



***Special Use Permit #2015-0072***  
***3000 and 3014 Colvin Street – Northern Virginia Auto Sales***

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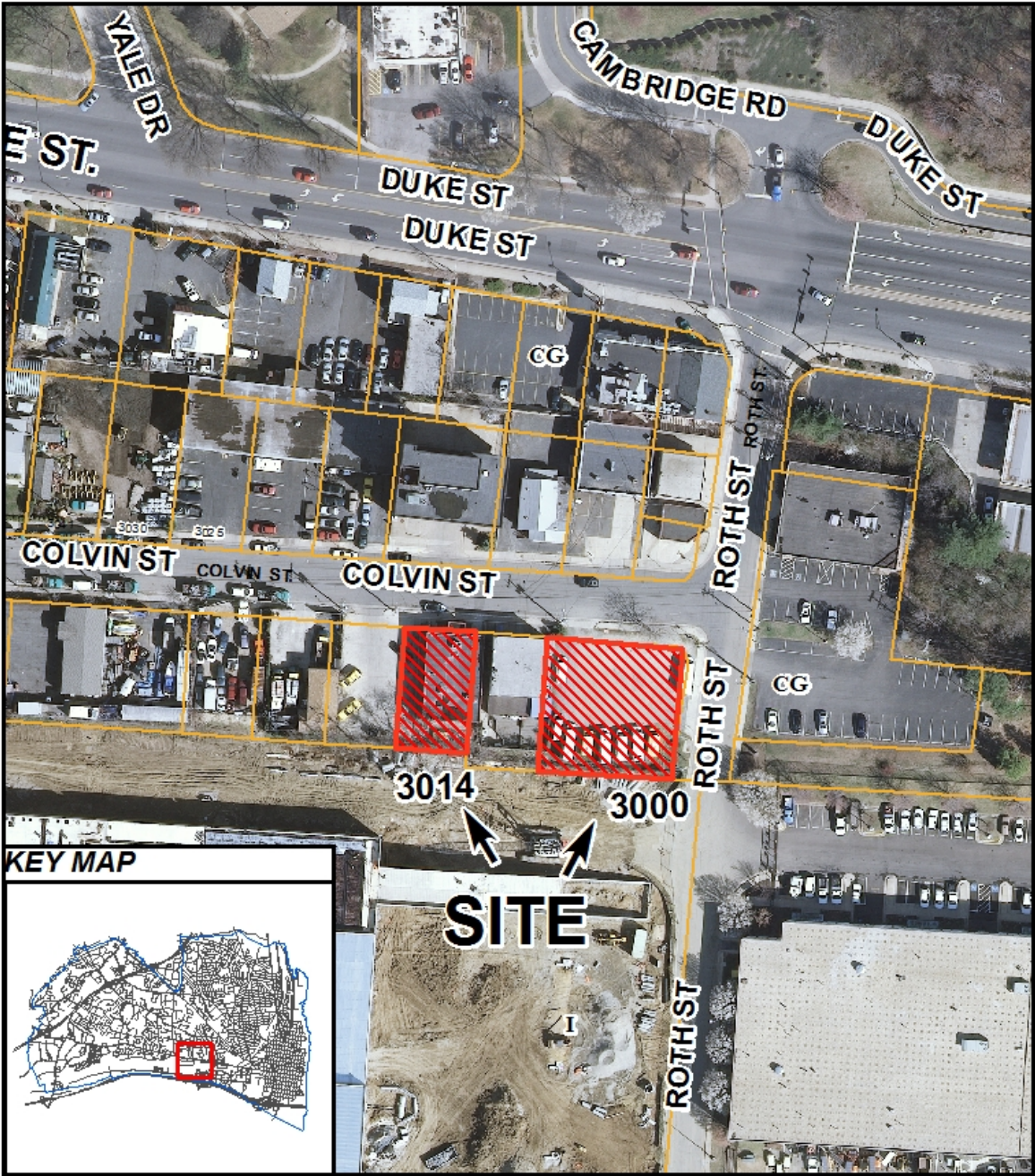
<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to operate an automobile sales business.	<b>Planning Commission Hearing:</b>	September 1, 2015
	<b>City Council Hearing:</b>	September 12, 2015
<b>Address:</b> 3000 and 3014 Colvin Street	<b>Zone:</b>	I/Industrial
<b>Applicant:</b> Thomas Judd	<b>Small Area Plan:</b>	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:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)


**PLANNING COMMISSION ACTION, SEPTEMBER 1, 2015:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.





**SUP #2015-0072**  
**3000 & 3014 Colvin Street**





## I. DISCUSSION

The applicant, Thomas Judd, requests Special Use Permit approval to operate an automobile sales business. The sales office would be located at 3014 Colvin Street and the automobile storage area would be located at 3000 Colvin Street.

