

Docket Item #9

Special Use Permit #2013-0008
4001 Mount Vernon Avenue - Exxon Service Station

Application	General Data	
Consideration of a Special Use Permit amendment to allow for the continued operation of an existing noncomplying automobile service station.	Planning Commission Hearing:	May 7, 2013
	City Council Hearing:	May 18, 2013
Address: 4001 Mount Vernon Avenue	Zone:	NR / Neighborhood Retail (Arlandria)
Applicant: Roshan Enterprises, Inc.	Small Area Plan:	Potomac West

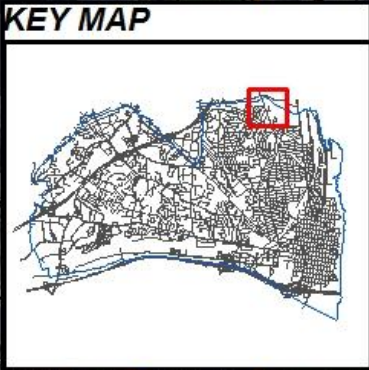
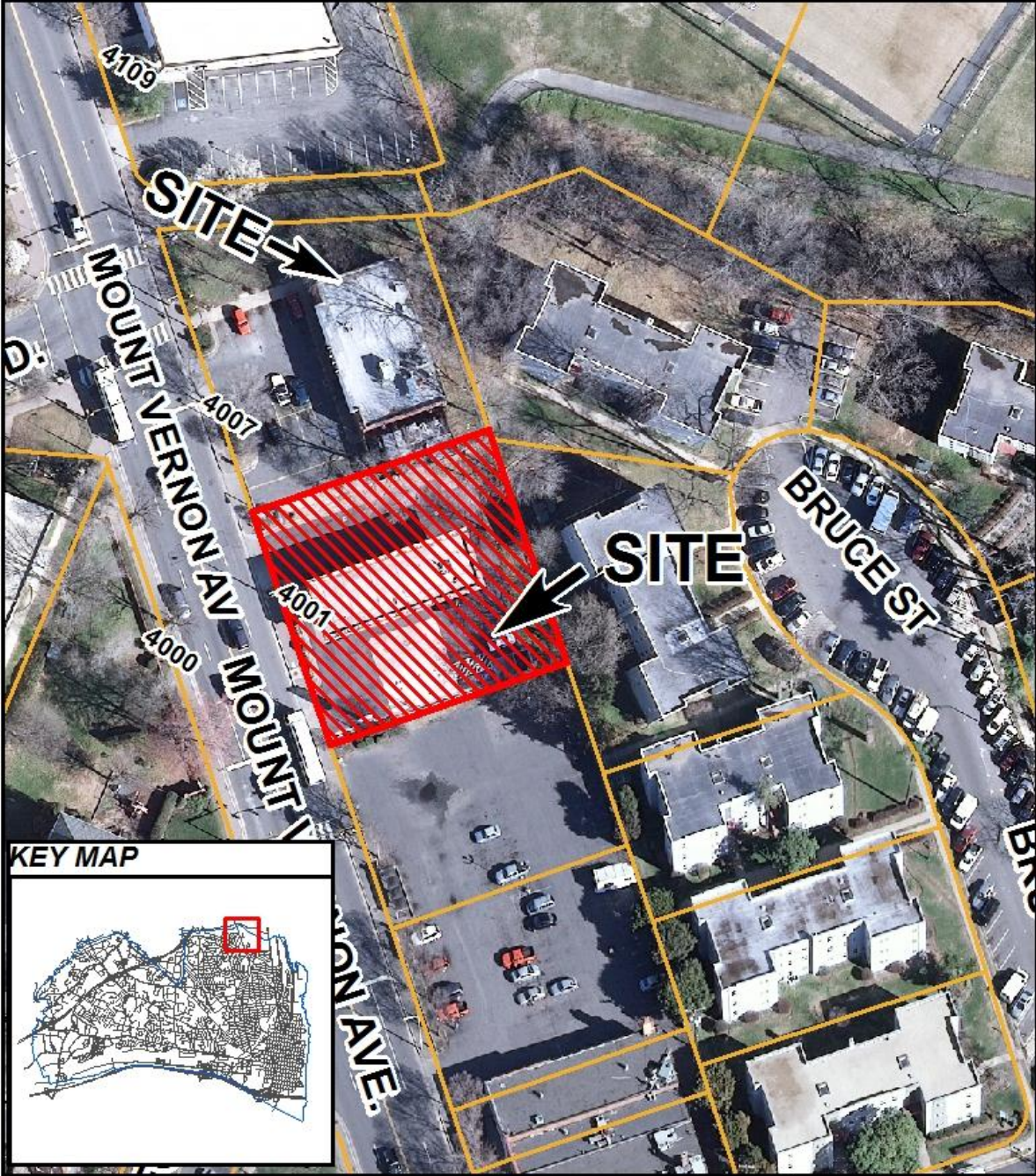
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 7, 2013: On a motion by Ms. Wasowski, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:
Zeeshan Ahmad, applicant, spoke in support of the request.



