



**DOCKET ITEM #10**  
**Special Use Permit #2015-0055**  
**612-C South Pickett Street (Parcel Address: 600 South Pickett Street) – General Automobile Repair**

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to operate a general automobile repair business.	<b>Planning Commission Hearing:</b>	September 1, 2015
	<b>City Council Hearing:</b>	September 12, 2015
<b>Address:</b> 612-C South Pickett Street (Parcel Address: 600 South Pickett Street)	<b>Zone:</b>	I/Industrial
<b>Applicant:</b> Mohammad S. Khan	<b>Small Area Plan:</b>	Landmark/Van Dorn

<b>Staff Recommendation:</b> APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
<b>Staff Reviewers:</b> Taryn Toyama, <a href="mailto:taryn.toyama@alexandriava.gov">taryn.toyama@alexandriava.gov</a> Ann Horowitz, <a href="mailto:ann.horowitz@alexandriava.gov">ann.horowitz@alexandriava.gov</a>



 **SUP #2015-0055**  
**612-C South Pickett Street**  
**(600 South Pickett Street)**



## I. DISCUSSION

The applicant, Mohammad S. Khan, requests Special Use Permit approval to operate a general automobile repair business at 612-C South Pickett Street.

### SITE DESCRIPTION

The subject site is located in a tenant space within the central building of a four-building industrial complex known as Cameron Park Business Center. The parcel on which the building is located has approximately 276 feet of frontage on South Pickett Street and a total lot area of 270,176 square feet (6.2 acres). The applicant's current 3,950 square foot tenant space is located in a 36,080 square foot building with other automobile repair businesses. A 202-space parking lot is part of the industrial complex.



Beside the applicant, seven general automobile repair uses, one light automobile repair use, a dry cleaning outlet and a storage warehouse also exist on the parcel. The property is surrounded by a mix of commercial and industrial uses, including warehouse and self-storage businesses to the north and auto repair businesses to the west. Armistead Boothe Park occupies land to the east. Backlick Run and another industrial area are located to the south.

### BACKGROUND

The applicant has operated his light automobile repair business at the current location for approximately 14 months. The light automobile repair services offered include tune-ups, oil changes, belt changes, diagnostics, fuel systems, and brake work. Multiple site inspections in 2014 and 2015 have shown that the current applicant is in full compliance with operation of a light automobile repair service as defined by section 2-1116 of the Zoning Ordinance.

### PROPOSAL

The applicant proposes to add new operations to the existing light automobile repair business to include new services that trigger the threshold for a general automobile repair business. These include engine overhaul, transmission repairs and other major drivetrain repairs as needed. The applicant has stated that he would not conduct body work as part of his general automobile repair business. Clients would continue to access the repair area through the existing garage door. The building would be modified to add one new service area for these repairs in the tenant space. The applicant is not proposing to expand the existing office, storage areas or total number of hydraulic lifts.

Additional elements of the proposal are:

Hours of Operation: 8:00 a.m. – 6:00 p.m., Monday – Friday  
9:00 a.m. – 4:00 p.m., Saturday – Sunday

Service Areas: Two vehicle hydraulic lifts, five outdoor parking spaces and 12 indoor parking spaces

Customers: 10 customers per day

Employees: Three employees at any one time

Noise: Noise compressor operates in rear of the building (approximately 75 feet from garage entrance) and is controlled by built-in sound proofing.

Odors: No significant odors are expected.

Trash/Litter: Approximately two cubic yards of trash would be generated each week with collection on a weekly basis. A private waste management company currently collects oil for recycling.

#### PARKING

Pursuant to section 8-200(A)(17) of the Zoning Ordinance, a general automobile repair business is required to provide one off-street parking space for every 400 square feet of floor area. The proposed 3,950 square-foot tenant space is required to provide a total of 10 parking spaces. The applicant exceeds this requirement with five outdoor spaces in the shared 202-space parking lot and with 12 indoor spaces for a total of 17 spaces.

#### ZONING/MASTER PLAN DESIGNATION

The subject site is located in the I/Industrial zone. Section 4-1203(H) of the Zoning Ordinance allows general automobile repair in the Industrial zone only with Special Use Permit approval. Light automobile repair is a permitted use in the I/Industrial zone pursuant to Section 4-1202(N.1)

The property is currently sited within the Landmark/Van Dorn Small Area Plan, which is consistent with the Industrial zone. The property is on the border of, but not located within, the Landmark/Van Dorn Corridor Plan. Due to the proximity to the Landmark/Van Dorn Corridor Plan, the subject property is included as part of the proposed Eisenhower West Small Area Plan, which has yet to be adopted. If adopted, this new small area plan envisions the subject property with a residential land use with ground floor commercial/retail along its South Pickett Street frontage.

