



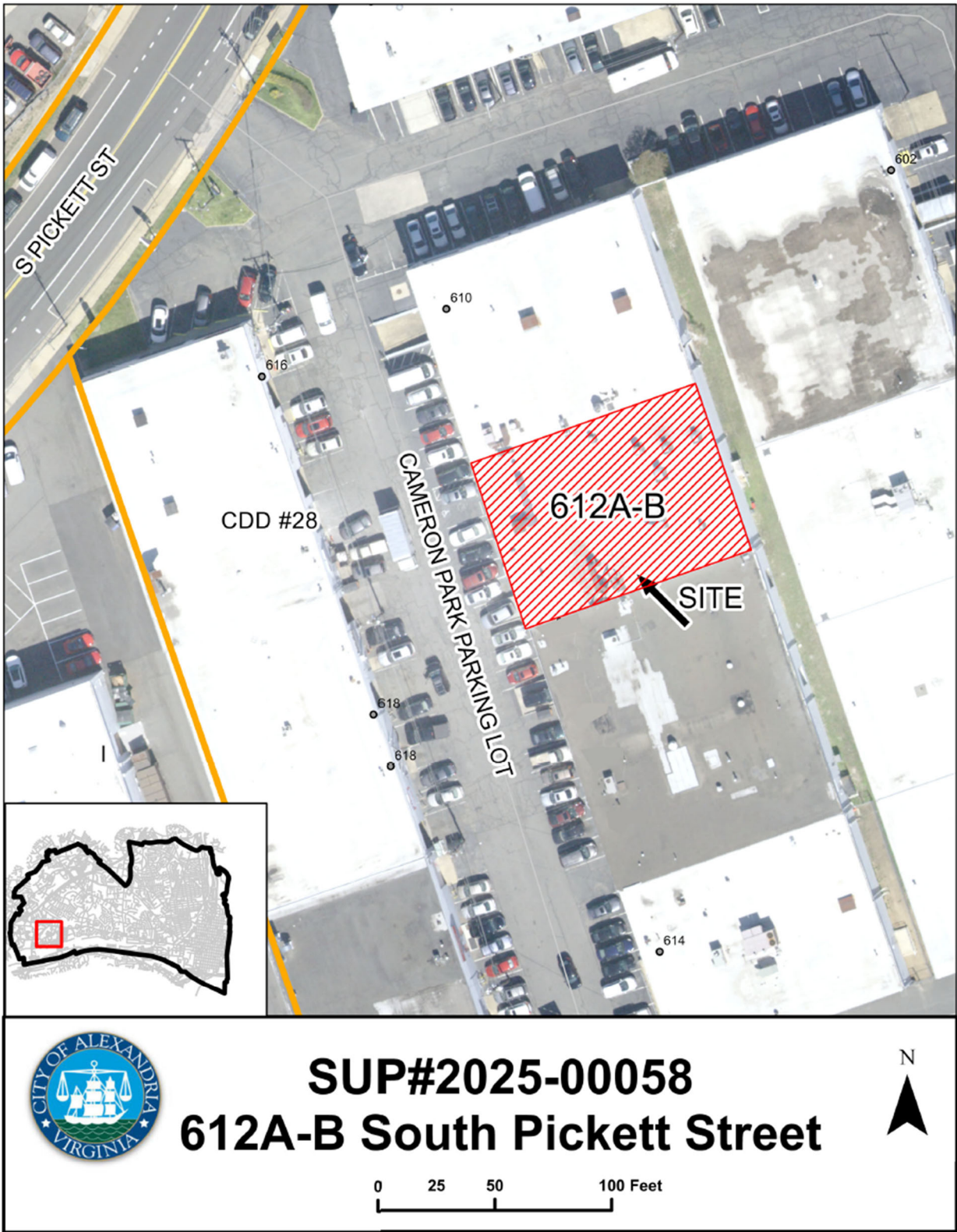
Special Use Permit #2025-00058
612 A-B South Pickett Street

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for a general automobile repair use	Planning Commission Hearing:	December 2, 2025
	City Council Hearing:	December 13, 2025
Address: 612 A-B South Pickett Street (Parcel Address: 600 South Pickett Street)	Zone:	CDD#28/Coordinated Development District
Applicant: DLA Auto Body Inc, represented by Dara Al-Mahwi	Small Area Plan:	Eisenhower 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: Mavis Stanfield, mavis.stanfield@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov
Tony LaColla, tony.lacolla@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 2, 2025: On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00058. The motion carried on a vote of 6-0 on the Consent Calendar.



I. DISCUSSION

The applicant, DLA Auto Body Inc, requests Special Use Permit approval to operate a general automobile repair facility. Staff recommends approval, subject to the conditions found in this report.

SITE DESCRIPTION

The subject property is part of a four-building 117,633 square foot industrial complex known as Cameron Park. The parcel on which the buildings are located has approximately 276 feet of frontage on South Pickett Street, an average depth of 600 feet and a total lot area of 270,176 square feet (6.2 acres). The site consists of two Suites, 612-B, which is the area where the automobile repair would take place, and 612-A, which is a small office area on the second floor.