SUP #2013-0008
4001 Mount Vernon Ave.

5/7/2013 N



I. DISCUSSION

The applicant, Roshan Enterprises Inc., requests a Special Use Permit amendment to allow for the continued operation of a noncomplying automobile service station at 4001 Mount Vernon Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 132 feet of frontage along Mount Vernon Avenue, a depth of 130 feet, and a lot area of approximately 17,000 square feet. The lot is developed with a 120-square foot kiosk and canopy covering four gasoline pump islands. There are no repair bays at this location.



The property is surrounded by a mix of commercial and residential uses. The 24 Express convenience store is located immediately to the north. A surface parking lot, a retail building including Lillian's restaurant, and Mount Vernon Village Center are located to the south. Residential apartments are located to the east on Bruce Street and to the west in the Presidential Greens complex.

BACKGROUND

A gasoline service station has operated at this location since at least 1941. In 1974, City Council approved SUP#983 to replace a service station building with the existing kiosk, canopy, and pump islands. City Council approved Special Use Permits #1571 and #1571A in 1983 and 1984 to allow Gulf Oil to build a 750 square-foot building for the purpose of selling retail items, but the building was never built and the Special Use Permits expired. The subject use became noncomplying in 1992 when the property was rezoned to CL, since automobile service stations are prohibited in the zone, and maintained its noncomplying status when the property was again rezoned to NR in 2003. In 1995, Exxon sought SUP approval to add a convenience store to the site which also necessitated approval of a text amendment to allow convenience store uses in the CL zone. The text amendment was denied, however, and the SUP was not approved.

In 2002, City Council approved a change of ownership and changes to SUP condition language, including the introduction of Condition #15 which required City Council to review the Special Use Permit ten years after approval. Most recently, in 2010, staff administratively approved a change of ownership to the current applicant (SUP#2010-0001). The ten-year review condition was carried forward in that approval without any changes. On April 5, 2013, staff inspected the site for compliance with conditions of existing SUP#2010-0001 and found one minor violation, which was corrected immediately, regarding the posting of public transit information.

PROPOSAL

The applicant proposes to continue operating the existing automobile service station. No changes to the operation are proposed and site would continue to function as a gas station with a small retail kiosk. Limited retail sales of convenience items are offered for sale at the kiosk, such as motor oil, beverages, chips, candy and cigarettes. Although approved to be open 24 hours/day, the current hours of operation of the business are 5 a.m. to 12 midnight daily. Additional elements of the applicants' current proposal are as follows:

- Hours of Operation: 5 a.m. – 12 midnight daily (Current)
24 hours each day (Approved)
- Gasoline Pumps: Four total pumps at two pump islands
- Customers: 500-600 customers each day
- Noise: No noise impacts are expected
- Trash/Litter: Trash will be stored in existing dumpster and collected once each week. Employees will monitor site to prevent litter.