### SITE DESCRIPTION

The SUP request includes two subject parcels that represent two lots of record at 3014 Colvin Street and 3000 Colvin Street. The lot at 3014 Colvin Street has 49 feet of frontage on Colvin Street and is 87 feet in depth with an approximate total lot area of 4,250 square feet. The lot at 3000 Colvin Street has 91 feet of frontage on Colvin Street, 85 feet of frontage on Roth Street, and a total lot area of approximately 8,931 square feet.



3014 Colvin Street

The subject property at 3014 Colvin Street includes a one-story commercial building and a 16-space parking lot. A three story office building is located across the street to the north, the Alexandria Police Association occupies a lot to the east, and a garbage collection business operates to the west.



3000 Colvin Street

The parcel at 3000 Colvin Street is an unimproved, 19-space surface parking lot. A pet grooming establishment is located to the north, the Alexandria Police Association is located to the west, and a parking lot for the tenants of an adjacent commercial building is sited across the street to the east. The DASH bus facility is located to the south of the two subject parcels.

### BACKGROUND

Alexandria Yellow Cab has operated at 3014 Colvin Street since 2005. Previously, a restaurant and several office uses associated with automobile establishments have occupied the site since the late 1960s. Code violations for trash and debris on the property, a fence in disrepair, and for tall grass and weeds were reported in 2012 and were immediately remedied.

Diamond Transportation Services stores up to four shuttle vehicles at the 3000 Colvin Street parking lot. The property owner also permits the impromptu parking of vehicles, related to adjacent businesses, at 3000 Colvin Street. In 2009, Code inspections revealed trash, debris, and tall grass on the lot. The conditions were abated. Two tickets were issued in 2010 for a blocked fire hydrant and the violation was remedied. A 2014 Fire inspection revealed a hydrant obscured by tall grass and weeds and the situation was immediately resolved. On July 22, 2015, a Code inspection issued a ticket for overgrown grass on July 22, 2015. The property conditions were improved by August 8, 2015.

#### PROPOSAL

The applicant proposes to operate an automobile sales establishment that specializes in the sale of taxi cabs. Taxi drivers would request vehicles from the applicant and he would purchase automobiles at auctions and have the vehicles painted, cleaned, and wrapped in taxi cab company motifs off-site. The refurbished vehicles would be sold at the subject sites. Employees would individually transfer the vehicles to the 3000 Colvin Street parking lot for display and customer inspection. Up to ten vehicles would be stored at this site. The applicant would base his sales office in a 456-square foot site on the basement level of the Alexandria Yellow Cab building at 3014 Colvin Street. The hours of operation would be between 9 a.m. to 7 p.m., Monday through Saturday. Two employees would operate the business and accommodate up to ten customers a week.

#### PARKING

Section 8-200(A)(20)(a) of the Zoning Ordinance requires that offices in industrial buildings at this location provide 1.1 spaces for every 400 square feet. With 456 square feet of office space at 3014 Colvin Street, two parking spaces must be provided for the automobile sales office. The applicant exceeds his parking requirement by providing three parking spaces for employees and customers at 3000 Colvin Street in addition to the ten spaces assigned for the automobile sales inventory.

Section 8-200(C)(3) requires that the distance from an off-street parking lot to the commercial or industrial use that it serves shall not exceed 500 feet as long as the parking area is zoned commercial or industrial. The automobile storage area at 3000 Colvin Street is approximately 77 feet away from the 3014 Colvin Street office and satisfies the Zoning Ordinance requirement.

#### ZONING/MASTER PLAN DESIGNATION

The subject properties at 3014 and 3000 Colvin Street are located in the I/Industrial zone. Pursuant to Section 4-1203(B) of the Zoning Ordinance, Automobile sales establishments are allowed only with a Special Use Permit in the I/Industrial zone.