Figure 1: Subject Site Building Frontage

Multiple commercial and industrial uses exist on the property, including seven other automobile repair businesses. The property is also surrounded by a mix of commercial and industrial uses, including warehouse and automobile sales businesses to the north and auto repair businesses to the west. Armistead Boothe Park is located to the east and Backlick Run is located to the south. The Vulcan site, which can be seen in Figure 2, further south, will be developed with townhouses, condominiums, a hotel and park area in the future.

BACKGROUND

Records reflect that the property was constructed in the mid 1960's. In March 2004, City Council approved a general automobile repair facility at this location (SUP #2004-0001). In 2010, 2014 and 2015 staff administratively approved change of ownership requests through SUP #2010-0024, SUP #2014-0095 and SUP #2015-0127, respectively.



Figure 2: Site Context

Condition #20 of SUP #2015-0127 required a five year staff review for redevelopment potential and use compatibility, and City Council review was required in 2023, which had been previously applied to the approval

of SUP #2004-0001. Neither the staff review in 2020 nor the City Council review in 2023 occurred. Further, the property has been vacant for approximately two years. As such, a new full hearing special use permit is now required.

There have been no zoning or property maintenance complaints about this property in the last five years.

PROPOSAL

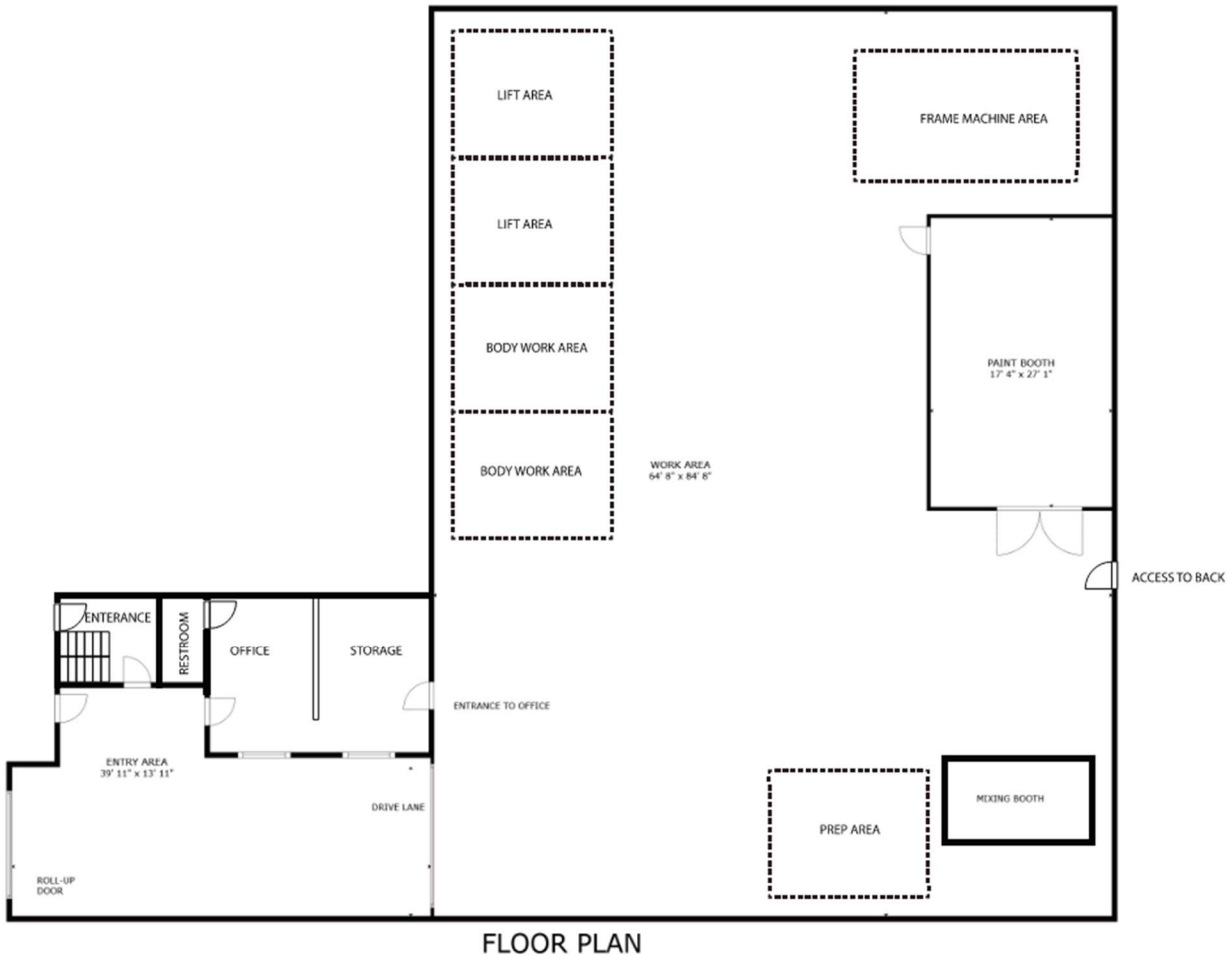


Figure 3: First Floor Plan

The applicant proposes operating a general automobile facility that would provide routine and comprehensive repair services for passenger vehicles and light trucks. As can be seen in Figure 3 above, the space would be configured to have an entry with an office, storage area and restrooms, and the repair work would take place in the larger area behind the entry, with two lifts, two areas for body work, a preparation area, a mixing room, a paint booth and an automobile frame machine. The applicant would also use the small upstairs area, accessed by a stairwell next to the entry door, for his business offices.