ZONING/MASTER PLAN DESIGNATION

The property is located in the NR / Neighborhood Retail (Arlandria) zone, having been rezoned from C-2 to CL in 1992 and from CL to NR in 2003. The use has been deemed noncomplying since 1992, since automobile service stations are not allowed in the CL zone. Its noncomplying status continued upon its rezoning to NR. The property is located within the Arlandria Small Area Plan, which designates the property for uses consistent with the NR zone. The property is not considered to be a priority redevelopment site in the Plan.

PARKING

According to Section 8-200(A)(12) of the Zoning Ordinance, one off-street parking space is required for every gasoline pump. The automobile service station, with four gasoline pumps, is therefore required to provide four off-street parking spaces. The applicant exceeds this requirement with the provision of eight off-street parking spaces directly at the gas pumps. One handicapped space and additional paved areas on the property are also available for parking.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to continue operation of the existing gas station. The property is generally in good condition and is attractively landscaped along its Mount Vernon Avenue frontage. No complaints about the operation of the business have been received in several years, including none in the three years the applicant has operated the business.

The purpose of the ten-year review condition included in this SUP is to give Planning Commission and City Council an opportunity to review whether this use is still compatible with surrounding uses given redevelopment that may be occurring consistent with the Arlandria Small Area Plan.

Generally speaking, staff sees an increased potential for redevelopment in Arlandria given the presence of the Del Ray Central and Calvert projects farther to the south and the approval of the Mount Vernon Village Center project located a few properties south of the gas station site. The latter project, which received DSUP approval in December 2011, has not yet requested final site plan approval, however. Even if it proceeds expeditiously, staff believes that early-stage redevelopment is more likely to next occur on larger sites that have been identified and incentivized in the Arlandria Small Area Plan, such as the Safeway/Datatel site. The gas station site itself is not an ideal candidate for early redevelopment since it is relatively small, is located in a floodplain, and would likely require consolidation with adjacent, separately-owned properties before redevelopment could occur. For these reasons, redevelopment of the site appears unlikely to occur in the short or medium-term. The continued operation of the gas station is preferable to the alternative of an open, vacant site along Mount Vernon Avenue. The use also has a community-serving function given that it is the only gas station in Arlandria.

Nonetheless, redevelopment of the site from a noncomplying, automobile-oriented use to one more compatible with the Arlandria plan is still an important goal. Staff therefore recommends an amended Condition #15 to require City Council review of the Special Use Permit approval in another ten years, with a staff-level review of the redevelopment potential of the site at the five-year mark. This approach allows for ten more years of operation, which seems reasonable given current redevelopment realities, while also providing an opportunity halfway through the ten-year term to assess whether redevelopment pressure has accelerated. In the event that staff determines that the site is ripe for redevelopment in five years, it would docket the SUP for further discussion by Planning Commission and City Council. This approach seems preferable to requiring a full five-year review instead, which may end up unnecessarily burdening the applicant with another SUP application in five years. City Council approved a five-year staff review condition last year in the SUP for El Cuscatleco restaurant at the Safeway site (251 W. Glebe Road).

Staff has included several new conditions in this report. Condition #23 prohibits repair work on the premises, consistent with current practice. Although the applicant does not currently offer or propose to offer any alcohol here, Condition #26 has been added to expressly prohibit it given historical concerns about alcohol sales in the area. To reinforce the long-standing practical limitation that only accessory retail sales are offered at the site, Condition #25 recommends limiting retail sales consistent with the applicant's current practice. Finally, staff recommends in

Condition #27 that the applicant install at its expense an additional tree on the southern portion of the property. Unlike the handsome landscaping at the front of the property, only a narrow strip of grass exists between the gas station and the adjacent surface parking lot to the south. Staff believes that the addition of one, upright-growing tree will help to break up the expanse of paved area here at a low cost to the applicant.

