



***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

**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:** Taryn Toyama, [taryn.toyama@alexandriava.gov](mailto:taryn.toyama@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, SEPTEMBER 1, 2015:** On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0055 with amendments to condition #2 regarding hours of operation and, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 1 with Commissioner Lyle voting against.

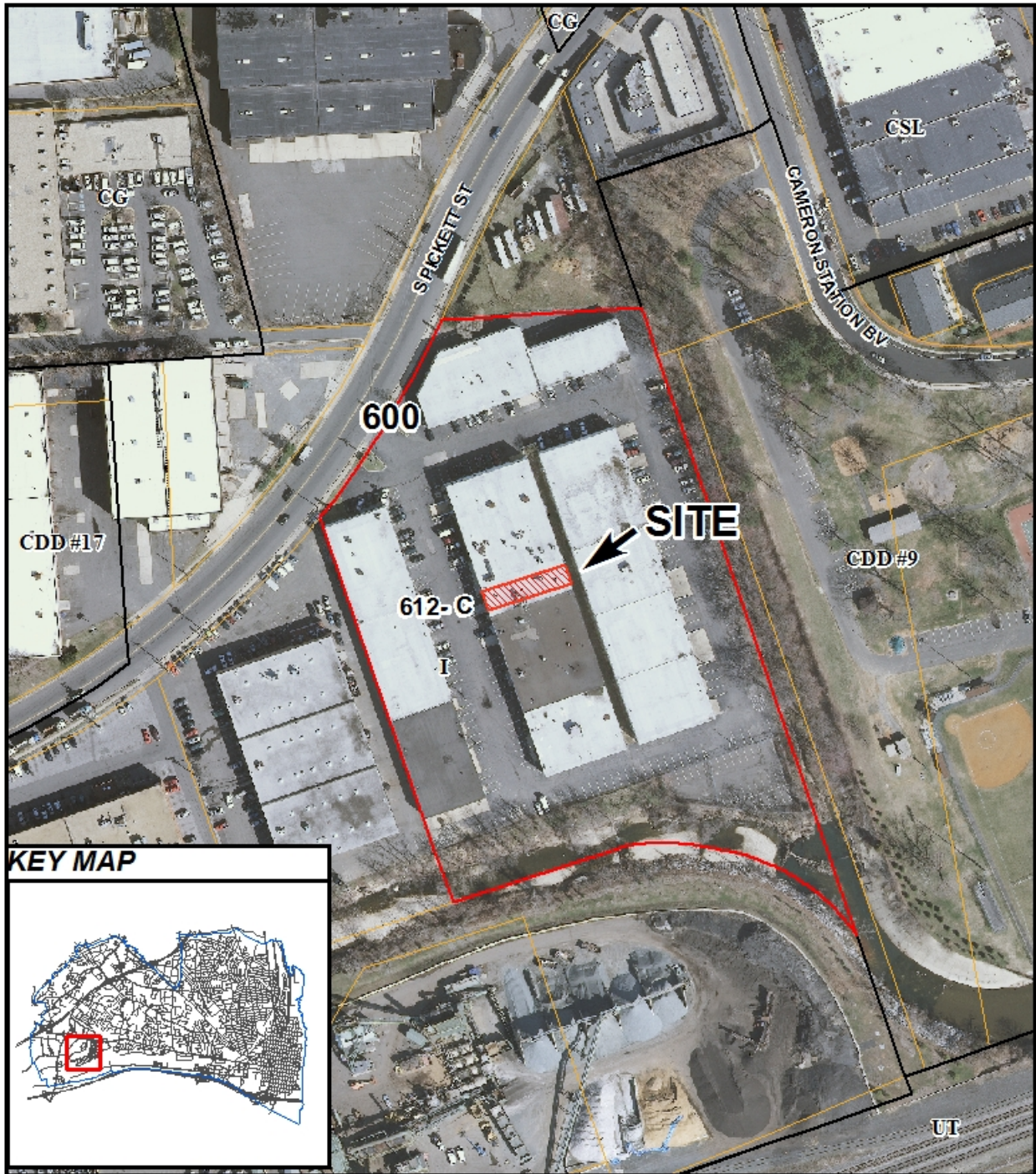
**Reason:** The Planning Commission generally agreed with the staff analysis. Commissioner Macek recognized that the City had not received negative resident feedback for recent general automobile repair SUP requests for this area in the past. He suggested that staff consider the standardization of hours for uses within specific. Commissioner Lyle responded that residents believe a disproportionate number of automobile repair operations have opened in the Cameron Station area and they believe this could slow future redevelopment. She continued that nearby automobile businesses test-drive vehicles within Cameron Station. Vice Chairman Dunn commented that landlords buy out tenant leases if they choose to redevelop commercial properties. He clarified that the SUP condition for re-review of automotive uses in this area for redevelopment potential is a five-year and a 2023 review. Commissioners Wasowski and Koenig agreed that small business owners require a five-year time frame to establish operations and the latter elaborated that private sector market forces, influenced by the Eisenhower West Small Area Plan, would determine redevelopment activity. Commissioner Koenig and Chairman Lyman concurred that SUP requests should be fairly and equitably reviewed based on current zoning regulations. Commissioner Brown observed that the tenant's business would be sited in an interior space, which would limit neighborhood impacts. Chairman Lyman inquired if rezoning would occur at this parcel pending City Council approval of the Eisenhower West Small Area

