

Special Use Permit #2015-0007
3021 Colvin Street – Kera Auto Care

Application	General Data	
Public hearing and consideration of a request to operate an automotive sales area and general automobile repair business at an existing light automobile repair business.	Planning Commission Hearing:	April 7, 2015
	City Council Hearing:	April 18, 2015
Address: 3021 Colvin Street	Zone:	I/Industrial
Applicant: Tamrat Gobena dba Kera Auto Care represented by Harry P. Hart, attorney	Small Area Plan:	Taylor Run

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, APRIL 7, 2015: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0007 subject to compliance with all applicable codes, ordinances, and staff recommendations, as well as the staff memo amending Condition #2.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2015-0007
3021 Colvin Street



I. DISCUSSION

The applicant, Tamrat Gobena, represented by Harry P. Hart, attorney, requests Special Use Permit approval to operate an automobile sales area and general automobile repair business at an existing light automobile repair business at 3021 Colvin Street.

SITE DESCRIPTION

The subject site is one lot of record with 50 feet of frontage on Colvin Street, 102 feet of depth, and a total lot area of 5,100 square feet. It is improved with a one-story, 2,500 square-foot building. A surface parking lot is located in front of the building.



The property is surrounded by a mix of commercial and industrial uses. An automobile sales business and the recently-approved Yates Pizza restaurant site are located immediately to the north on Duke Street. An office building is located immediately to the east. The Alexandria Yellow Cab and motor vehicle and contractor storage yards are located to the south across Colvin Street. The Alexandria Armature Works is located to the west.

BACKGROUND

In January 1995, City Council denied an SUP request from a different applicant to relocate an existing general automobile repair business to this site. The denial of that request was based on that applicant's history of SUP violations at its Duke Street location.

The current applicant has operated a repair business at this site since at least 2006. The business was approved for "light automobile repair," which does not require Special Use Permit approval in the I / Industrial zone. Planning & Zoning staff has not received any complaints about the business, although Code Administration received one verified complaint related to excessive trash in 2012.

The applicant originally applied for SUP approval only to add automobile sales to his existing business. During a February 2015 visit to the site, staff observed the presence of vehicle engines inside the building and the applicant noted that he occasionally replaces vehicle engines. According to Section 2-115 of the Zoning Ordinance, engine replacement is considered "general automobile repair." The applicant explained that the engine repair occurs only occasionally and that he thought his business license had granted approval for any type of automobile repair. He subsequently revised the SUP application to include a request for general automobile repair.

PROPOSAL

The applicant proposes to expand his existing automobile repair business, known as Kera Auto Care, by adding automobile sales and offering general automobile repair services. As many as six vehicles, but typically only four according to the applicant, would be available for sale at any one time through the applicant's proposed internet-based sales business. Repair services commonly offered today include oil changes, tune-ups, and occasional engine replacement or other general repairs. Neither automobile body work nor painting is proposed to be offered. A notable portion of the vehicles serviced at the business would continue to be taxicabs. The applicant would continue to operate three service areas/lifts that can be accessed through up to two overhead bay doors. Approximately five customers are expected at the entire proposed operation each day. Additional details of the applicant's proposal are:

<u>Hours of Operation:</u>	9 a.m. – 7 p.m. Monday – Saturday
<u>Service Area/Lifts:</u>	Three
<u>Customers:</u>	Approximately five customers each day
<u>Employees:</u>	Two employees
<u>Noise:</u>	Typical noises from automobile repair and sales business will be controlled by keeping doors closed.
<u>Odors:</u>	No odors are anticipated
<u>Trash/Litter:</u>	Typical automobile-related trash is expected and is collected approximately once each week. Used motor oil is held in storage containers located in front of the building and, along with used antifreeze and used/scrap parts, collected on an as-needed basis.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I / Industrial zone. Sections 4-1203(B) and 4-1203(H) of the Zoning Ordinance allow an automobile sales area and a general automobile repair business, respectively, in the I / Industrial zone only with a Special Use Permit.

The proposed uses are consistent with the Taylor Run Small Area Plan chapter of the Alexandria Master Plan, which designates the property for industrial uses.