## II. STAFF ANALYSIS

Staff supports the applicant's request to operate a general automobile repair business at 612-C South Pickett Street. The proposed expansion of repair services would be appropriate for this business due to the concentration of automobile-related uses based in the industrial setting. Additionally, neighborhood impacts are not anticipated since the complex is surrounded by similar non-residential uses. Armistead Boothe Park also buffers this building complex from the Cameron Station residential development.

Staff added Condition 10 to ensure that the applicant avoids test driving vehicles for diagnostic purposes in residential neighborhoods. Additional conditions are included to confirm that impacts potentially associated with general automobile repair businesses are contained solely on the premises. Vehicles in disrepair are to be stored inside the building as stated in Condition 4, and Condition 8 required that vehicle parts must be discarded in an appropriate trash receptacle. Only indoor repair work is permitted as recommended in Condition 5. Environmental impacts regarding hazardous waste disposal is regulated in Condition 13. Additional standard conditions regarding noise, odors, and litter pick-up are also included in this report.

Pursuant to a Planning Commission directive from November 2013, Condition 11 would require a staff-level review in September 2020, five years from the date of approval, and a full hearing review at the fixed-date of November 2023 to coordinate SUP review dates where future redevelopment is possible. The November 2023 date has been applied to recent SUPs in the area, including the cases at 600, 617, 620, 672 and 682 South Pickett Street.

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. The hours of operation of the general automobile repair business shall be limited to between 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 4:00 p.m., Saturday and Sunday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No junked, abandoned or stripped vehicles shall be displayed, parked or stored outdoors. No vehicles shall be parked in a location whereby their damage is readily visible from passing vehicular traffic on South Pickett Street. (P&Z) (T&ES)

5. No repair work shall be done outside on the subject property. All work on motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
6. No vehicles shall be displayed, parked or stored in any portion of the public right-of-way. (P&Z)
7. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (T&ES)
8. No vehicle parts, tires or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacles or enclosures. (P&Z)
9. The applicant shall conduct employee training session on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
10. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn Street, South Pickett Street and Edsall Road for test-driving during hours of operation regardless of the uses located along those streets. (P&Z)
11. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (September 2020) to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)
12. The Director of Planning & Zoning shall review the Special Use Permit after it has been operational for one year. The Director shall docket the matter for consideration by Planning Commission and City Council if (a) there are 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 results of a complaint that rises to the level of a violation of the permit conditions; or (c) the Director determines that there are problems with the operation of the use and new or revised conditions are needed. (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 online at [https://alexandriava.gov/uploadedFiles/tes/info/Automotive\\_BMP\\_manual.pdf](https://alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf) or by contacting T&ES at 703-746-4065. (T&ES)
15. 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)
16. The applicant shall encourage its employees to use public transit to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for assistance and information to set up a program for employee transportation benefits. (T&ES)
17. The applicant shall require its employees who drive to use off-street parking. (T&ES)
18. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
19. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
20. Any vehicle wash facilities must be equipped with a water recycling system, which must be included in a plan with the application. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from AlexRenew. Vehicles must not be washed outdoors or in a manner that would allow wash water to be discharged to the storm sewer, unless such activities receive coverage under a VPDES vehicle wash permit for discharge into the storm sewer. (T&ES)
21. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
22. Solvent disposal container shall not be stored within the RPA. (T&ES)
23. No material may be disposed of by venting into the atmosphere. (T&ES)
24. Contractors/deliverymen/patrons shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

STAFF: Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;  
Taryn Toyama, Urban Planner  
Ann Horowitz, Urban Planner

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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 This building in within the RPA whereas the individual unit to be used is not in the RPA. (T&ES)
- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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)
- R-4 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-5 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-6 No repair work, painting, detailing, etc. shall be done outside on the subject property. All work on motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)