Plan. Staff answered that rezoning was anticipated in the future.

Speakers:

Mohammad Khan, applicant, expressed that he wanted to provide transmission repairs, which required an SUP for general automobile repair. His business site would be located away from the street and residences due to its interior location on the parcel and he would only test drive vehicles on the property.

Arthur “Sash” Impastato, Cameron Station Civic Association president, stated that residents believed the SUP request reflects an intensification of use that would be a detriment to the neighborhood and to future redevelopment.



**SUP #2015-0055**  
**612-C South Pickett Street**  
**(Parcel Address: 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. **COMMISSION AMENDED BY PLANNING COMMISSION:** 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 is 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 703-370-5139



## 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

Date

05-11-2015

**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: [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  
me

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 Mohammad Khan	8275 Adenlee Ave, Fairfax, V A	100%
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. LRW, LLC	4901 Fairmont Ave., Bethesda, MD 20814	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.

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

sup#

2015-0055

## 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

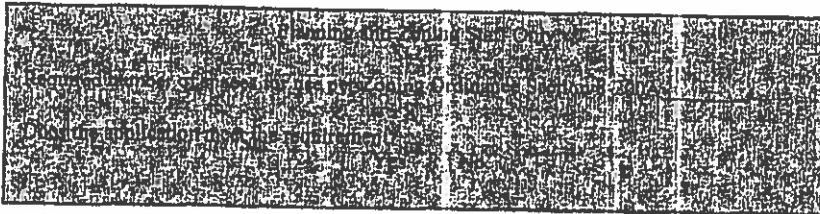
If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

# PARKING AND ACCESS REQUIREMENTS

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

- 4 Standard paces
- 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?

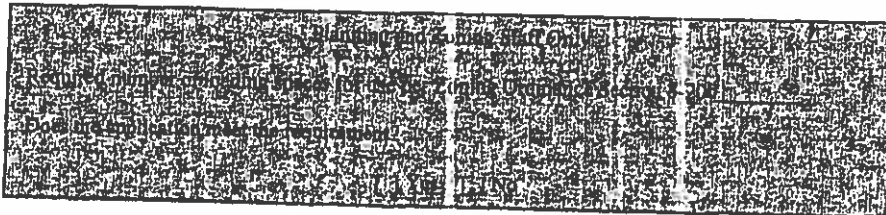
**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site,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



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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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3/19/16  
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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 bay 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)?