Typical services would include diagnostic testing, brake and suspension repair, exhaust system replacement, engine and transmission work and other mechanical repairs necessary to maintain vehicles in safe operating condition. In addition, the facility would perform limited automobile body and fender work, collision repair, and spray painting. All such activities would be conducted indoors in fully enclosed service bays. Spray painting would be carried out exclusively within a licensed professionally installed paint booth designed and operated in compliance with all applicable City of Alexandria, Virginia Department of Environmental Quality, OSHA, and EPA regulations. Paint mixing would be conducted inside the ventilated mixing booth, in full compliance with applicable codes and best practices, to ensure proper capture and filtration of fumes. All paint, solvents, and related chemicals would be stored in approved fire rated cabinets or containment systems within the facility. The business would implement strict handling procedures including secondary containment for liquid materials, to prevent spills or leaks. Disposal of all waste materials, including paints, solvents, oils, and filters, would be managed by licensed contractors and in compliance with all federal, state, and local environmental requirements, ensuring safe recycling or disposal.

The facility would operate in the ground floor space vacated by the previous general automobile repair use, identified as Suite 612 B, and would also utilize a small upstairs office area, identified as Suite 612 A, for accounting and other general office use. The business would operate during standard business hours, Monday through Friday, 8 a.m. to 6 p.m., and Saturday 8 a.m. to 1 p.m., with no overnight or extended late night operations and would include 10 employees. The five expected customer vehicles per day would be serviced by appointment to minimize queuing and traffic impacts. As described in the application, the business would maintain a clean and orderly site, with all vehicles awaiting service or pickup parked in designated on site spaces. No outdoor storage of parts, fluids, or inoperable/wrecked vehicles would be permitted. The applicant is committed to operating a responsible, well managed facility by providing professional automotive repair and refinishing services while minimizing environmental and neighborhood impacts.

Subsequent to submission of the application, the business owner explained to staff that the primary source of customer vehicles would be from a single car rental business that operates out of Reagan National Airport, which would limit customer parking, as all vehicle storage would occur at the airport.

PARKING

Pursuant to Section 8-200(A)(18) of the Zoning Ordinance, for miscellaneous commercial uses, including, but not limited to, equipment and repair businesses, one space for each 400 square feet of floor area is required, and pursuant to Section 8-200 A)(19) office uses in the enhanced transit area must have a minimum of 0.25 parking spaces per 1,000 square feet of floor area. Approximately 6,161 square feet of space would be utilized for the general automobile repair use, which equates to a parking requirement of 16 spaces. The remaining approximately 600 square feet of space would be used for offices, which would not require any additional parking spaces.

The property was developed with four buildings having approximately 118,00 square feet of space and 214 parking spaces, which are available to tenants on a first come first serve basis. The applicant indicated that the interior space could hold 40 vehicles. Further, he explained to staff that

the nearby Enterprise car rental establishment, located less than a quarter mile from the subject property, could provide parking if the lot was full. It is noted that the Enterprise rental establishment has 12 required and 30 provided parking spaces in accordance with the approval of SUP #2017-0021 by City Council on May 13, 2017. Therefore, the parking requirement is met.

ZONING/MASTER PLAN DESIGNATION

The property is zoned CDD #28, Coordinated Development District, #28, which allows I/Industrial zoning for existing uses that are not under redevelopment. In accordance with Section 4-1203 (H) of the Zoning Ordinance, general automobile repair is permitted in the I/Industrial zone with approval of a special use permit.

The property is located in the Backlick Run neighborhood of the Eisenhower West SAP. The plan envisions redevelopment of this area to retail and residential uses. The SUP proposal for a general automobile repair use does not comply with the small area plan goals.

II. STAFF ANALYSIS

Staff recommends approval of this Special Use Permit request. The site is well suited physically to the proposed use and has adequate parking and building space. This proposal reactivates a building that has been vacant for at least several years but also does not preclude the site from eventual redevelopment through a coordinated project in the future.

While this site is earmarked for redevelopment in the future, staff finds the proposed use to fit the current character of the neighborhood. South Pickett Street is home to many industrial and commercial uses, predominantly vehicle repair and, thus, this use would not be an unusual business to assimilate in the neighborhood. The use is consistent with the previous use of the property, which was also a general automobile repair use since at least 2004. Further, this use is less intense as it would rely on one primary client, thus reducing the amount of patron foot traffic.

Noise from the site related to the automobile repair would be minimal given that the only opening of the space has two successive garage doors which can be closed, resulting in lower noise levels than other similar uses. Nevertheless, the applicant must observe the noise code, limiting noise levels to 70 decibels. Additionally, Condition #22 prohibits outdoor repair work.