In conclusion, staff believes that redevelopment of this site is not likely to occur in the next ten years and recommends the continued operation of the noncomplying automobile service station subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. Condition deleted. (SUP 2002-0091)
2. Condition deleted. (SUP 2002-0091)
3. 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, Virginia. (P&Z) (SUP 2002-0091)
4. This Special Use Permit shall be granted to the applicant or to any business or entity in which the applicant has a controlling interest only. (P&Z) (SUP 2002-0091)
5. Condition deleted. (SUP 2002-0091)
6. Condition deleted. (SUP 2002-0091)
7. **CONDITION AMENDED BY STAFF:** The applicant shall ~~install and~~ maintain in good condition an enclosure to screen the dumpster to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (~~SUP 2002-0091~~)
8. The hours of operation may be up to 24 hours a day, seven days a week. (P&Z) (SUP 2002-0091)
9. **CONDITION AMENDED BY STAFF:** 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 Office~~ of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (~~SUP#2010-0001~~)
10. 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) (SUP 2002-0091)

11. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (~~SUP 2002-0091~~)
12. 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) (SUP 2002-0091)
13. No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP 2002-0091)
14. The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all SUP provisions and requirements, as part of that training. (P&Z) (SUP 2002-0091)
15. **CONDITION AMENDED BY STAFF:** This Special Use Permit shall be reviewed by the Director of Planning & Zoning five years from approval in order to assess the compatibility of the use with other uses in the area and with redevelopment anticipated in the Arlandria Small Area Plan. The Director shall docket the Special Use Permit for Planning Commission and City Council review if the use is determined to be incompatible with surrounding uses or with anticipated redevelopment. Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval by City Council (~~November 2012~~) in order to assess ~~its~~ the compatibility of the use with other uses in the area and with redevelopment anticipated in the Arlandria Small Area Plan. (P&Z) (~~SUP#2010-0001~~)
16. **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 a 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#2010-0001~~)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0001)
18. 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) (SUP#2010-0001)

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. (T&ES) (SUP#2010-0001)
20. 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 and robbery readiness training for all employees. (Police) (SUP#2010-0001)
21. **CONDITION ADDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
22. **CONDITION ADDED BY STAFF:** No food, beverages, or other material shall be stored outside. (P&Z)
23. **CONDITION ADDED BY STAFF:** No repair work shall be allowed on the premises. (P&Z)(T&ES)
24. **CONDITION ADDED BY STAFF:** No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)
25. **CONDITION ADDED BY STAFF:** Retail sales on the premises shall be accessory to the automobile service station only and shall be limited to convenience items such as motor oil, non-alcoholic beverages, candy, gum, chips, and cigarettes, to the satisfaction of the Director of Planning & Zoning. (P&Z)
26. **CONDITION ADDED BY STAFF:** No alcohol sales shall be allowed on the premises. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall install, at its expense, one tree on the southern portion of the property to the satisfaction of the Director of Planning & Zoning. (P&Z)

STAFF: Joanna Anderson, Acting 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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

R-1 *Conditions from SUP2010-00001 to be carried forward and/or amended:*

9. **CONDITION AMENDED BY STAFF:** 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~~ **Office** of Environmental Quality at 703-746-4065 **or at <http://alexandriava.gov/Environment under Forms and Publications>**. (T&ES) (SUP2010-00001)
10. 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) (SUP2010-00001)
11. **CONDITION AMENDED BY STAFF: All** loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP 2010-00001)
12. 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) (SUP 2010-00001)
13. No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP2010-00001)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)) (SUP 2010-00001)
18. 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) (SUP 2010-00001)
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. (T&ES)) (SUP 2010-00001)

R-2 *New condition added by staff:*

Condition Added by Staff: No repair work shall be allowed at the subject property.
(P&Z) (T&ES)

F-1 This property and building are located within the 100-yr floodplain. Due to the fact that this SUP does not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to approximately elevation 11' (City Datum) and to ensure safety the project the owner(s) is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)

F-2 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 11'). (T&ES)

C-1 Per Section 6-307 Other Conditions, (B):
"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."
(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)

C-3 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).