1 employee vehicles  
 2 customer vehicles outside  
 2 customer vehicles inside

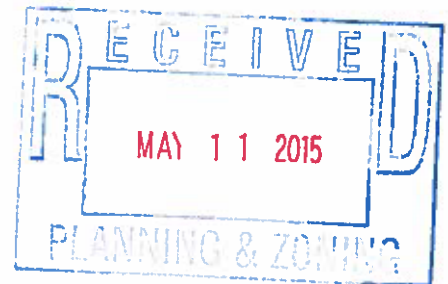
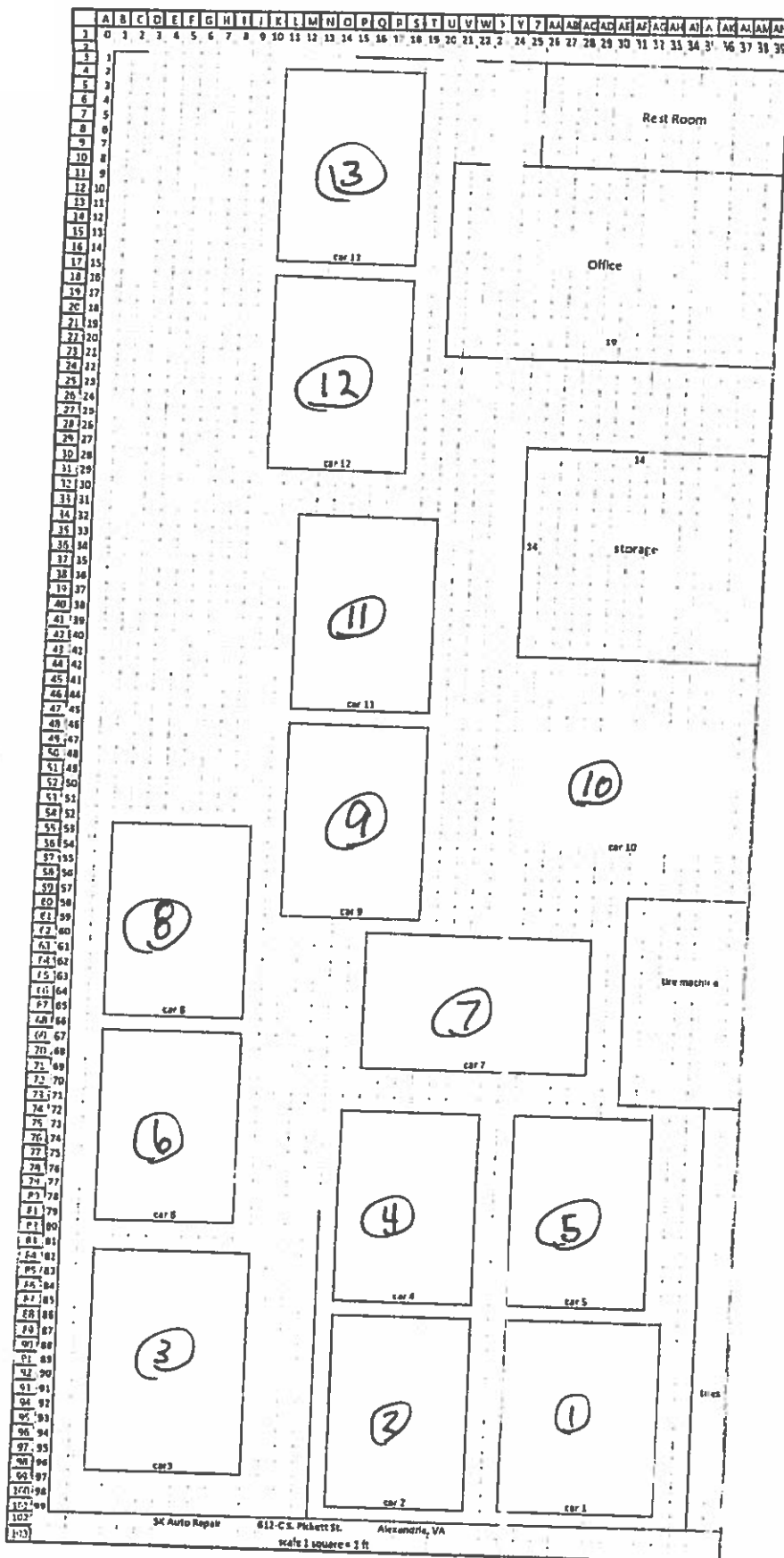
5. Will a loudspeaker or intercom system be used outside of the building? \_\_\_\_\_ Yes ☒ No

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



SK Auto Repair  
612 C S. Pickett St

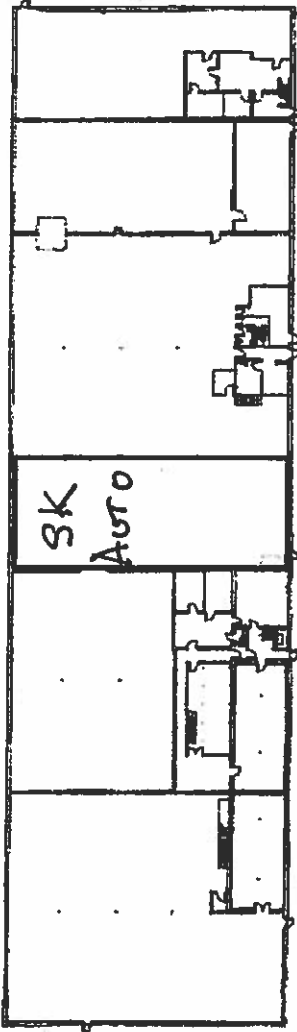
Number of cars that  
can be parked inside



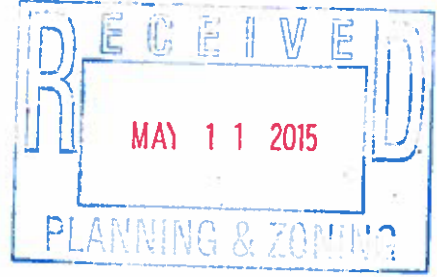
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# CAMERON PARK

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.