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, automobile repair businesses require one off-street parking space for every 400 square feet of space. A 2,500 square-foot light automobile repair business is therefore required to provide seven off-street parking spaces. Staff also routinely recommends that one off-street parking space be provided for each vehicle offered for sale at any one time at an automobile sales business. The applicant meets its parking

requirement and staff recommendation by providing a total of 13 off-street parking spaces at the site. Ten of these spaces are located in the parking lot in front of the building and three are located inside the building. Although some of the parking spaces at the site have a tandem configuration, the zoning-required spaces can be accessed independently.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate automobile sales and general automobile repair at his existing business. The proposed location on Colvin Street, which would involve only one site unlike other recent automobile sales SUPs requests in the area, is appropriate for automobile-related uses. No residential uses are located in the immediate vicinity. Few neighborhood impacts are expected given that the business is relatively small at only 2,500 square feet and the low number of vehicles would be repaired or available for sale at any one time. Although the applicant has already been offering general automobile repair services on an occasional basis without Special Use Permit approval, staff believes this matter is an honest misunderstanding related to his business license.

Standard SUP conditions for automobile sales and general automobile repair businesses have been recommended in this staff report. Condition #4 would limit the number of vehicles for sale at any one time to six, given the finite amount of parking on the site and to prevent vehicles from being stored on the street, which itself is prohibited in Condition #7. Condition #5 would prohibit outdoor repairs. Condition #15 proscribes certain limitations regarding car washing operations in light of stormwater concerns. Although the applicant does not anticipate offering automobile painting, the service is included within the zoning definition of "general automobile repair." Condition #12 has been therefore included in this report to prohibit painting unless an approved spray booth is installed.

In addition, staff recommends in Condition #2 an earlier opening hour of 7:30 am instead of the requested 9 a.m. The additional hour-and-a-half of morning operation is reasonable and would offer the applicant additional flexibility. Subject to the conditions contained 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 corporation in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation of the ~~light automobile repair~~ business shall be limited to between 7:30 a.m. and 7 p.m. Monday - Saturday. (P&Z) (PC)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. No more than six vehicles parked on-site shall be available for sale at any one time. (P&Z)
5. No repair work shall occur outside. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z) (T&ES)
8. All vehicles at the site shall be stored in a neat and orderly manner. (P&Z)
9. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
10. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
11. 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)
12. 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. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (P&Z)
13. 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)
14. 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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
15. Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (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 loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
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)
20. 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)
21. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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 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. (P&Z)

STAFF: Nathan Randall, Urban Planner III, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

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:

- F-1 It is recommended that car washes be done at a commercial car wash facility. (T&ES)
- R-1 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-2 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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 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-4 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-5 Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 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-8 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)
- R-9 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)

- 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 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)
- 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)

Code Enforcement:

F-1 No comment

Health:

F-1 No comments

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Fire Department:

F-1 No comments



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0007

PROPERTY LOCATION: 3021 Colvin Street

TAX MAP REFERENCE: 061.04-01-26

ZONE: I

APPLICANT:

Name: Tamrat Gobena, dba Kera Autocare

Address: 5507 Trin Street, Alexandria, Virginia 22310

PROPOSED USE: Add Automotive sales to existing automotive repair shop,

and requesting approval of 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.

Harry P. Hart, Hart, Calley, Gibbs & Karp, PC

Print Name of Applicant or Agent

307 N. Washington St.

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Harry P. Hart
Signature

11/27/2014 amended

Date 3/12/15

703-836-5757

Telephone #

703-548-5443

Fax #

hph.hcgk@verizon.net

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2015-0007

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3021 Colvin Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the General Automotive repair and sales use as
 (use)
 described in this application.

Name: Tamrat Gobena

Phone 571-224-7157

Please Print

Address: 5503 Trin Street, Alexandria, Virginia 22310

Email: tamesatu@yahoo.com

Signature: 

Date: 1/27/15

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.

Tamrat Gobena, 5503 Trin Street., Alexandria, VA 22310 - 100%

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. Tamrat Gobena	5507 Trin Street, Alexandria, Virginia 22310	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 3021 Colvin Street (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. Tamrat & Zeleka Gobena	5507 Trin Street, Alexandria, Virginia 22310	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Tamrat Gobena dba Kera Auto Care	None	
2. Tamrat Gobena	None	
3. Zeleka Gobena	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.