- R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 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-9 Automobiles shall be stored within the building, not on the property. (T&ES)
- R-10 Any vehicle wash facilities must be equipped with a water recycling system, which must be included in a plan with the application. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from AlexRenew. Vehicles must not be washed outdoors or in a manner that would allow wash water to be discharged to the storm sewer, unless such activities receive coverage under a VPDES vehicle wash permit for discharge into the storm sewer. (T&ES)
- R-11 Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
- R-12 Comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained online at [https://alexandriava.gov/uploadedFiles/tes/info/Automotive\\_BMP\\_manual.pdf](https://alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf) or by contacting T&ES at 703-746-4065. (T&ES)
- R-13 Solvent disposal container shall not be stored within the RPA. (T&ES)
- R-14 No material may be disposed of by venting into the atmosphere. (T&ES)
- R-15 No paint or coatings shall be applied outside the paint spray booth. (T&ES)
- R-16 Contractors/deliverymen/patrons shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- R-17 All exterior building mounted loudspeakers are prohibited and no amplified sound should be audible at the property line. (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](mailto: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)

Fire:

- C-1 Applicant will need to provide to the fire marshal's office updated hazardous materials data sheets and inventory statements for all flammable and combustible materials that will be used on site so that a determination can be made whether changes are necessary to the existing fire prevention permit.

Code Enforcement:

- F-1 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan review division at [Charles.Cooper@alexandriava.gov](mailto:Charles.Cooper@alexandriava.gov) or 703-746-4197.
- C-1 A building code review, building permits, trade permits and inspections are required for this project.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Accessible features proposed shall be designed and constructed to be accessible in accordance with ICC A117.1.
- C-4 Proposed plan shall have exit, exit access and exit discharge locations identified on plans.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

**SK AUTO**  
**REPAIR WORK SHOP LLC**  
EXPERTS OF FOREIGN & DOMESTIC CARS  
612 G S. Pickett 703-870-6139



600 S. Pickett Street tenant list

<b>Property Address</b>	<b>Tenant</b>	<b>T/A</b>	<b>Use</b>	<b>S.F.</b>
600 S. Pickett St	German Auto Group of Alexandria, LLC	German Auto Group of Alexandria	General Automobile Repair	10,973
600 A S. Pickett St	Sang T. Nguyen, Jr. and Tamas Horvath	ST Auto Custom	General Automobile Repair	5,600
602-604 S. Pickett St	Alexandria City School Board	Alexandria City Public Schools	Warehouse/Office	18,769
610 S. Pickett St	Visions Cleaner, LLC	Visions Dry Cleaning	Dry Cleaning	11,021
612 A-B S. Pickett St	R.S Collision Center of Alexandria, LLC	RS Collision Center of Alexandria	General Automobile Repair	6,827
<b>612 C S. Pickett St*</b>	<b>Mohammad S. Khan</b>	<b>SK Auto Repair</b>	<b>Light Automobile Repair</b>	<b>3,413</b>
612 D S. Pickett St	VACANT	VACANT	VACANT	--
614 A S. Pickett St	VACANT	VACANT	VACANT	--
616 S. Pickett St	Munro Muffler Brake, Inc.	Munro Muffler/Brake /Curry Auto Service	Light Automobile Repair	6,118
616 C S. Pickett St	Seminary Auto Body, Inc.	Seminary Auto Body	General Automobile Repair	3,059
618 A S. Pickett St	Abderrahim Darouach & Wafa Rhali	BMD Auto Repair	General Automobile Repair	3,059
618 B S. Pickett St	KB Automotive, LLC	Aamco Transmissions	General Automobile Repair	6,095
620 S. Pickett St	RS Collision Center of Alexandria, LLC	RS Collision Center of Alexandria	General Automobile Repair	9,000

\*Subject property



**APPLICATION**

**SPECIAL USE PERMIT**

SPECIAL USE PERMIT # 2015-0055

PROPERTY LOCATION: **612-C SOUTH PICKETT STREET, ALEXANDRIA, VA 22304**

TAX MAP REFERENCE: **067-02.02.11**

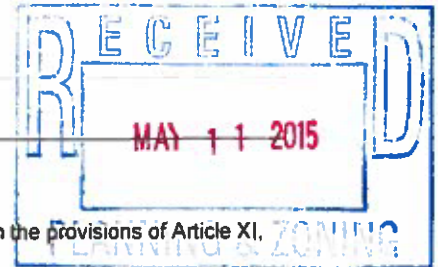
ZONE: **I**

**APPLICANT:**

Name: **MOHAMMAD S. KHAN**

Address: **8275 ADENLEE AVE., FAIRFAX, VA 22031**

PROPOSED USE: **AUTO REPAIR**



**OTHE 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.

**DTHE 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.

**OTHE 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(0)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**OTHE 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 11-201(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**Mohammad S. Khan**