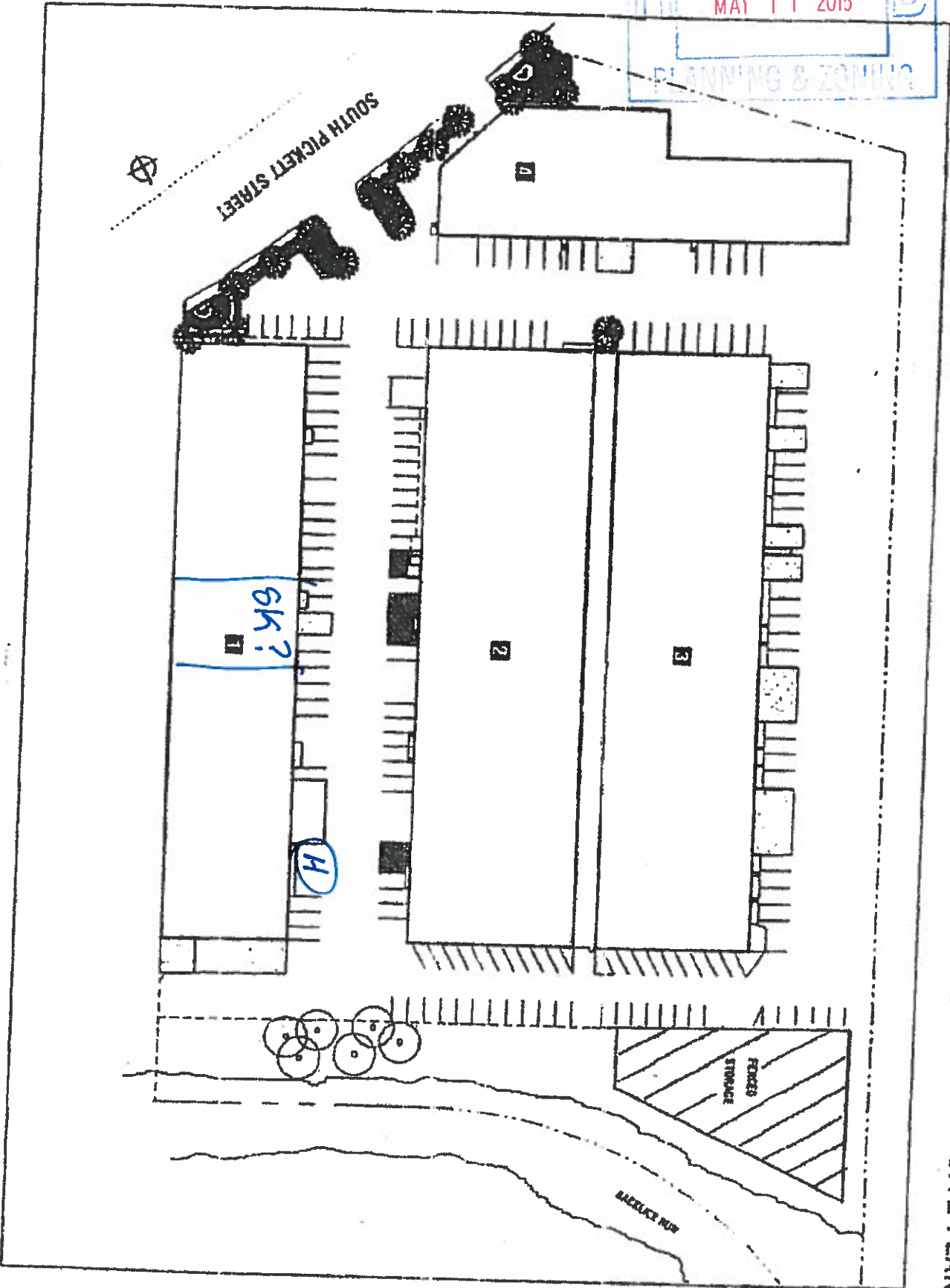
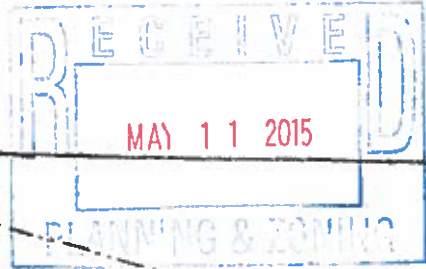
General and Associates	Project	G.T.	Master/Rev	Date	By
Architects	INDUSTRIAL PARK	5/22/91	BLA	RJR	
	Project No.	90043.02			
100 Southworth Street, S.E. Suite 303	Description	BUILDING 3, FLOOR 1			
Alpharetta, GA 30201	AS-BUILT DRAWING				