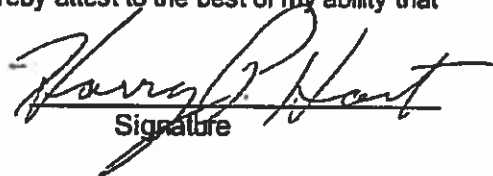
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/27/2014

Date

Harry P. Hart

Printed Name


Signature

SUP # 2015-0007

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 would like to add automotive sales to his existing automotive repair business. He currently

does general automotive repair from this facility, and has since 2008. The applicant is requesting that he be

permitted to continue his general automotive repair, including engine repairs of all types, but no body work or

painting. He wants to add the ability to sell vehicles from his lot as well. Most of his sales will be from the internet,

so little traffic impact will be felt, but he wants to be able to sell as well as continue to do the repair from this location.

This permit will not bring any new employees. The applicant presently services 3-5 cars per day and will continue to

do so. His work is primarily oil changes, brake work and tune-ups, with occasional general repair and tire

replacement. The applicant will typically park 4 cars for sale and the rest of the spaces will be for repair and one for himself.

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).

2 employees, 9 a.m. to 7 p.m.

 _____**6. Please describe the proposed hours and days of operation of the proposed use:****Day:**Monday to Saturday

 _____**Hours:**9 a.m. to 7 p.m.

 _____**7. Please describe any potential noise emanating from the proposed use.****A. Describe the noise levels anticipated from all mechanical equipment and patrons.**Typical noise from an auto repair/sale use.

 _____**B. How will the noise be controlled?**Auto Repair done inside the bays and Sales will be completed inside the building, and doors will be closed.

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)
Typical for an auto repair and sales use of this small size. Used oil and anti-freeze are collected on-site and scrap metal is sometimes generated.

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

Typical amount for an auto repair business and sales use of this small size.

- C. How often will trash be collected?

Once a week, or more as needed. Used motor oil and anti-freeze is collected on an as-needed basis, but typically every two weeks and scrap metal is collected on an as-needed basis, but usually every 8-10 days.

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

Don't anticipate any littering, but employees will survey site on regular basis.

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:

REVISED

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:

Cleaning and degreasing solvents are stored in manufacturers' containers and
the used solvents and brushes are picked up every day.

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

No safety concerned anticipated. Owner and employee on site at all times.

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:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
10 (tandem) 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? _____

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? Driveway on property.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Mostly between 11 a.m. and noon.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Twice a 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?
Street Access is adequate.

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?

2500 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2500 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: _____

End of Application

SUP # 2015-0007



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: Added to an existing general automotive repair shop.

2. What types of repairs do you propose to perform?

The applicant wishes to to continue engine repairs, all types of engine repairs, but there is no body work

or painting done at this location. He wants to be sure that his general auto repair is also permitted
as well as the new car sales being requested.

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

3 hydraulic lifts or racks

 service pits

 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)?

13 at the most at any one time. 6 at the most for sale and the remaining spaces will be

used for cars being repaired and the owner's car

5. Will a loudspeaker or intercom system be used outside of the building? Yes X No

Please note: All repair work must occur within an enclosed building.



City of Alexandria, Virginia



Legend

- Tax Map Index
- Blocks
- Parcels
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