Standard automobile related conditions have been included to limit the potential for impacts of the towing at the site. To ensure the site remains neat, Condition #2 requires the vehicles to be stored neatly on site and the area around the building kept free of debris; Condition #6 prohibits accumulation of vehicle parts, tires, or other materials outside unless stored in a dumpster or other enclosure; Condition #14 requires litter to be picked-up at least twice a day; and Condition #7 prohibits debris or vehicle parts from being discarded on the public right-of-way. To limit traffic to and from the site by employees and patrons, Conditions #11 and #10 require the applicant to encourage its employees to use public transportation and to provide information about alternative forms of transportation to access the site on their business website or using other similar methods. On-street parking would be limited by Condition #12 which require employees to park off-street.

Potential environmental impacts would be regulated through Conditions #19, which requires proper disposal of all waste products, and Condition #21, prohibits the applicant from discharging water from car washing into a storm sewer and recommends car washing at a commercial car wash facility.

Subject to the conditions stated 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. All vehicles on the lot shall be stored in a neat and orderly manner and the area around the building shall be kept free of debris.
3. Vehicles, including junked, abandoned, or stripped vehicles, shall not be displayed, parked, or stored on a public right-of-way. (P&Z)
4. Loading or unloading of vehicles shall take place on-site and during the hours of operation. (P&Z)
5. Vehicle parts, tires, or other materials shall not be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
6. Debris or vehicle parts shall not be discarded on the public right-of-way. (P&Z)
7. The hours of operation shall be limited to between 8 a.m. to 6 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturday. (P&Z)
8. 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)
9. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)
10. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)

11. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
12. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z)
13. 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 once 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)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
16. 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)
17. 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)
18. The applicant must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Stormwater Management Division at 703-746-6499 to obtain a copy of the manual or online at website. [Automotive BMP manual.pdf](#) (T&ES)
19. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. Car washes shall be done at a commercial car wash facility. (T&ES)
20. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
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. No materials shall be disposed of by venting into the atmosphere and no paints or coatings shall be applied outside of the approved paint spray booth. (T&ES)
22. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions

and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

STAFF: Tony LaColla, AICP, Land Use Services Division Chief
Ann Horowitz, Principal Planner
Mavis Stanfield, 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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 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 once 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)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 The use must comply with the city's noise ordinance. 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-4 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-5 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-6 The Applicant must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Stormwater Management Division at 703-746-6499 to obtain a copy of the manual or online at website. [Automotive BMP manual.pdf](#) (T&ES)
- R-7 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. This condition, if incorporated, will require a change in the operation from what is presented in the application. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-8 All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-9 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. No materials shall be disposed of by venting into the atmosphere and no paints or coatings shall be applied outside of the approved paint spray booth. (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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP 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)
- C-2 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3 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:

- C-1 A building permit is required for the general automobile repair use.

Fire:

C-1 This new use will require a fire prevention permit.

An application can be accessed online at:
www.alexandriava.gov/fire-department/the-fire-marshals-office.

Health:

No comments received.

Recreation, Parks, and Cultural Activities:

No comments received.

Police Department:

No comments received.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 612-B South Pickett Street, Alexandria, VA

TAX MAP REFERENCE: 067.02-02-11 **ZONE:** CDD #28

APPLICANT:

Name: DLA AUTO BODY INC

Address: [REDACTED]

PROPOSED USE: GENERAL AUTOMOTIVE 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.

DARA AL-MAHWI

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

09/16/2025

Date

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 612-B South Pickett Street, Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the GENERAL AUTOMOTIVE REPAIR use as
(use)
described in this application.

Name: Leonard A. Greenberg

Phone: [REDACTED]

Address: [REDACTED]
Please Print

Email: [REDACTED]

Signature: [Signature]

Date: 09/16/2025

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.

Dara Al-Mahwi - DLA Auto Body INC - 50%

Lilan Fouadmati - DLA Auto Body INC - 50%

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 Dara Al-Mahwi		50%
² Lilan Fouadmati		50%
³		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located a 612 B South Pickett Street, Alexandria, VA, 22304 (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 LRW LLC		100%
² See attached detail sheet		
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 require 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 indicated 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 Dara Al-Mahwi	None	None
² Lilan Fouadmati	None	None
³ LRW LLC	None	None

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.

09/16/2025

Dara Al-Mahwi

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Date: 2025.09.16 13:25:20 -0400

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.)

The applicant proposes to operate a general automobile repair facility within the Industrial (I) zone. The business will provide routine and comprehensive repair services

_____ for
passenger vehicles and light trucks. Typical services will include diagnostic testing, brake and suspension
repair, exhaust system replacement, engine and transmission

_____ work,
and other mechanical repairs necessary to maintain vehicles in safe operating condition. In addition, the facility
~~will perform limited automobile body and fender work,~~

_____ collision repair, and spray painting. All such activities will be conducted indoors in fully enclosed service bays.
Spray painting will be carried out exclusively within a licensed

_____ and
~~professionally installed paint booth designed and operated in compliance with all applicable City of Alexandria,~~
Virginia Department of Environmental Quality, OSHA,

_____ and
EPA regulations. Paint mixing will be conducted inside of a ventilated mixing booth, in full compliance with
applicable codes and best practices, to ensure proper

_____ will
capture and filtration of fumes. All paints, solvents, and related chemicals will be stored in approved fire-rated
cabinets or containment systems within the facility. The business

