

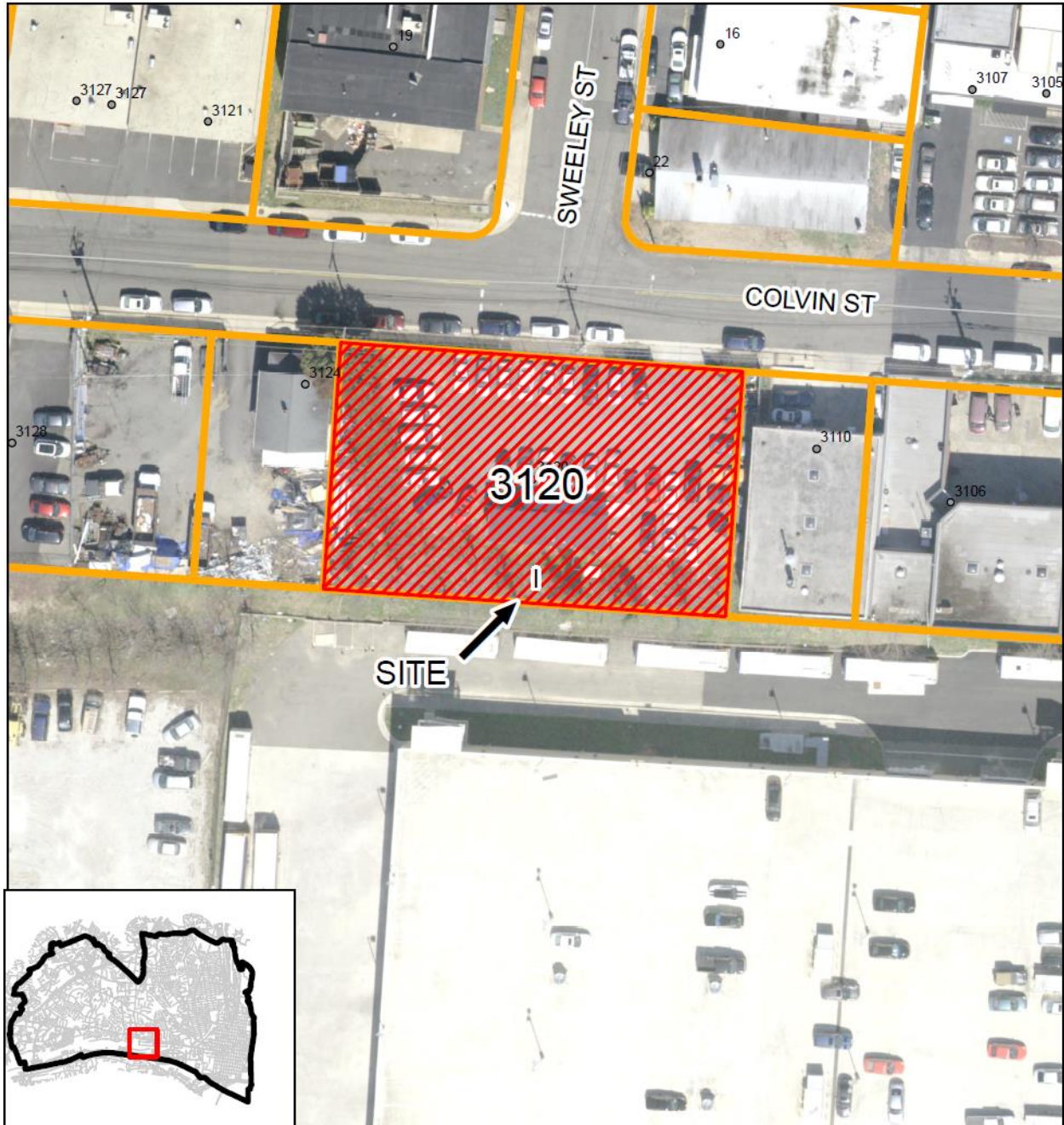


***Docket Item #3
 Special Use Permit #2024-00065
 3120 Colvin Street
 A&B Auto Temporary Trailer***

Application	General Data	
Public hearing and consideration of a request for a temporary trailer	Planning Commission Hearing:	December 3, 2024
	City Council Hearing:	December 14, 2024
Address: 3120 Colvin Street	Zone:	I/Industrial
Applicant: Behrooz (Bruce) Raiszadeh	Small Area Plan:	Taylor Run/Duke Street

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



SUP#2024-00065
3120 Colvin Street



I. DISCUSSION

The applicant, Behrooz (Bruce) Raiszadeh, requests Special Use Permit approval to extend the use of a temporary trailer for two additional years as an office for his used car business, A&B Auto.