Print name of Applicant or Agent:

Signature

05-11-2015

Date

**612-C S. Pickett Street**

Mailing / Street Address

**703-343-6970**

Telephone

**703-370-5190**

Fax #

**Alexandria, VA**

City and State

**22304**

Zip Code

**MSAKHAN@MSN.COM**

Email Address

sup# 2015-0055

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of **612-C S. Pickett St., Alexandria, VA 22304** \_\_\_\_\_, I hereby  
(Property Address)

grant the applicant authorization to apply for the **General Auto Repair** use as  
(use)

described in this application.

Name: Leonard A. Greenberg  
Please Print

Phone (301) 657-2525

Address: 4901 Fairmont Ave., Ste. 200  
Bethesda, MD 20814

Email: \_\_\_\_\_

Signature: [Handwritten Signature]

Date: 3/19/15

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.

**Mohammad S. Khan 8275 Adenlee Ave., Fairfax, VA 22031 100% ownership**

2712  
3/19/15  
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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?

[1 Yes. Provide proof of current City business license

[1 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

### **NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.) **We are now working as light automotive repair, as per Alexandria City government approval. We would like to apply for General Auto Repair Special Use Permit, so that we can change engines and transmissions.**

**SK Auto Repair provides light automobile repair to the general public, repairing personally owned cars and business-to-business repairs on vehicles used for limousine services.**

**We have all new, state-of-the-art equipment, including diagnostic computers.**

**As a way to attract customers, we are open 64 hours per week, which is more service hours than most of our local competitors provide to the public. As a fairly new business, we have to try harder to get new customers. One of the ways that we do that is by offering free diagnosis with no obligation.**

**We are currently making preparations to offer State Safety Inspections and Emissions Inspections and we will continue to innovate to stay ahead in the industry.**

# 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. <b>Mohammad Khan</b>	<b>8275 Adenlee Ave, Fairfax, V A</b>	<b>100%</b>
2.		
-		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. <b>LRW, LLC</b>	<b>4901 Fairmont Ave., Bethesda, MD 20814</b>	<b>100%</b>
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 defintion of business and financial relationship, click here.

	Section 11-350 of the Zoning Ordinance	Body (i.e. City Council, Planning Commission, etc.)
1. <b>Mohammad Khan</b>	<b>Business Owner</b>	<b>No relationship</b>
2. <b>LRW, LLC</b>	<b>Landlord</b>	<b>no relationship</b>
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.

- 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.

Date: **1/29/15** Printed Name: **Mohammad Khan**

  
Signature

3/9/12  
3/10/15



**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). **Five customers in the morning. Five customers in the evening.**

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

6. Please describe the proposed hours and days of operation of the proposed use:
- Day: \_\_\_\_\_ Hours: \_\_\_\_\_

**Monday-Friday 8:00 to 6:00 Saturday & Sunday 9:00 to 4:00**

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons. **Compressor noise in every 30 minutes.**

B. How will the noise be controlled? **Compressor is located in the rear corner of the premises 75 feet from the entrance and controlled by a built-in sound proofing.**

8. Describe any potential odors emanating from the proposed use and plans to control them:  
**Engine motor oil and transmission oil are drained into specialized oil drain containers and used oil is collected by a specialized used oil recycling company. Currently we use Safety Kleen. Depending on our work load, they usually collect about every two weeks.**

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) **carton boxes, office supplies, and lavatory supplies are brought out to the trash compactor two times per week.**

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week) **2 bags per week emptied into the outdoor trash receptacle.**

C. How often will trash be collected? **Every Wednesday**

D. How will you prevent littering on the property, streets and nearby properties? **All trash will be carried from the business site to the trash receptacle by hand on a daily 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:

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:

**We use brake cleaner and CRC Cleaner to clean parts. We have a specialized machine to pick up any spilled cleaners. Quantity is approximately 1 to 2 quarts per month. The cleaning machine is emptied at the time of the used oil collection, about two times per month.**

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
**Cars are parked in marked spaces. Trash is stored in receptacles. No other materials or equipment is stored outside.**

## ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes  No

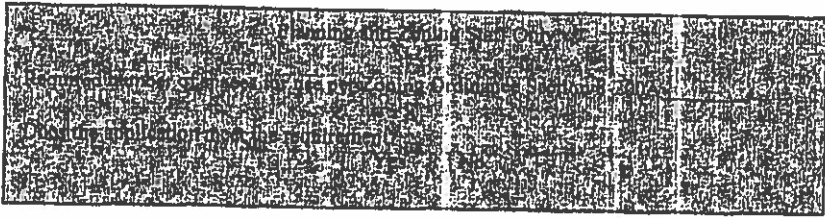
If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

**PARKING AND ACCESS REQUIREMENTS**

14 A. How many parking spaces of each type are provided for the proposed use:

- 4 Standard spaces
- 0 Compact spaces
- 1 Handicapped accessible spaces.
- 12 Other. **Indoor parking as per the attached drawing.**

*9 spaces required*



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?

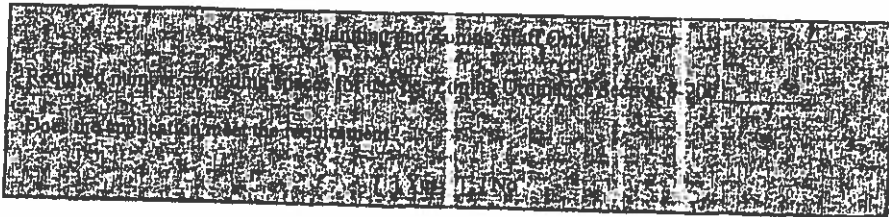
**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, 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? 1



*8/12  
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ML*

B. Where are off-street loading facilities located? at business site address \_\_\_\_\_

C. During what hours of the day do you expect loading/unloading operations to occur?  
Monday – Friday 8:00 – 6:00 Saturday & Sunday 9:00 to 4:00

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Delivery of parts and supplies as needed. Delivery may vary from one to four vehicles per day.

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?  
3416 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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

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## APPLICATION - SUPPLEMENTAL

### AUTOMOBILE-ORIENTED USES

**Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).**

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.  
 automobile or trailer rental or sales.  
 automobile service station.  
 automobile repair, including car wash.  
 other: \_\_\_\_\_

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

Currently we do tune ups, oil change, belt change, diagnostics, fuel systems, brakes.  
 We propose to offer engine overhaul, transmission work and other major repairs as needed.

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

2 hydraulic lifts or racks  
 \_\_\_\_\_ service pits  
1 service ~~bays~~ area

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)?

