria, Virginia 22314</u>	<u>703 549-3335</u>
City and State	Fax #
<u>22314</u>	<u>dblair@landclark.com</u>
Zip Code	Email address

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

State the name, address and percent of ownership of any person or entities 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.

**Yates Holdings, L.L.C. is a Virginia limited liability company. The people or entities owning an interest of more than 10% is Jason Yates. It is anticipated that the operator of the light automotive repair facility will be a newly formed limited liability to be known as Yates Corner Automobile, LLC.**

**NARRATIVE DESCRIPTION**

- 2. 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise.

**Yates Holdings, L.L.C. is a Virginia limited liability company, is requesting a special use permit to use and occupy approximately 4200 square feet of space on the ground and 4400 square feet of accessory space on the basement level of the commercial two story building to be constructed on the Project for light automobile repair.**

- 3. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

**The Applicant anticipates the automobile repair facility will service approximately fifteen (15) vehicles per day.**

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

**Approximately six (6) individuals will be employed on a full or part time basis. The anticipated maximum number of employees on site at any one time is six (6).**

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

Day: <b>Monday - Friday</b>	Hours: <b>6:30 am to 8:00 pm</b>
<b>Saturday</b>	<b>7:30 am to 6:00 pm</b>

- 6. Please describe any potential noise emanating from the proposed use:

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

State the name, address and percent of ownership of any person or entities 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.

**It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.**

B. How will the noise from patrons be controlled?

**It is not anticipated that noise will be a source of complaints; as such, no extraordinary noise mitigation and control measures are warranted. All repair work will be performed inside of the facility.**

7. Describe any potential odors emanating from the proposed use and plans to control them:  
**It is not anticipated that offensive odors will emanate from the use of the property as a light automobile repair facility.**

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

**The type of volume of trash and garbage generated by the automobile facilities will be mainly refuse from products received (i.e. cardboard delivery boxes). Trash and garbage will be deposited and stored in the commercial dumpster on the dumpster pad shown on the site plan.**

**Used parts will be stored in containers on the basement and will be disposed of by a registered recycling company. Used fluids will be stored in containers on the basement level and disposed of by a registered recycling company. Used oil may be recycled onsite and used as heating oil for the automobile repair facility**

B. How much trash and garbage will be generated by the use?

**The automobile repair facility will generate approximately less than one dumpster per day.**

C. How often will trash be collected?

**Trash and garbage will be collected by a commercial collector three (3) days a week.**

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

**Not Applicable.**

9. 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:

**Small quantities of materials defined as hazardous, generally recognized to be appropriate for use by automobile repair facilities in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.**

- 10. 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:

**Small quantities of organic compounds, generally recognized to be appropriate for use by automobile repair facilities in the operation of the business, will be stored, used as solvents, and disposed of in accordance with applicable regulations.**

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

**The location and the proposed hours of operations of the automobile repair facility should provide a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures will be required for customers. The facility will be equipped with a security system.**

**ALCOHOL SALES**

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

Yes.             No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

**PARKING AND ACCESS REQUIREMENTS**

- 13. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

**Twenty-Two (22) parking spaces are required by CSL zone regulations for the light automobile repair facility.**

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

**The required parking for the automobile repair facility will be provided on the above grade parking deck and the below grade surface parking. It is anticipated that the below grade parking will be used for the automobile repair facility and a portion will be exclusively use by the automobile repair facility.**

C. Where is required parking located?  On-site  off-site (check one)

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

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the Zoning ordinance? **None**

B. How many loading spaces are available for the use? **One (1) shared.**

C. Where are off-street loading facilities located? The common loading space is adjacent to the proposed convenience store.

**See Development Site Plan page 4.**

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

**It is anticipated that loading and unloading activities will occur Monday – Friday 9:00 a.m. – 3:00 p.m.**

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

**It is anticipated that there will be approximately deliveries ten (10) per day. The majority of the deliveries will be from parts vendors delivered in passenger vehicles.**

15. 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?

**Yes.**

**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?

**Light automobile repair as defined by the ordinance.**  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**20 vehicles**  
\_\_\_\_\_  
\_\_\_\_\_

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.**



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. Yates Holdings, L.L.C.	317 East Braddock Road Alexandria, VA 22301	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 515 Mt. Vernon Avenue, 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.		
2.		
3.		

*Property owned same as applicant.*

3. Business or Financial Relationship. 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. Yates Holdings, L.L.C.	None	Alexandria Planning Commission and Alexandria 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.

4/1/2011      Jason Yates      JASON YATES      Jason Yates  
Date                      Printed Name                      Signature

**FIRST FLOOR AREA AND PARKING FOR LIGHT AUTO REPAIR**

		<u>REQUIRED PARKING</u>
FIRST FLOOR AREA LIGHT AUTO REPAIR:	4,200 sq. ft.	11 Spaces

**AREA CALCULATION FOR LIGHT AUTO REPAIR IN BASEMENT AND OTHER STORAGE AREAS LOCATED WITHIN THE BASEMENT:**

		<u>REQUIRED PARKING</u>
BASEMENT LIGHT AUTO REPAIR:	4,400 sq. ft.	11 Spaces
BASEMENT CAR STORAGE AREA:	2,500 sq. ft.	(Can fit approx. 16 cars)
BASEMENT DRY CLEANERS EQUIP. AREA:	400 sq. ft.	0
BASEMENT ELECTRICAL ROOM:	300 sq. ft.	0
BASEMENT WATER PUMP ROOM:	300 sq. ft.	0
BASEMENT TENANT ACCESSORY STORAGE:	1,100 sq. ft.	0
TOTAL:		<hr style="width: 10%; margin-left: auto; margin-right: 0;"/> 11 Parking Spaces