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**

Staff supports the applicant's proposal to operate an automobile establishment at 3000 and 3014 Colvin Street. Neighborhood impacts are not expected since the proposed business is relatively small with a maximum of ten vehicles for sale and approximately ten customers a week, primarily scheduled by appointment. Further, the business would operate in an area set apart from residential uses. The location of the applicant's requested taxi cab sales operation in close proximity to the existing taxi cab company would be potentially beneficial for both businesses.

Although the 3000 Colvin Street property has a history of unsatisfactory maintenance, staff believes that several of the recommended conditions would improve the appearance of the parking lot and ensure property upkeep. The parking lot must be repaired and striped; maintained; and kept free of tall grass and weeds according to Condition 5. Additionally, vehicles in good repair may only be stored at 3000 Colvin Street in Condition 6 and the applicant must remove litter at least three times a day in Condition 13.

Additional conditions have been included that are standard for automobile sales operations. On-site automobile repair is restricted in Condition 7. Likewise, parking or storing of vehicles in the public right-of way and vehicle washing on the property is not permitted as stated in Conditions 3 and 8, respectively.

Two conditions reference employee parking and transportation. Employees are required to park at an off-street location as stated in Condition 11. Additionally, the applicant must encourage employee use of public transportation and contact the City's Transportation Planning Division for information on employee transportation benefits programs, required in Condition 12.

Subject to the conditions contained in this report, staff recommends approval of the applicant's request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 9 a.m. and 7 p.m., Monday through Saturday. (P&Z)
3. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z)
4. At least three spaces for customer and employee parking and up to ten parking spaces for the vehicle inventory at 3000 Colvin Street shall be designated for the applicant's business. (P&Z)
5. The parking lot at 3000 Colvin Street shall be repaired and striped, maintained in good condition, and kept free of weeds and tall grass. (P&Z)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. Repair work (to include minor car body and paint repairs) is not permitted at 3000 and 3014 Colvin Street. (P&Z)
8. Car washing is not permitted at 3000 and 3014 Colvin Street. (T&ES)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
11. The applicant shall require its employees who drive to use off-street parking. (T&ES)
12. 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)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least 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)

14. The Director of Planning and Zoning shall review the special use permit one year after approval 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: Alex Dambach, Land Use Regulatory Services Division Chief,  
Planning and Zoning;  
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:

- R-1 Car washing is not permitted at 3000 and 3014 Colvin Street. (T&ES)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-5 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-6 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](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)

##### Code Enforcement:

- F-1 The following comments are for special use permit. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. 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 certificate of occupancy permit and inspections are required for this project. If it has been determined that additional renovations will be required to accommodate auto sales use, further review is required. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Fire:

- C-1 If the only activity is selling cars, no comments or concerns. However, if any vehicle maintenance is preformed, then a fire prevention permit may be required.

Health:

No comments received

Parks and Recreation:

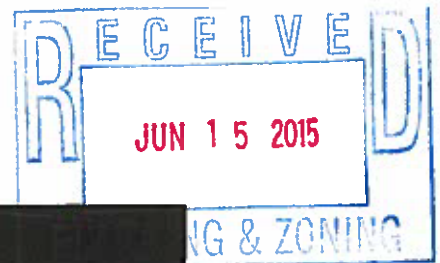
No comments received

Police Department:

No comments received



# APPLICATION SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2015-0072

PROPERTY LOCATION: 3000 Colvin St. and 3014 Colvin St. Alexandria VA. 22314

TAX MAP REFERENCE: 061.04 02 19 and 061.04 02 12 ZONE: I

**APPLICANT:**

Name: Thomas Judd - Northern Virginia Auto Sales

Address: 3000 and 3014 Colvin Street

PROPOSED USE: Auto Sales

☒ **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.

Thomas Judd

Print Name of Applicant or Agent

8703 Gatehead Road

Mailing/Street Address

Alexandria Va.

City and State

22309

Zip Code

[Signature]  
Signature

253-208-3845

Telephone #

thomasjudd@hotmail.com

Email address

6/15/15  
Date

Fax #

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3000 Colvin St., Alexandria, VA 22314, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the General Automotive Sales use as  
 (use)  
 described in this application.