SITE DESCRIPTION

The subject site is a rectangular lot of record and has 156 feet of frontage on Colvin Street, 97 feet of depth, and a total lot area of approximately 14,807 square feet. The property is currently occupied by a gravel parking lot and the temporary trailer (Figures 1 and 2). A chain link surrounds the lot.

Automobile repair businesses are located to the north and to the east, the DASH Bus facility is located to the south, and a roofing company operates to the west (Figure 3). The subject property and all surrounding properties are zoned industrial.



Figure 1: View of property from Colvin Street

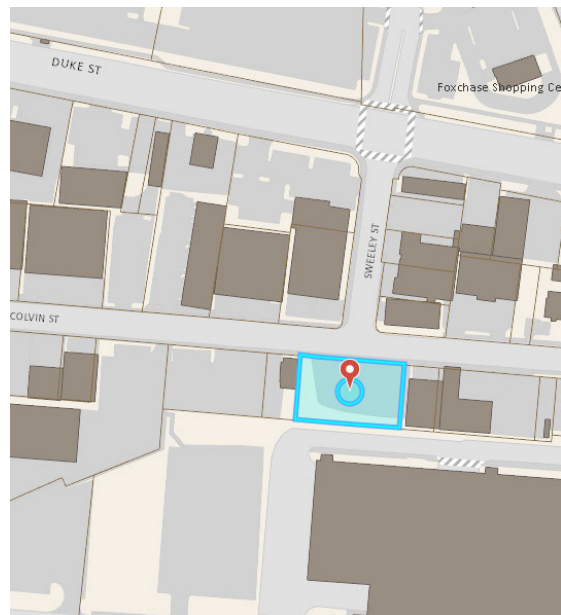


Figure 2: Site map



Figure 3: Site context

BACKGROUND

An extensive SUP history for automobile-related uses is associated with this lot, dating back to 1987. In 2016, the applicant relocated from 1318 King, where he operated a non-conforming automobile sales use, to 3120 Colvin Street after City Council approved SUP #2016-0042 for an automobile sales business with a temporary trailer. Administrative approval SUP #2018-0096 allowed a two-year trailer extension. Another approval, SUP#2020-00068, was granted for two years additional years in response to the COVID-19 pandemic. Anticipating the imminent construction of a building (DSUP #2015-0011) to house the automobile sales business, staff administratively approved SUP #2022-00086 to allow the continued use of the trailer until the business could relocate to the building. Due to long delays between development plan submissions, however, City Council approved DSUP #2021-10022 to process this case. Staff continues to work with the property owner to construct the building, although the project may not reach a necessary critical stage before expiration of DSUP #2021-10022 in July 2025.

On October 23, a zoning inspection was conducted to determine if the use was operating in compliance with the conditions of SUP #2022-00086. The business exceeded the 24-car allowance by two cars at that initial visit and immediately removed the two vehicles by the next day. The use was then found to be compliant with all applicable conditions. The property has not been the subject of complaints for at least five years.

PROPOSAL

Given delays in the construction of a building, where the applicant had planned to operate his automobile sales business, he proposes to continue using the existing 528 square-foot temporary trailer as part of his automobile sales business at 3120 Colvin Street for two more years, at which time he will retire and vacate the property. The hours of operation would remain between 10 a.m. and 6 p.m., Monday through Saturday. The applicant would continue to display no more than 24 automobiles for sale at any one time. Up to two employees would work at the business,

accommodating approximately 12 customers a week through scheduled appointments and website inquiries. Employees would drive the automobile inventory to the site.

PARKING

Section 8-200(A)(21)(a) of the zoning ordinance requires that offices in industrial buildings at this location provide 1.1 spaces for every 400 square feet. With 528 square feet of office space, the applicant must provide two parking spaces in addition to the 24 spaces required for the automobile sales inventory. The applicant meets the parking requirement with parking for roughly 50 vehicles on the lot.

ZONING/MASTER PLAN DESIGNATION

The property at 3120 Colvin Street is located in the I/Industrial zone. Section 4-1203(B) of the Zoning Ordinance requires SUP approval for an automobile sales business. According to Section 7-1101(C), temporary trailers used for non-residential purposes, such as offices, require Special Use Permit approval.