## Nathan Randall

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**From:** Duncan Blair <Dblair@landclark.com>  
**Sent:** Friday, May 13, 2011 4:33 PM  
**To:** Nathan Randall  
**Cc:** jyates4174@aol.com  
**Subject:** Yates Corner Automobile  
**Attachments:** Duncan Wardman Blair Esquire.vcf

Duncan-

We will need you to update your SUP application or otherwise send us written notice that the light automobile repair use at 515 Mt. Vernon will include the additional basement-level space as we discussed over the phone this morning. Just to be clear, the update should list the revised total square footage for the business and a statement that, in addition to the 4,200 square feet on the first floor and 4,400 square feet in the basement, that an additional 2,500 square foot area will be used for vehicle storage.

**Nathan: Please accept this as written notice that the light automobile repair use at 515 Mt. Vernon will include an additional 2,500 square foot area in the basement to be used for vehicle storage, in addition to the 4,200 square feet on the first floor and 4,400 square feet in the basement.**

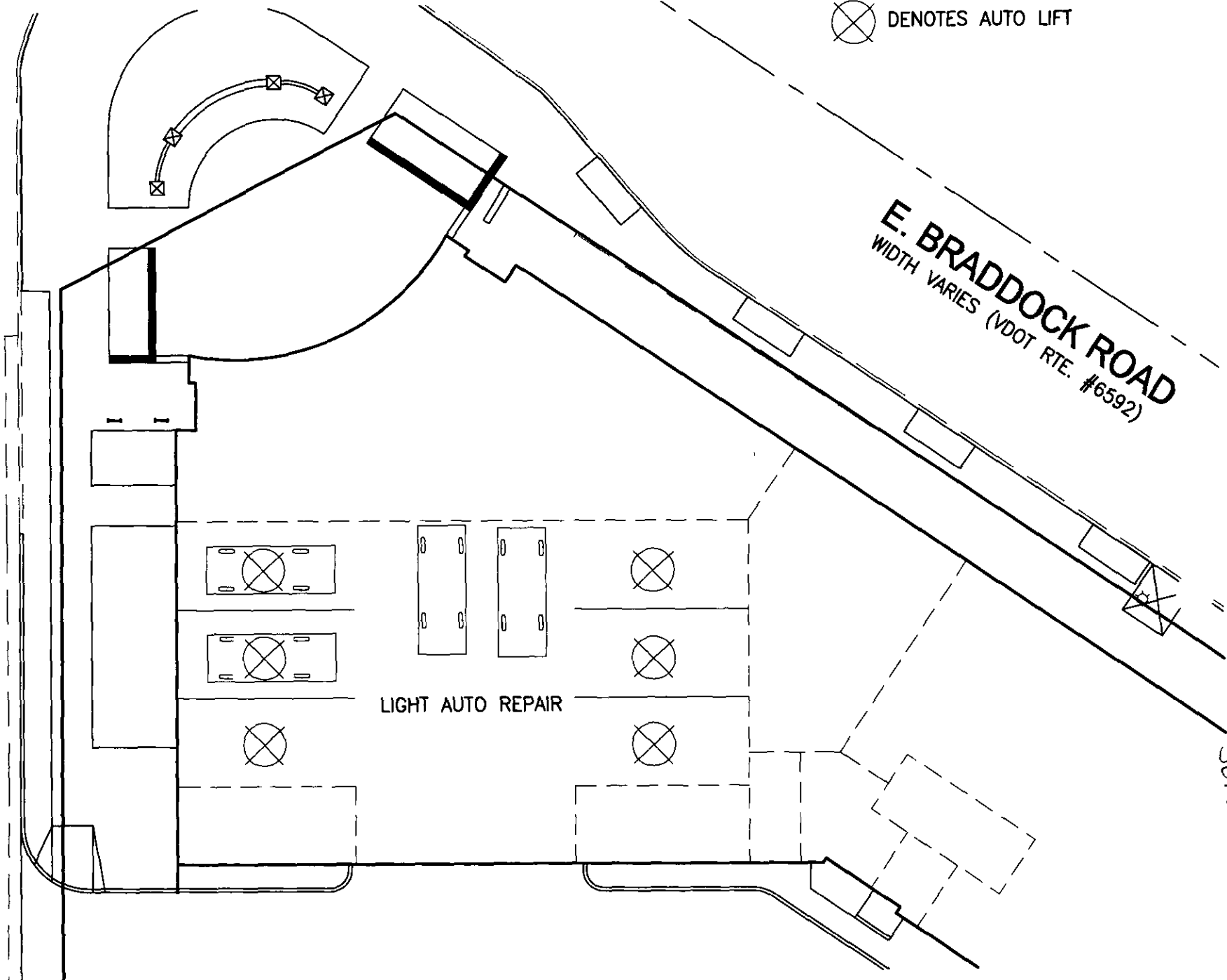
# YATES CORNER SERVICE BAY EXHIBIT

SCALE: 1" = 10'

⊗ DENOTES AUTO LIFT

20 MOUNT VERNON AVENUE  
44' CITY R/W

E. BRADDOCK ROAD  
WIDTH VARIES (VDOT RTE. #6592)



SUP 2/11/03