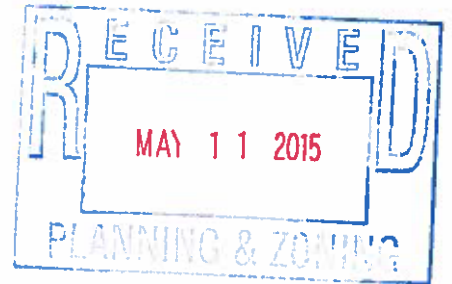
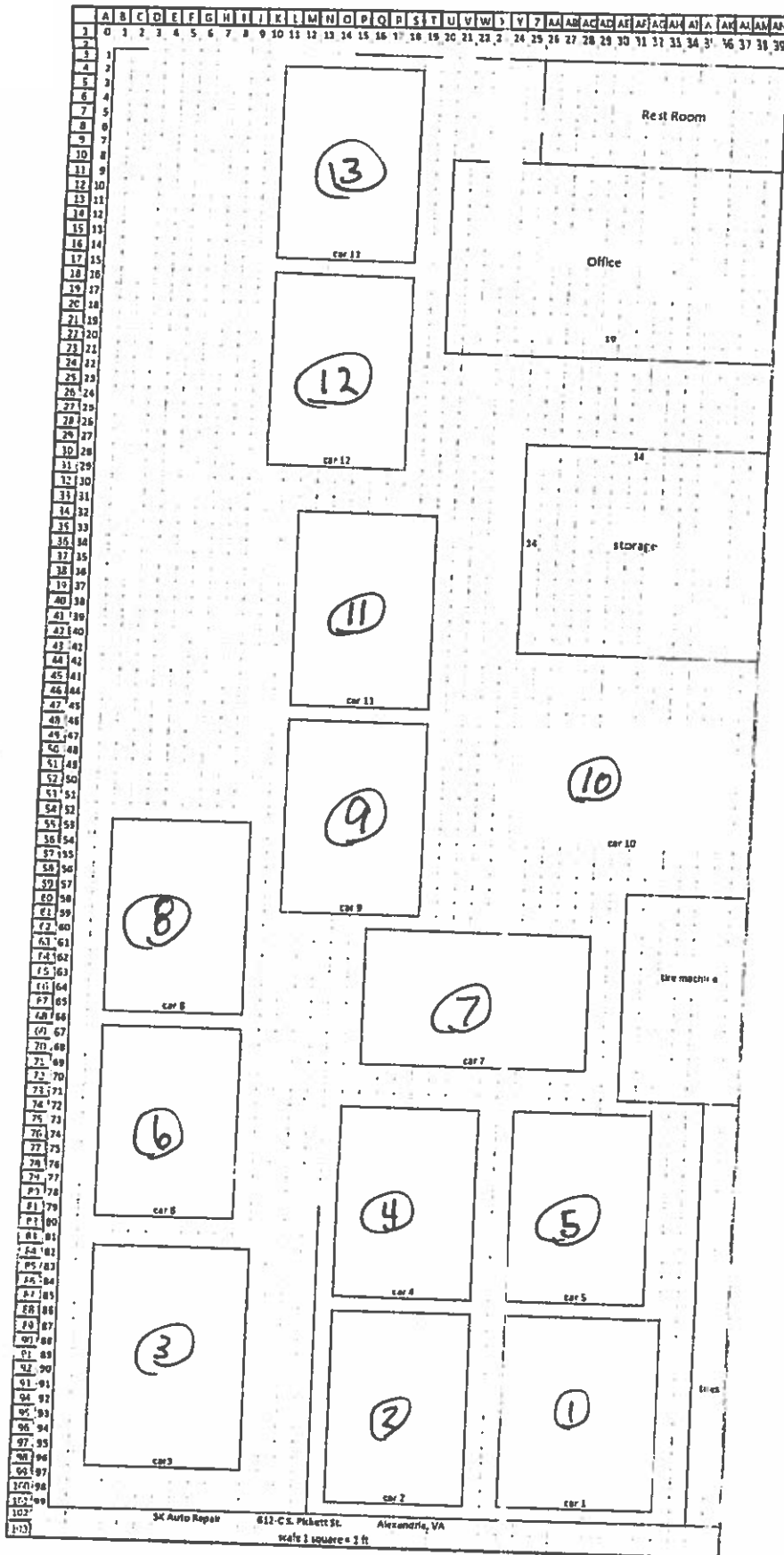
2 employee vehicles  
2 customer vehicles outside  
2 customer vehicles inside

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

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

SK Auto Repair  
612 C S. Pickett St

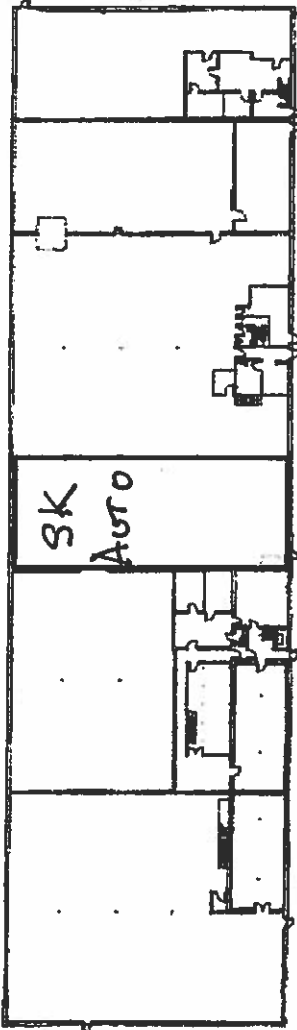
Number of cars that  
can be parked inside



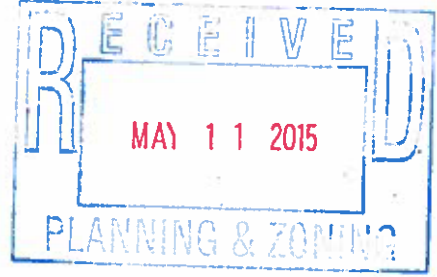
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CAMERON PARK

Construction drawings submitted must be in full conformance with all plans approved by the Planning Commission, Board of Zoning Appeals and the Board of Architectural Review. Planning and Zoning Department approval of a building permit does not constitute approval of any changes, additions or amendments to such plans unless they are specifically identified by the applicant and approved by the City.