_____ will
implement strict handling procedures, including secondary containment for liquid materials, to prevent spills or
leaks. Disposal of all waste materials, including paints,

_____ and
solvents, oils, and filters, will be managed by licensed contractors and in compliance with all federal, state, and
~~local environmental requirements, ensuring safe recycling or~~

_____ disposal. The facility will operate during standard business hours, generally Monday through Saturday, 8:00 AM
to 6:00 PM, with no overnight or extended late-night

_____ operations. Customer vehicles will be serviced by appointment to minimize queuing and traffic impacts. The
business will maintain a clean and orderly site, with all vehicles

_____ ~~awaiting service or pick-up parked in designated on-site spaces. No outdoor storage of parts, fluids, or~~
inoperable/wrecked vehicles will be permitted. The applicant is

_____ committed to operating a responsible, well-managed facility that supports Alexandria residents and businesses
by providing professional automotive repair and refinishing

_____ services while minimizing environmental and neighborhood impacts.

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).

5 Per Day

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

10 Per day

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

Day:

Monday through Friday

Hours:

8:00AM - 6:00PM

Saturday

8:00AM - 1:00PM

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

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

Noises will be limited to occasional air tool use, but noise levels will be very low because of the controls put in place.

B. How will the noise be controlled?

The work space is deep within the building and surrounded by CMU walls, the only opening from the space has 2 successive garage doors which can be closed, resulting in very low noise levels, lower than most similar operations.

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

None

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)
Occasional cardboard shipping boxes
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
around 20 Lbs per week
-

- C. How often will trash be collected?

Weekly

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

We will have our own 2 yard dumpster, which will be serviced regularly. all work will be completed inside the space and trash will be removed from the space to the dumpster. our supervisor will police the area directly outside of our space to closing for the day to ensure there is no overflow trash.

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:

Hazardous materials will be stored and disposed of according to state and federal regulations. Fire extinguishers and first-aid kits will be available on-site.

- 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:

paint, lacquer Thinner, degrease solvent will be store in a special mixing room.
the disposal will be assign to specialized/certified vendor monthly

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Customers will be restricted to waiting/reception areas, away from work zones.
Clear signage and barriers will ensure patrons do not enter restricted areas. All
employees will receive safety training in compliance with OSHA and industry
standards. Hazardous materials will be stored and disposed of according to state
and federal regulations. Fire extinguishers and first-aid kits will be available on-site.
-

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:

214 Standard spaces
 Compact spaces
1 Handicapped accessible spaces.
 Other.

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

- 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? 2

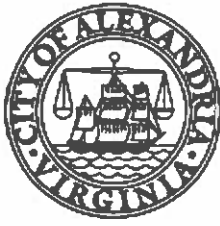
<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? Directly in front of the space
- C. During what hours of the day do you expect loading/unloading operations to occur?
6:00AM to 8:00AM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Once per Week
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?
This is adequate and should not require any modification to accommodate our use since there are only customer vehicle arriving periodically

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?
6,827 sq. ft. (existing) + _____ sq. ft. (addition if any) = 6,827 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: Small bay industrial building, one of 4 buildings in an industrial center

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

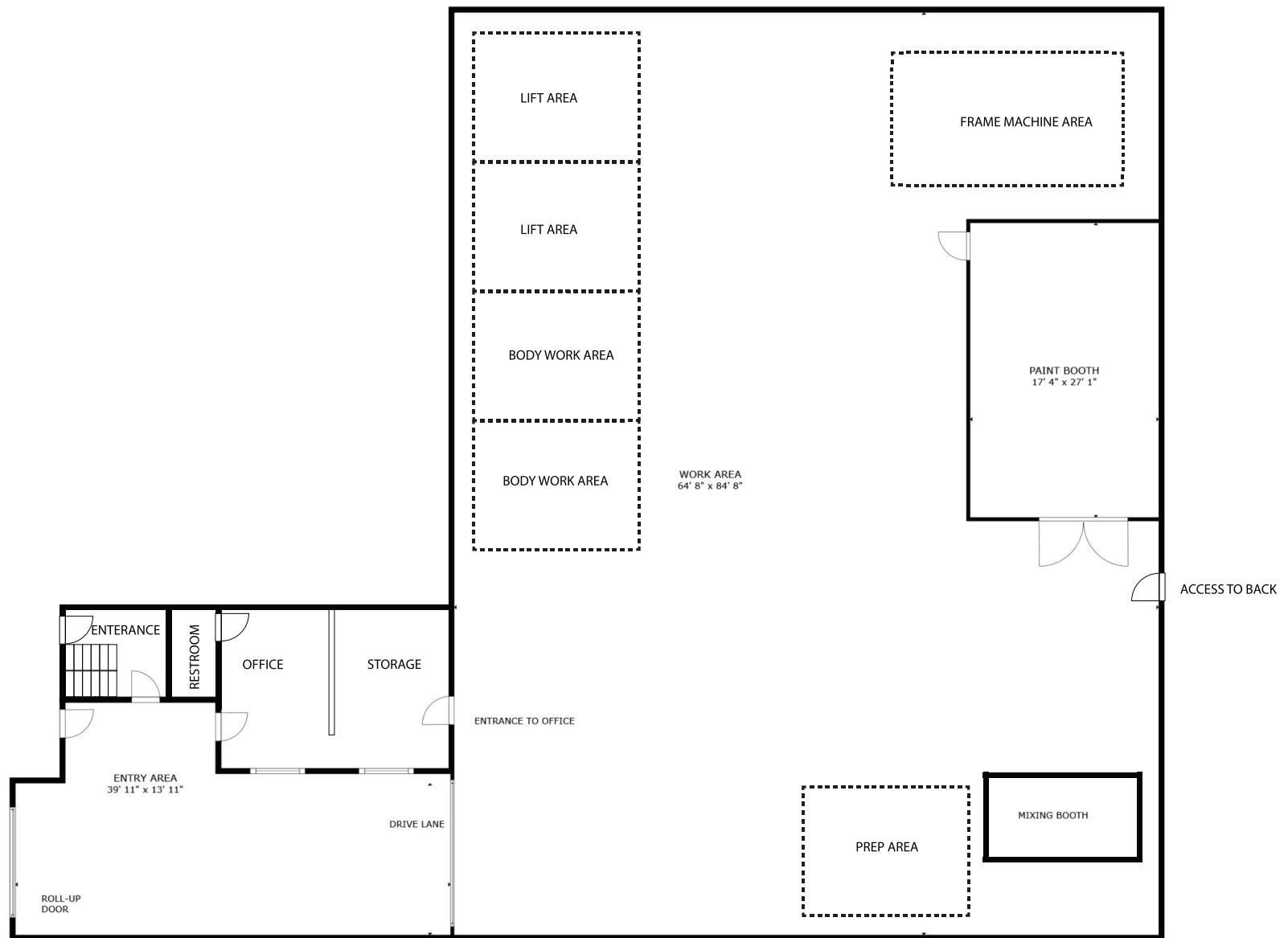
- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☒ Plan for outdoor uses