Name: Robert M. Werth Phone: 703-339-9605

Please Print  
 Address: 5414 Thetford Pl., Alexandria, VA 22314 Email: robbie@diamondtransportation.us

Signature: M. Werth Date: 6-2-2015

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.

(Completed on following ~~pages~~ page)

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3014 Colvin Street, Alexandria, VA 22314, I hereby  
 (Property Address)

grant the applicant authorization to apply for the General Automobile Sales use as  
 (use)

described in this application.

Name: James E Yates  
 Please Print

Phone: 703 836 2500

Address: James E Yates

Email: Jim@alexandriayellowcab.com

Signature: 7631 Coppermine Dr. Manassas VA  
 20109

Date: 6-14-15

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.

Thomas Judd 8703 Gateshead Road, Alexandria, VA 22309 - 50% Owner

Spencer Kimball 9740 Thorn Bush Drive, Fairfax Station, VA 22039 - 50% Owner

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## 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. Thomas Judd	8703 Gateshead Road, Alexandria, VA 22309	50%
2. Spencer Kimball	8740 Thorn Bush Dr., Fairfax Station, VA 22039	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3000 and 3014 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. Robert Werth	3000 Colvin Street, Alexandria VA 22314	100 %
2. James Yates	3014 Colvin St. Alexandria	100 %
3.	VA 22314	

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. Thomas Judd	None	None
2. Spencer Kimball	None	None
3. Robert Werth	NONE	NONE

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

4. James Yates

NONE

NONE

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.

6/15/15  
Date

Thomas Judd  
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.)

It is requested that the Planning Commission and City Council grant a Special Use

Permit for Northern Virginia Auto Sales to operate an auto dealership using 3014

Colvin St. as the sales office and 3000 Colvin St. as the lot space. The distance

between the two properties is under 200 feet and therefore would be comfortable to

serve as a place to house the cars for sale and be convenient for potential customers

to access from the sales office. The lot space will have 3 exterior parking spaces as

well as adequate space to house 10 cars for sale. Vehicles will be purchased at

regional auctions and taken to local companies to be painted and wrapped in Taxi cab

company motifs. These taxis may be stored at the sales lot at 3000 Colvin St. for a

short time before being delivered to taxi drivers. The majority of clients will be

coming in by appointment as the business will be based on taxi driver requests from

local taxi companies. Currently this lot is used by Diamond Transportation to store

shuttles over night and half of the lot will still be used by Diamond Transportation.

This auto sales lot will improve the conditions of the grounds and replace the

unorganized taxi parking that the lot is currently used for.



**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).

10 per week between the hours of 9am and 7pm**B.** How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

2 staff members will be on site from 9am to 7pm Monday through Saturday**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday through Saturday9am to 7pmSundayClosed**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.Anticipated noise levels will be minimal. Sounds associated with an office plus the occasional starting of a car.**B.** How will the noise be controlled?It is anticipated that no noise abatement will be necessary.

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

The odors associated with the car dealership should not be anything outside  
the scope of any business already being conducted in the area.

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)  
Paper associated with running an office.

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

- C. How often will trash be collected?  
Weekly.

- D. How will you prevent littering on the property, streets and nearby properties?  
No littering is anticipated, but employees will survey the site on a regular basis.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [x] 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:

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
This business should not present any safety hazards to employees or patrons.

This is an industrial area with no nearby residents. Snow and ice will be removed when necessary to keep lot conditions safe.

## 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.

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**PARKING AND ACCESS REQUIREMENTS**

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

13 \_\_\_\_\_ Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ 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? 2

**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

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SUP # 2015-0072

- B. Where are off-street loading facilities located? 3000 Colvin St.

employees will drive cars to site

- C. During what hours of the day do you expect loading/unloading operations to occur?

9am to 7pm

- 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? N/A square feet.

18. What will the total area occupied by the proposed use be?

Total 9766 sq. ft. (existing) + sq. ft. (addition if any) = sq. ft. (total)

9310 sqft - storage lot; 456 sqft office

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: Two locations - Sales office at 3014 Colvin St. and Sales lot at 3000 Colvin St.

End of Application



## 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?

None  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

- 0 hydraulic lifts or racks  
0 service pits  
0 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)?

