

From: Patricia Collins <patricia.solimene.collins@gmail.com>
Sent: Tuesday, November 18, 2014 11:31 AM
To: PlanComm
Subject: Car Dealerships on King Street

I realize this decision was made in 2006, but truly, it is very disappointing. Here is a business owner who is not breaking any laws and the city is forcing that business owner to leave King Street because it doesn't fit with our idea of what King Street should be?

REALLY, is this the United States of America?

It isn't as if this person is running a brothel or adult book store or strip club. He is running an honest business in the hopes of providing for his family.

Please reconsider. This is a city founded on the principles of democracy and freedom. How about we practice it?

Thank you
Sincerely,
Patricia Collins
2004 Scroogins Road (off of King Street)
Alexandria, VA 22302

From: David Chamowitz <dchamowitz@chamlaw.com>
Sent: Sunday, February 01, 2015 11:20 AM
To: PlanComm
Cc: Nathan Randall
Subject: 1318 King Street - A&B Auto - SUP2014-0115

Dear Members of the Planning Commission

As you may be aware, I represent A&B Auto Finance Co., and it's owner Bruce Raiszadeh, which has been located at 1318 King Street for some 50 years. Due to zoning changes that affected the property, A&B ceased operations on October 31st of last year.

We are aware of and respect the City's interest in fostering uses on King Street more attractive than automobile sales. Despite the imminent vacancy opportunity offered by the 2005 rezoning which declared A&B to be a nonconforming use, the real estate marketplace did not seize upon the property to offer a redevelopment plan, so Bruce and A&B continued operating and sought a short extension of their use. The property owner for many years had been an unrelated family investment entity, with no redevelopment ambitions of its own.

Then, as you may not be aware, this past April the property was sold to Mr. John O'Shaughnessy, who also owns the adjacent property. This land sale represents a change in circumstances, and finally a jump-start to the City's goal to spur redevelopment pursuant to the King Street Retail Strategy rezoning.

Mr. O'Shaughnessy does intend in the next several years to develop the parcels, which would bring a natural, permanent end to A&B's operations. As you will hear at the Public Hearing on Tuesday night, Mr. O'Shaughnessy has no desire to be a long-term landlord of an automobile sales outlet. However, as an individual and a landowner, he would like the opportunity to productively use his vacant lot in such a way as to generate some revenue to offset the carrying costs of the redevelopment process.

And, of course, Bruce would like the opportunity to continue operating A&B as the successful business as it has been for 50 years in this very spot. We will be before you on Tuesday's Public Hearing docket with a request for an amendment extending the Special Use Permit period only for so long as Mr. O'Shaughnessy's plans take shape. We would recommend that the best way to accomplish all parties' goals would be a sunset clause on the SUP, providing that it expires as soon as the parcel receives any necessary development approval, or in February 2018, whichever comes first.

I would be happy to discuss this with you further at anytime prior to or during Tuesday's hearing. Thank you for your consideration.

Kind Regards

--Dave

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Greetings,

In advance of Tuesday's Planning Commission meeting, I would like to express in reference to Docket Item 6 my opposition to continued operation of the nonconforming automobile sales business located at 1318 King Street. The City has granted many extensions and provided assistance to the owner in relocation efforts. In March 2014 the owner spoke at a City Council meeting and provided vague justifications for further delay. King Street is one of the most unique pedestrian environments in the whole country and I hope the Planning Commission will not allow/support any further delay. I work on Prince Street and frequently walk along this portion of King Street, and hope to see the City end this drawn-out process.

Thank you for this opportunity to provide public comment.

Sincerely,
Andrea Hamre
Lynhaven Resident

From: David Abraham [<mailto:davidkernabraham@hotmail.com>]
Sent: Tuesday, February 03, 2015 9:28 AM
To: Nathan Randall
Subject: Re: A & B Auto Finance, 1318 King Street

5995 Springhill Drive, #304
Greenbelt, MD 20770
February 3rd, 2015

Dear Mr. Randall:

I have known of A&B Auto Finance Co and its owner Bruce Raiszadeh ever since I moved into the area (in July of 2009) and bought my first car from him (September 2009). Even though I live in Greenbelt, Maryland, I drive to a repair shop that Mr. Raiszadeh recommends for whatever repair work I have needed as I trust him, and the work is done promptly and inexpensively, a wonderful combination in today's world of "would you buy a used car from this man?" Yes, and I would again.

I certainly hope that the Council can find a way to allow Mr. Raiszadeh to maintain his business for the small amount of time that the new owner will be finalizing his own development plans. It seems to me an easy call as it would be a black hole otherwise, which is always an eye-sore, just like an abandoned building. And he brings value to the neighborhood even if it is not the kind of value that some see as the "right kind" of value.

Please circulate this email to the members of the Planning Commission and have it added to the hearing record.

Thank you in advance.

Feel free to contact me for any reason.

Sincerely,

David Abraham
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646-528-0532