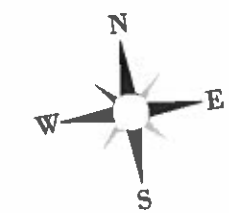
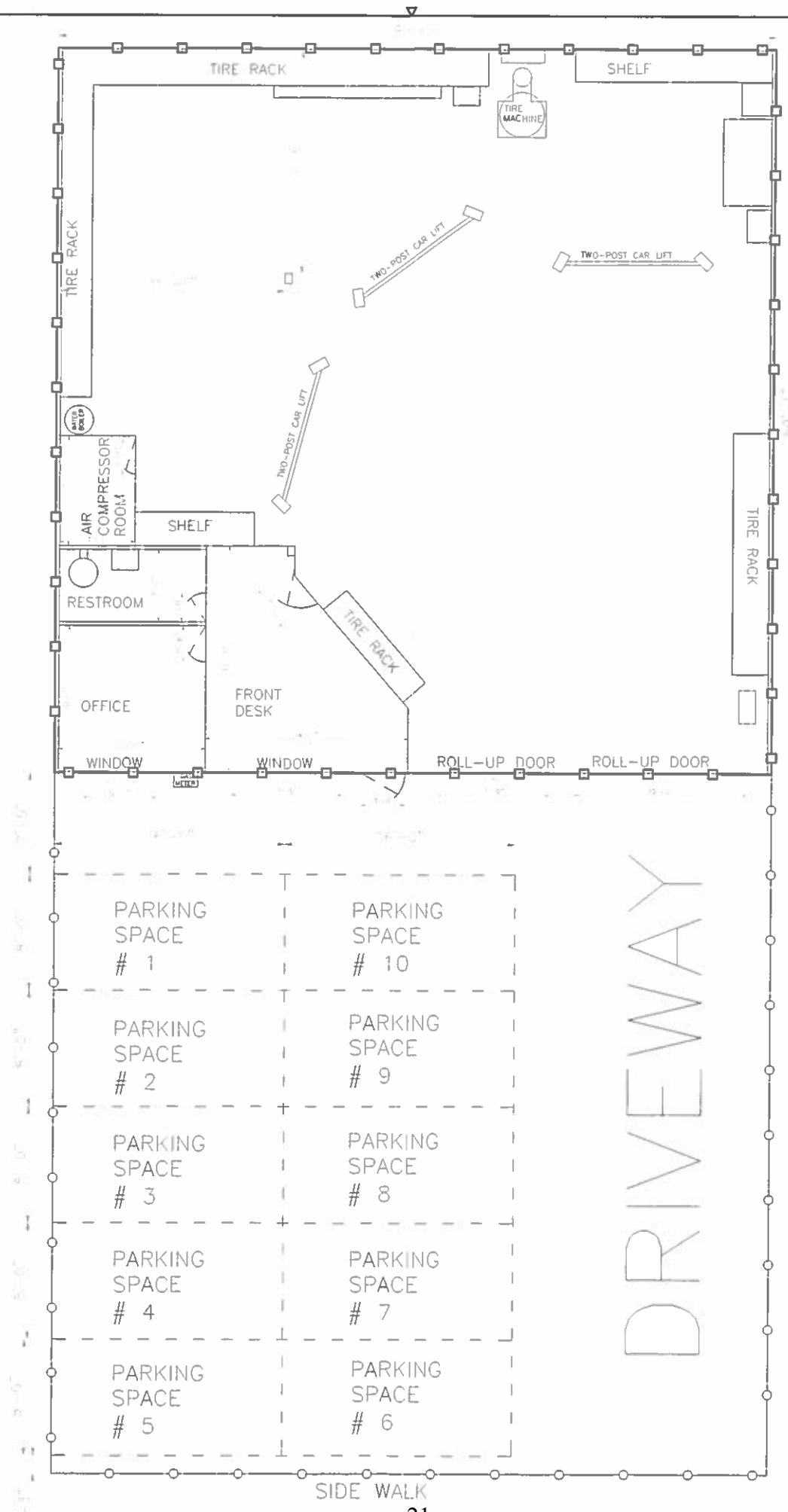


188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Tamrat Gobena dba KeraAutoCare
 3021 Colvin St, @2500 sq ft
 in 1 story Bldg

OUTLINE FLOOR PLAN			
KERA AUTO CARE			
KERA AUTO CARE			
000000E			

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 6, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: SUP#2015-0007 – 3021 COLVIN STREET (DOCKET ITEM #3)

Condition #2 in the staff report for the above-referenced Special Use Permit request, which is primarily concerned with hours of operation, inadvertently included an incorrect reference regarding the type of business that would operate at this location, if approved. Staff therefore recommends that Condition #2 be amended to eliminate the reference as follows:

2. The hours of operation of the ~~light automobile repair~~ business shall be limited to between 7:30 a.m. and 7 p.m. Monday - Saturday. (P&Z)