2 for customers  
1 for employees  
10 for sale  
 \_\_\_\_\_  
 \_\_\_\_\_

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

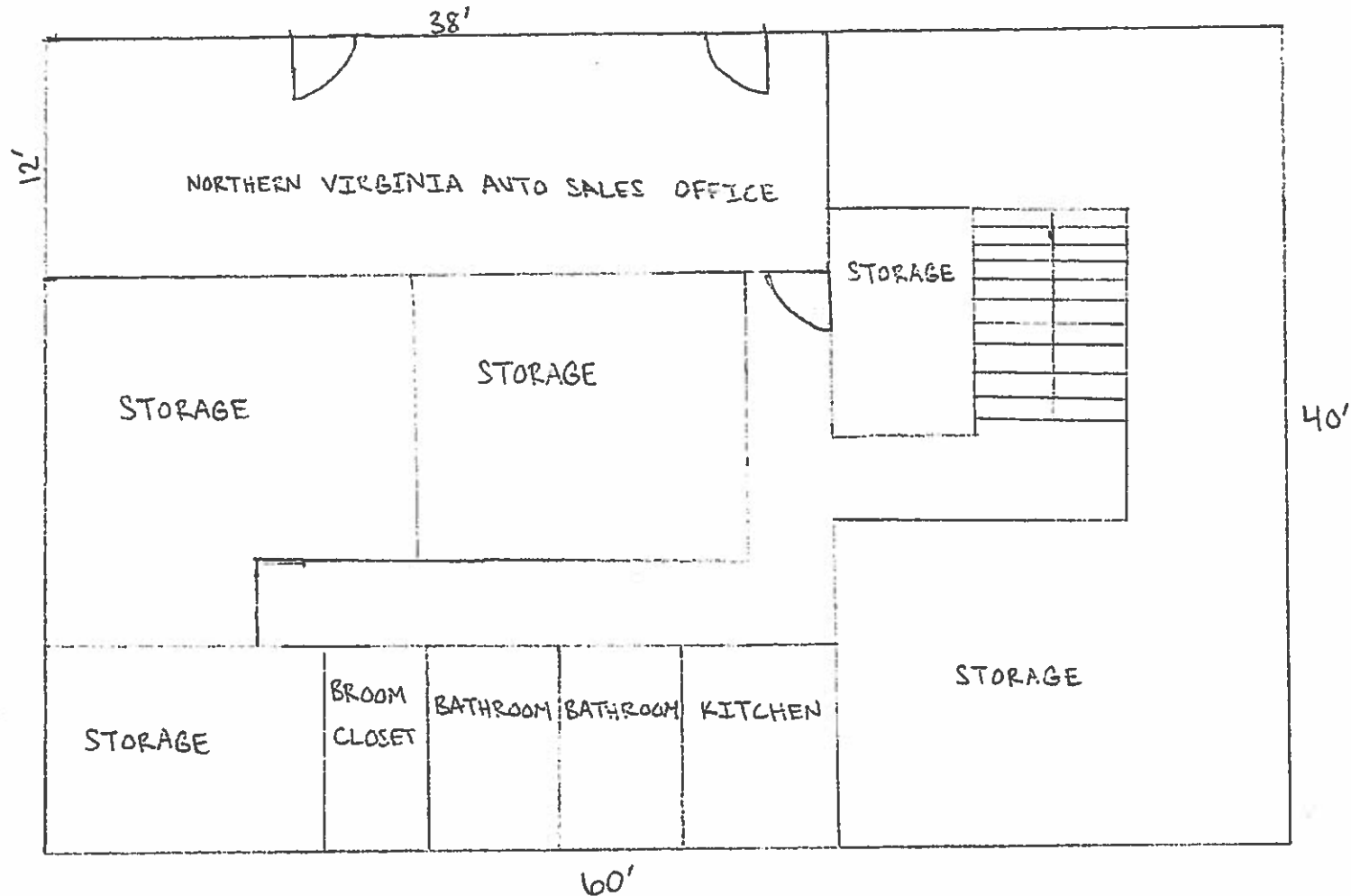
**Please note: All repair work must occur within an enclosed building.**





NORTHERN VIRGINIA AUTO SALES OFFICE  
LOCATED ON GROUND FLOOR

**REVISED**



OFFICE SQUARE FOOTAGE - 456'