Contextual site image

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



FLOOR PLAN

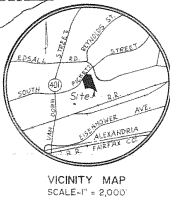
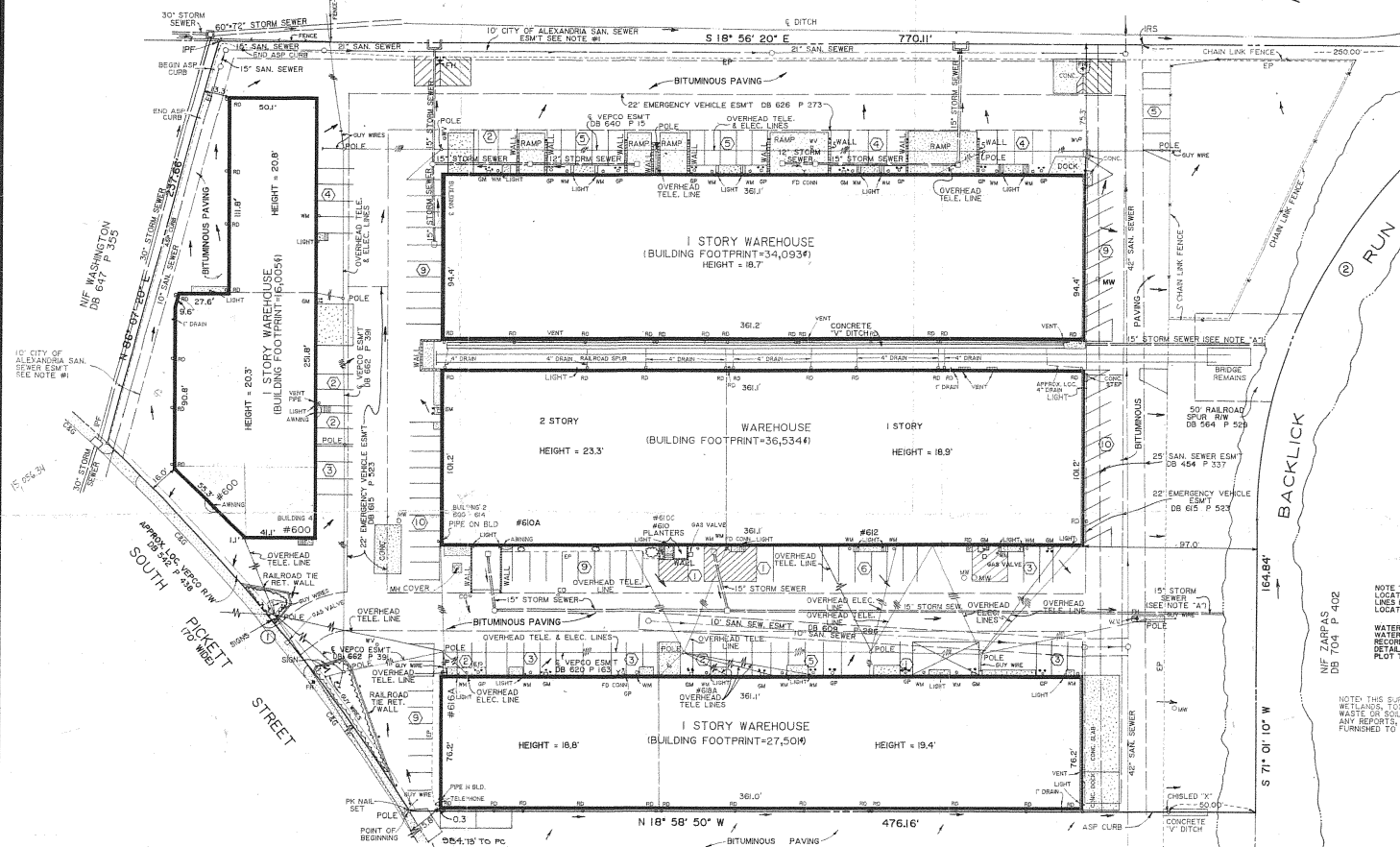
GROSS INTERNAL AREA
FLOOR PLAN 6,161 sq.ft.
TOTAL : 6,161 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