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.
(T&ES)

Code Enforcement

F-1 No comments

Health

Food Facility

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing foods; using food additives to render food non-potentially hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on duty during all operational hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Police Department

- F-1 The Police Department has no objection to the SUP request.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2013-00008

PROPERTY LOCATION: 4001 Mt. Vernon Ave Alexandria, Va 22305

TAX MAP REFERENCE: 007.01-02-17 ZONE: NR

APPLICANT:

Name: Roshan Enterprises Inc

Address: 4001 Mt. Vernon Ave, Alexandria, Va 22305

PROPOSED USE: Automobile Services station

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.

Zaushan M Ahmad
Print Name of Applicant or Agent

Justin Minis 2/26/13
Signature Date

4001 Mt. Vernon Ave
Mailing/Street Address

703-549-5844
Telephone # Fax #

Alexandria, Va 22305
City and State Zip Code

exxon4001@gmail.com
Email address

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

SUP # 2013-0008

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4001 Mount Vernon, I hereby
(Property Address)

grant the applicant authorization to apply for the Sup use as
(use)

described in this application.

MOUNT VERNON PETROLEUM REALTY, LLC

Name: [Signature]
Please Print FIMBAT MAMO, EXECUTED

Phone 703/750-6810

Address: ON BEHALF OF FIMBAT MAMO PURSUANT TO THAT CERTAIN POWER OF ATTORNEY, Email: JTADDESSE@CAPTDLPETRO.COM

Signature: DATED 13 FEB 2013, AS PRESIDENT Date: 25 FEB 2013
OF MOUNT VERNON SPE, LLC, ITS MANAGING MEMBER

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.

LIQAT MASOOD 51%

Zeshan M Abouel 49%

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. LIAQAT MASOOD	3469 Chalmersford Dr Crofton MD 21114	51%
2. Zeeshan M Ahmad	22315 6544 Morning Meadows Dr Alexandria	49%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4001 Mt. Vernon Ave (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.		
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. LIAQAT MASOOD	NONE	Planning Comm & city council
2. Zeeshan M Ahmad	/	
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.

Feb 26, 2013 Zeeshan M Ahmad
Date Printed Name

Jeslem Min Huss
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.		
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 4001 Mount Vernon (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. <u>Eyob Mammo</u>	<u>6820-B Commercial Drive Springfield, VA 22157</u>	<u>owns 85% of Mount Vernon SPE, Inc.</u>
2. <u>GERALD SCHAEFFER</u>	<u>4924-B Commercial Dr Springfield, VA 22151</u>	<u>150/0</u>
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. <u>Eyob Mammo</u>	<u>n/a</u>	<u>n/a</u>
2. <u>Gerald Schaeffer</u>	<u>n/a</u>	<u>n/a</u>
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.

4.25.13
Date

Jon Cook
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.)

We are applying for special Use Permit to continue operate and run the automobile services station. It is a gas and go facility providing gas, motor oil, few snacks, drinks and cigarettes to the customers.

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).
500 to 600 a day

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

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

Day: Monday to Sunday	Hours: 5am to 12:00 Midnight
_____	_____
_____	_____
_____	_____

- 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:

Not supposed to have
any odor or leave the property line.

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)

Food Wrappers

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

4 bags a day

C. How often will trash be collected?

once a week

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

We have enough trash cans on the location. Also
we keep checking the lot and effectively keep it clean.

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:

we don't keep any hazardous material
at property

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:

we don't keep any hazardous material at the location

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

Employees are trained to take precautionary measurements in case of emergency.

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:

- 8 Standard spaces
- _____ Compact spaces
- 1 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?

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

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? _____

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

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

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 improvement required

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?
inside the building sq. ft. (existing) + 0 sq. ft. (addition if any) = 0 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: and pumps



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?

We do not perform repairs

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

- 0 hydraulic lifts or racks
- 0 service pits
- 0 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)?

8 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.