



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2024-00065

PROPERTY LOCATION: 3120 COLVIN STREET, ALEXANDRIA, VA 22314

TAX MAP REFERENCE: 061-0401-06

ZONE: I / Industrial Zone

APPLICANT:

Name: BEHROOZ(BRUCE) RAISZADEH

Address: 12056 SUMMER MEADOW LANE RESTON , VA 20194

PROPOSED USE: AUTOMOBILE SALE/TEMPRARY OFFFICE TRAILER

- 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.

BEHROOZ RAISZADEH

Print Name of Applicant or Agent

3120 COLVIN STREET

Mailing/Street Address

ALEXANDRIA VA 22314

City and State

Zip Code

Bruce Raiszadeh 9/19/24

Signature

Date

703-869-6651

Telephone #

Fax #

raiszadehbruce@yahoo.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of KHANH NGUYEN, I hereby
(Property Address)

grant the applicant authorization to apply for the AUTOMOBILE SALE use as
(use)

described in this application.

Name: KHANH NGUYEN

Phone: 571-294-2386

Please Print
Address: 3025 Colvin Street

Email: Khanh.nguyen73@qalho.com

Signature: 

Date: 9/19/24

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 three percent.

BRUCE RAISZADEH 100% interest Applicant

KHANH NGUYEN 100% interest owner ✓

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 three 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. BEHROOZ RAISZADEH | 12056 SUMMER MEADOW LANE | 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 156 SUMMER MEADOW LANE RESTON, VA 201 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. KHANH NGUYEN | 3025 COLVIN STREET | 100% |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| 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. BRUCE RAISZADEH | NONE | |
| 2. KHANH NGUYEN | NONE | |
| 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.

9/19/24 BRUCE RAISZADEH Bruce Raiszadeh
Date Printed Name Signature

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

Yes. Provide proof of current City business license

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

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.)

EXTEND TO USE OF TEMPORARY TRAILER WHICH SERVES AS OF THE OFFICE
FOR AN AUTOMOIBLE SALES FOR ADDITIONAL TWO YEARS AFTER TWO
YEARS I WILL BE RELOCATE TO THE OFFICE TO A BULDING WOULD BE
CONSTRUCED ON THE SITE, , PRIOR FOR TWO YEARS IF THE CONSTRUCTION
OCCURES,I WILL VACTE THE PROPERTY

THERE WILL BE NO CHANGE IN IN THE NATURE OF BUSINESS AND CONTINUE
UP TO 24 AUTHOMOBILE FOR SALE ON THE SITE AND 2 PARKING FOR OWNER
AND SALES PERSON ,

I HAVE BEEN PROVIDING CUSTOMER SERVICE IN ALEXANDRIA SINCE 1996
IN 1318 KING STREET

SINCERELY
BRUCE RAISZADEH

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).

12 PER WEEK BETWEEN HOURS OF 10 AM TO 6 PM

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

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

ONE EMPLOYEE WILL BE ON THE SITE DURING HOURS OF OPERATION

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

Day:

MON-ST

Hours:

10 AM - 6 PM

Sundays

closed

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

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

NOISE LEVEL WILL BE MINIMUM SOUND ASSOCIATED WITH

STARTING OF THE VEHICLES

B. How will the noise be controlled?

Minimum noise

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

THERE WILL NOT BE ANY ODOR ASSOCIATED WITH CAR DEALERSHIP

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)
ALL THE TRASH INCLUDING LEAVES BRANCHES WILL BE COLLECTED DAILY AND PLACE IN THE BAG

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

C. How often will trash be collected?
WEEKLY

D. How will you prevent littering on the property, streets and nearby properties?
DAILY INSPECTION OF THE PROPERTY AND STREET NEARBY

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:

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

WE WENT THROUGH INTENSE TRAINING FOR THE SAFETY OF
EMPLOYEES AND PARTON WITH DMV TRAINING COURSE

ALCOHOL SALES

13.

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

- 20 Standard spaces
- 2 Compact spaces
- 2 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? 0

CAR Drivers in the Location by Employees

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

B. Where are off-street loading facilities located? NONE

C. During what hours of the day do you expect loading/unloading operations to occur?
10 AM TO 6 PM CARS WILL BE DRIVEN TO THE SITE BY THE INDIVIDUAL AND EMPLOYEES

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
WE DO NOT ANTICIPATE LOADING OR UNLOADING, WE DRIVE THE CAR IN OR OUT OF PROPERTY

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?

THERE WILL NOT BE ANY TRAFFIC IMPACT WE HAVE LARGE SPACE INSIDE THE PROPERTY FOR PARKING

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?

14807 sq. ft. (existing) + 44' X 12' sq. ft. (addition if any) = 528 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: PARKING LOT

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable



- Plan for outdoor uses

Contextual site image



- Show subject site, on-site parking area, surrounding buildings, cross streets

N 86°24'09" W

155.86'

Office Trailer
44 X 12
36'

LOT 705
14,807 s.f.
#3120

Office Trailer

New line
Temp for
Two years

95.00'

97

6' WOOD FENCE
N 03°35'51" E

S 86°24'09" E

155.86'

COLVIN STREET

○
SAN. M.H.
TOP=84.04
(WELDED SHUT)

AN. M.H.
DP=84.04
AT. IN=61.64

POLE

FEET

20

F.C.