NOTE #1: THIS EASEMENT SHOWN AS EXISTING 10' CITY OF ALEXANDRIA SEWER EASEMENT ON PLAT ATTACHED TO DEED OF RESUBDIVISION DB 564 P 529

U. S. GOVERNMENT (CAMERON STATION)

VA. STATE GRID NORTH



METES & BOUNDS DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING A NORTHERLY CORNER OF THE NEWTON ASPHALT CO., INC. (NOW OR FORMERLY) IN THE SOUTHERLY LINE OF SOUTH PICKETT STREET (70' WIDE) THENCE WITH THE SAID SOUTHERLY LINE OF SOUTH PICKETT STREET ALONG A CURVE TO THE LEFT (RADIUS=110.00', DELTA=3° 23' 45", TANGENT=135.28', CHORD=268.55', CHORD BEARING=N 31° 48' 16" E) AN ARC DISTANCE OF 268.55' TO A POINT, SAID POINT BEING A SOUTHWESTERLY CORNER OF WASHINGTON (NOW OR FORMERLY), THENCE LEAVING THE SAID SOUTHERLY LINE OF SOUTH PICKETT STREET AND RUNNING WITH THE SOUTHERLY LINE OF WASHINGTON (NOW OR FORMERLY) N 86° 07' 50" E 237.66' TO A POINT IN A WESTERLY LINE OF THE U. S. GOVERNMENT (CAMERON STATION), THENCE WITH THE SAID WESTERLY LINE OF THE U. S. GOVERNMENT (CAMERON STATION) S 18° 56' 20" E 770.11' TO A POINT, SAID POINT BEING A NORTHERLY CORNER OF ZARPAS (NOW OR FORMERLY), THENCE WITH NORTHERLY LINES OF ZARPAS (NOW OR FORMERLY) ALONG A CURVE TO THE LEFT (RADIUS=292.00', DELTA=68° 44' 00", TANGENT=199.69', CHORD=329.66', CHORD BEARING=N 74° 36' 50" W) AN ARC DISTANCE OF 329.66' TO A POINT AND S 71° 01' 10" W 164.84' TO A POINT, SAID POINT BEING A SOUTHERLY CORNER OF THE NEWTON ASPHALT CO., INC. (NOW OR FORMERLY) N 18° 56' 20" W 476.16' TO THE POINT OF BEGINNING CONTAINING 270,176 SQUARE FEET OF LAND.

FEMA FLOOD ZONE DESIGNATIONS

COMMUNITY PANEL NO. 5519 0005 C
MAP REVISED, OCTOBER 18, 1989



- ZONE A-A30 AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- ZONE B AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- ZONE C AREAS OF MINIMAL FLOODING.

NOTE: "A" LOCATION OF THESE STORM SEWER LINES IS APPROXIMATE (UNABLE TO LOCATE END OF LINES AT BACKLICK RUN).

WATER NOTE: WATER MAINS NOT SHOWN AS EXISTING RECORDS DO NOT PROVIDE SUFFICIENT DETAIL TO ENABLE THE SURVEYOR TO PLOT THEIR LOCATION.

NOTE: THIS SURVEY DOES NOT ADDRESS WELLBORES, TUNES OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC. BEEN FURNISHED TO THIS SURVEYOR.

NOTE: AREA A-270,176 ± RESTRICTIONS:

1. ALL FUTURE BUILDINGS ARE RESTRICTED TO A 1-STORY FLOOR ELEVATION NOT LOWER THAN CHANNEL ON THE PROPERTY OF SAMUEL N. ZARPAS PREPARED BY GREENHORN, O'NEAL, DENVER & NEALON, SEPT., 1960, DB 564 P 529.

2. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSISEMENT MAP NO. 06700-02 PARCEL 1.