The proposed use is consistent with the Taylor Run chapter of the Alexandria Master Plan, which designates the property for commercial and industrial uses.

II. STAFF ANALYSIS

Although the trailer has existed at 3120 Colvin Street since 2016, staff supports the applicant's proposal to continue the temporary trailer use for two additional years given unexpected circumstances that have transpired. The COVID-19 pandemic and the delayed construction of a bricks-and-mortar building at 3120 Colvin Street extended the applicant's need for the trailer, where it has not been the subject of complaints and is surrounded by similar auto-centric uses. The business is a relatively small operation, and no residential properties are located nearby. The limited number of customers has not noticeably increased traffic and there have been no noise impacts. Staff believes that the use of the temporary trailer at the site provides the applicant with an affordable office option that enables him to continue operating until his retirement in two years.

Standard conditions, which have been amended over time, are consistent with the automobile-related and trailer use. Condition #3 provides an expiration of the temporary trailer use on December 14, 2026.

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) (SUP #2016-0042)
2. The hours of operation shall be limited to between 10 a.m. and 8 p.m., Monday through Saturday. (P&Z) (SUP #2016-0042)
3. **CONDITION AMENDED BY STAFF:** The temporary trailer shall be permitted at the site for a two-year term which expires on ~~November 1, 2024, or until construction begins in accordance with DSUP #2021-10022, whichever occurs first.~~ December 14, 2026. (P&Z) (~~SUP #2022-00086~~)
4. A maximum of 24 vehicles on display for sale associated with A&B Auto Finance Co. shall be parked at the site, in accordance with the plan submitted by the applicant. (P&Z) (SUP #2016-0042)
5. The parking lot at 3120 Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z) (SUP #2016-0042)
6. The existing fence at the 3120 Colvin Street site shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z) (SUP #2016-0042)
7. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z) (SUP #2016-0042)
8. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2016-0042)
9. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2016-0042)
10. Condition deleted.
11. No repair work shall be done outdoors on the subject property. (T&ES) (SUP #2016-0042)
12. Car washing is not permitted on this property. (T&ES) (SUP #2016-0042)
13. Supply deliveries, loading, and unloading activities should not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES) (SUP #2016-0042)

14. **CONDITION AMENDED BY STAFF:** ~~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) ~~(SUP #2016-0042)~~
15. 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 #2016-0042)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year ~~from approval~~ after it has been operational, and then again every three years for compliance with all conditions and ~~shall~~ may docket the matter for consideration by the Planning Commission and City Council if ~~(a)~~ there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community, ~~(b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions;~~ or ~~(c)~~ the Director has determined that ~~there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in the City Code.~~ (P&Z) ~~(SUP 2022-00086)~~
17. The applicant shall encourage 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) (SUP #2018-0096)
18. 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 #2022-00086)
19. The applicant shall control odors, smoke and any other air pollution from demolition/construction /operations activities 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 #2022-00086)
20. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166. (T&ES) (SUP #2022-00086)
21. No materials shall be disposed of by venting into the atmosphere. (T&ES) (SUP #2022-00086)
22. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP #2022-00086)

23. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. (T&ES) (SUP #2022-00086)
24. No vehicles associated with this use shall be permitted to idle for more than ten minutes when parked. (T&ES) (SUP #2022-00086)

STAFF: Tony LaColla, Division Chief, Land Use Services
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 All conditions from SUP2022-00086 shall carry over to the applicant's current SUP.

Code Enforcement:

No comments.

Fire Department

No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



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: [REDACTED]

PROPOSED USE: AUTOMOBILE SALE/TEMPRARY OFFICE 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

[Signature] 9/19/24
 Signature Date
 [REDACTED]
 Telephone # Fax #
 [REDACTED]
 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: [REDACTED]

Please Print
Address: [REDACTED]

Email: [REDACTED]

Signature: [Handwritten 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	[REDACTED]	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 56 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	[REDACTED]	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 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](#).

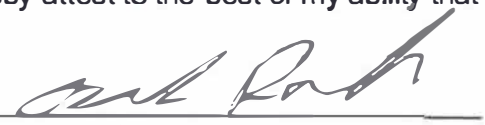
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRUCE RAISZADEH	NONE	
2. KHANH NGUYEN	NONE	
3.		

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
Date

BRUCE RAISZADEH
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?
 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

CAR Driven 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?
 Yes 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.