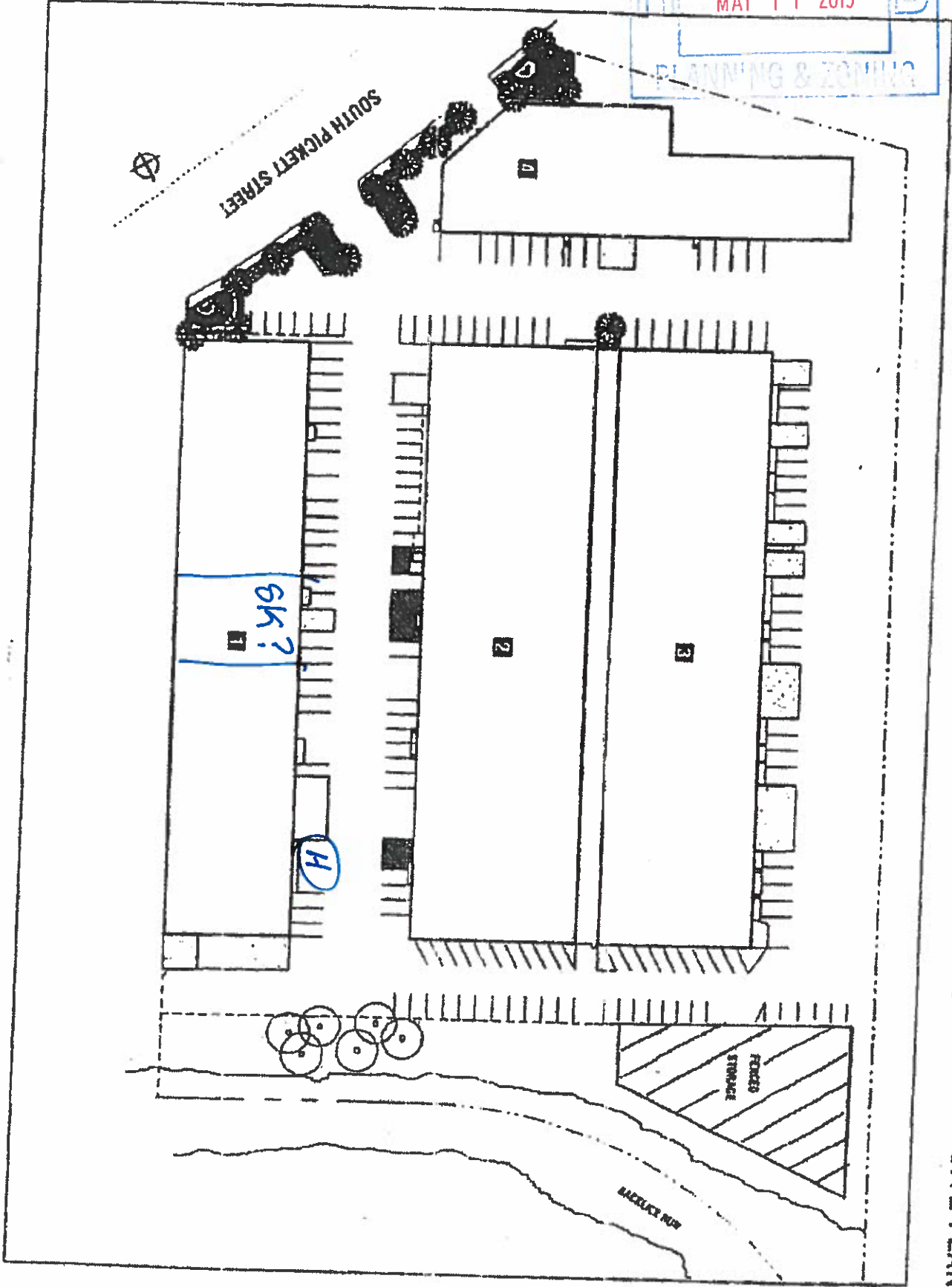
Project: G.T. INDUSTRIAL PARK 5/23/91 B/LA R/R  
 Architect: Genar and Associates  
 Project No: 90-43,02  
 118 Southworth Drive, S.W. Suite 203  
 Alpharetta, GA 30201  
 404-487-1571