3. TWO (2) FEET DEEP WATER SURFACE AS SHOWN ON APPROVED PLANS AND PROFILES OF PROPOSED CHANNEL.

4. NO WETLAND ASSESSMENT FURNISHED.

5. BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE FIRST FLOOR TO THE TOP OF THE PARAPET WALL.

6. OWNER - GRUBB & ELLIS INDUSTRIAL PROPERTIES, FUND II DB 1324 P 51

SURVEYOR'S CERTIFICATE

I, JOHN P. DIGILIAN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO GRUBB & ELLIS INDUSTRIAL PROPERTIES FUND II, A CALIFORNIA LIMITED PARTNERSHIP, PRINCIPAL MUTUAL LIFE INSURANCE COMPANY AND CHICAGO TITLE INSURANCE COMPANY THAT I MADE A SURVEY OF THE LAND AND IMPROVEMENTS SHOWN HEREON IN JULY 1990, FEB. 19, 1991, AND THAT ON DEC. 14, 1991 I MADE A CAREFUL INSPECTION OF SAID LAND AND IMPROVEMENTS FULLY AND ACCORDING TO THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1989. I HAVE SHOWN ALL RECORDED EASEMENTS AND RIGHTS-OF-WAY AS DESCRIBED IN COPIES OF RECORDED INSTRUMENTS FURNISHED TO ME BY THE TITLE INSURANCE COMPANY OR EXAMINING ATTORNEY AND REFERRED AND UNLESS OTHERWISE SHOWN, THE PHYSICAL DESCRIPTION OF SUCH EASEMENTS CONFORM. ALL OF SAID VISIBLE BUILDINGS, VISIBLE STRUCTURES AND VISIBLE IMPROVEMENTS, INCLUDING LOCATION AND DIMENSIONS, ARE CORRECTLY SHOWN BY ANY OF SAID VISIBLE BUILDINGS, VISIBLE STRUCTURES OR VISIBLE IMPROVEMENTS. I HAVE DEPICTED, I FURTHER CERTIFY THAT EXCEPT AS SHOWN HEREON THERE ARE NOT (1) VISIBLE EASEMENTS, (2) VISIBLE RIGHTS-OF-WAY ACROSS SAID PROPERTY, (3) VISIBLE PARTY WALLS, (4) VISIBLE ENCROACHMENTS ON ADJOINING PROPERTIES OR STREETS BY ANY OF SAID VISIBLE BUILDINGS, VISIBLE STRUCTURES OR VISIBLE IMPROVEMENTS, (5) VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE BUILDINGS, VISIBLE STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, (6) VISIBLE STRUCTURES, EQUIPMENT OR IMPLEMENTS, OR COMPONENTS OR PIECES THEREOF, WHICH INDICATE OR SUPPORT THE PRESENCE OR EXISTENCE OF ANY UNDERGROUND STORAGE OR OTHER TANKS OR CONTAINERS OR ABOUT THE STRUCTURES, EQUIPMENT OR IMPLEMENTS, THERE ARE NO VISIBLE STREAMS, RIVERS, SPRINGS, PONDS, LAKES, DITCHES OR DRAINS LOCATED OR BORDERING ON OR RUNNING THROUGH SUBJECT PREMISES, EXCEPT AS SHOWN, THERE ARE NO WAPS, ZONES OR OVERLAPS BETWEEN PARCELS OR ROADS, HIGHWAYS, STREETS OR ALLEYS, AND ALL PARCELS WHICH COMPRISE THE WHOLE SUBJECT PREMISES ARE CONTIGUOUS. ALL KNOWN PUBLIC ROADS, HIGHWAYS, STREETS AND ALLEYS RUNNING ADJACENT TO OR UPON THE PROPERTY NOTATION MADE WHERE IN CONFLICT WITH THE LEGAL DESCRIPTION EXCEPT AS SHOWN, THERE ARE NO BOUNDARY LINE DISCREPANCIES AND NO DEFICIENCIES IN THE QUANTITY OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION FURNISHED BY THE TITLE INSURANCE COMPANY OR EXAMINING ATTORNEY AND IS TRUE AND CORRECT. ALSO, THIS CERTIFIES THAT THERE ARE 122 MARKED PARKING SPACES IN SAID PROPERTY.

NIF THE NEWTON ASPHALT CO., INC.
DB 744 P 368

TO: PRINCIPAL MUTUAL LIFE INSURANCE COMPANY,
GRUBB & ELLIS INDUSTRIAL PROPERTIES FUND II
& CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "PACMAN" STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1989, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY AS DEFINED THEREIN.

12-14-91

DATE

John P. Digilian
#843

12-14-91

DATE

John P. Digilian
JOHN P. DIGILIAN

NO.	RAD.	DELTA	CURVE DATA	ARC	TAN.	CHD.	CHD. BRG.
1	110.00'	3° 23' 45"	268.55'	135.28'	268.55'	N 31° 48' 16" E	
2	292.00'	68° 44' 00"	350.29'	199.69'	329.66'	N 74° 36' 50" W	

LEGEND:

- 1. C&G = CURB AND GUTTER
- 2. EP = EDGE OF PAVEMENT
- 3. WM = WATER METER
- 4. WV = WATER VALVE
- 5. FH = FIRE HYDRANT
- 6. FC CONN = FIRE DEPT. CONNECTION
- 7. GM = GAS METER
- 8. RD = ROOF DRAINS
- 9. T = TREES OR SHRUBS
- 10. (3) = NUMBER OF PARKING SPACES
- 11. E = EDGE OF WATER
- 12. CO = SAN. CLEAN OUT
- 13. GP = GAS POST
- 14. PPARON PPE FOUND
- 15. IR-ROUNDRD RO SET
- 16. S = SURFACE DRAINAGE
- 17. S = SOLLAND
- 18. MW = MONITORING WELL