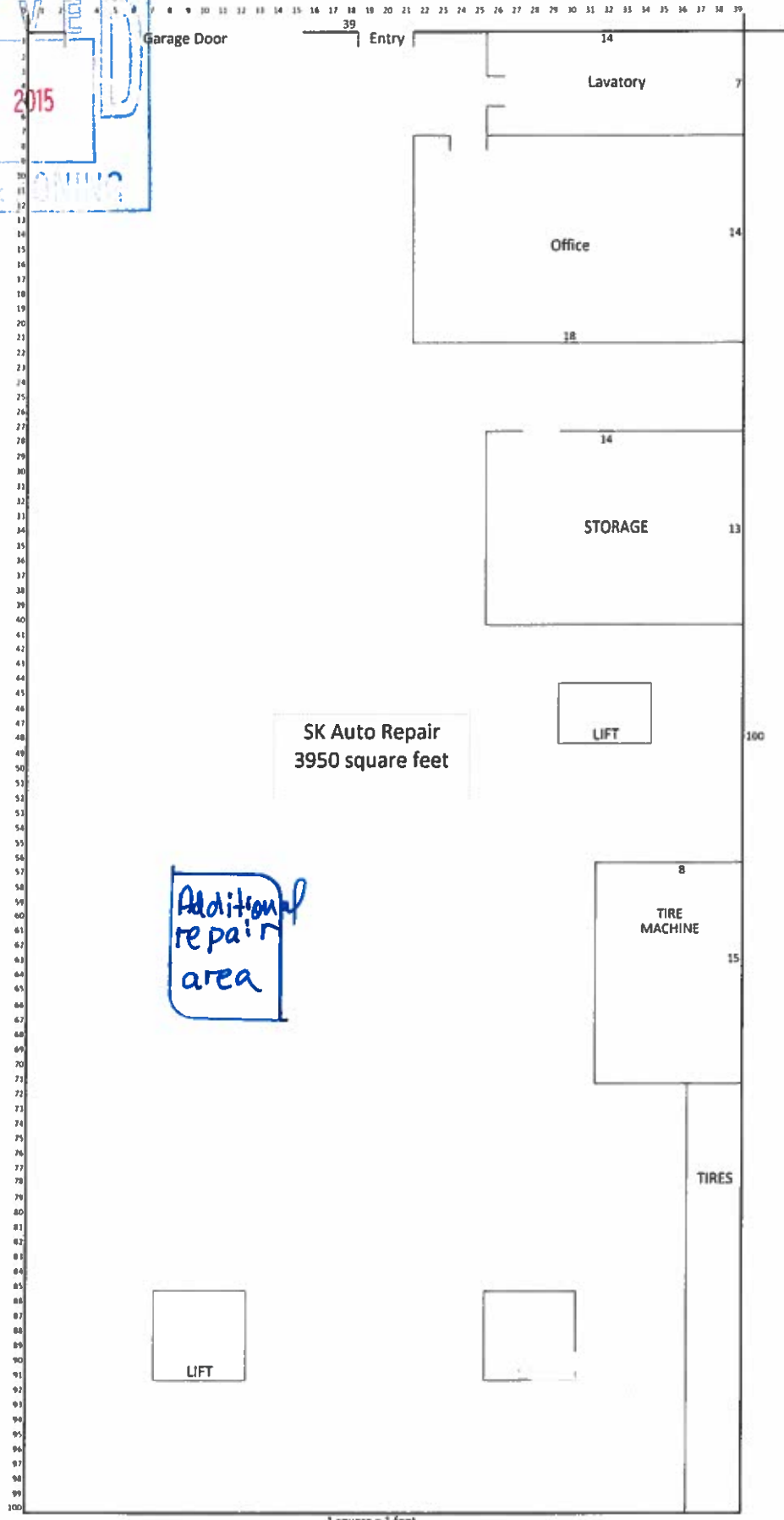
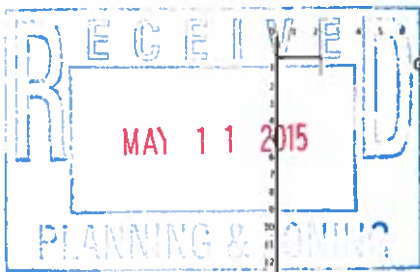
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PLANNING & ZONING



**Cameron Park Industrial Center**  
Alexandria, Virginia

SITE PLAN



1 square = 1 foot