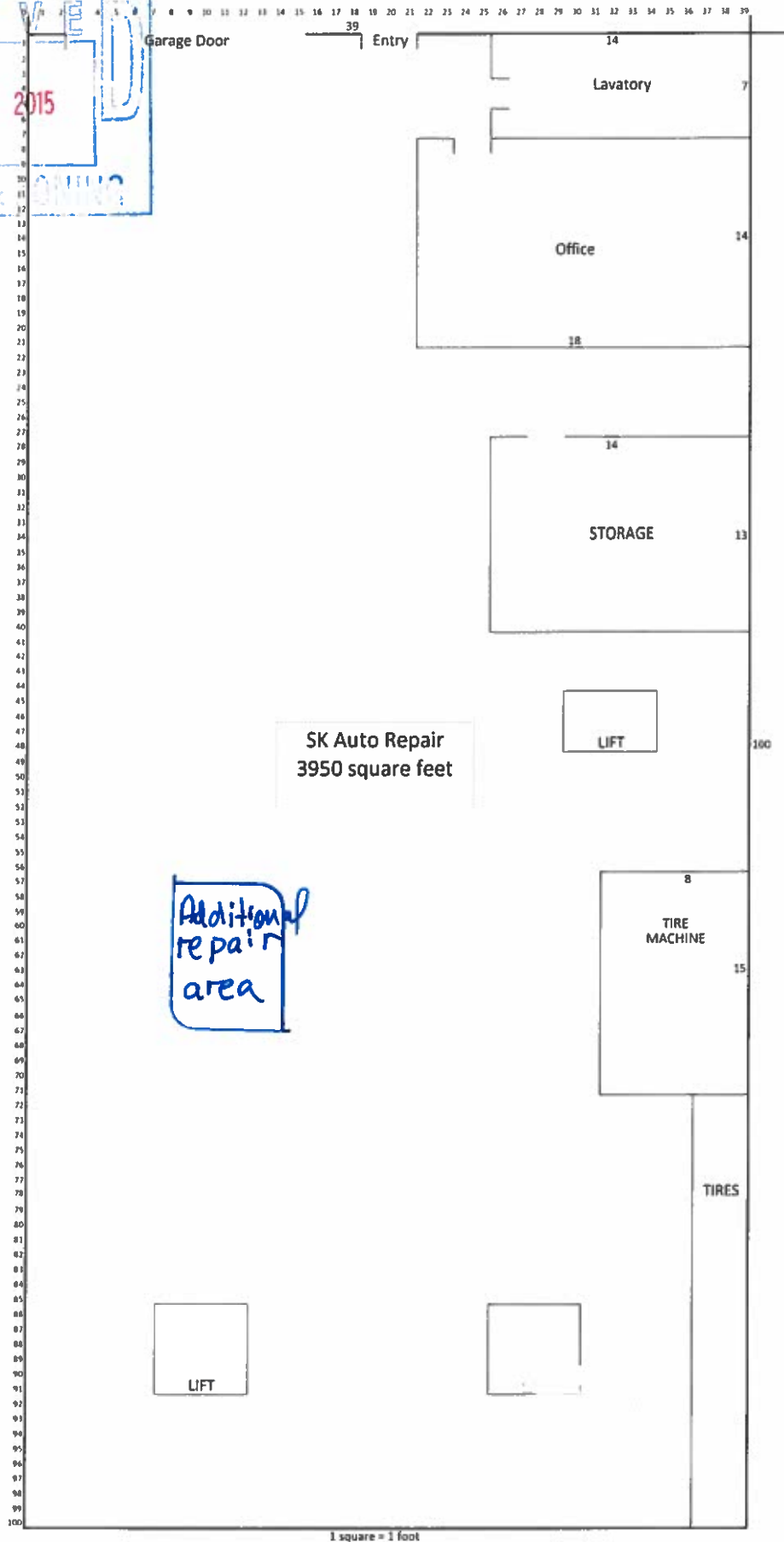
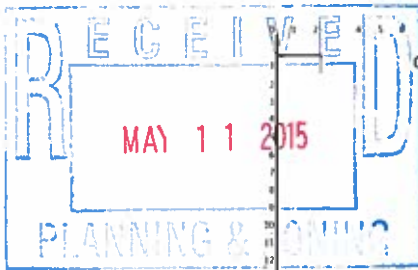
# Cameron Park Industrial Center

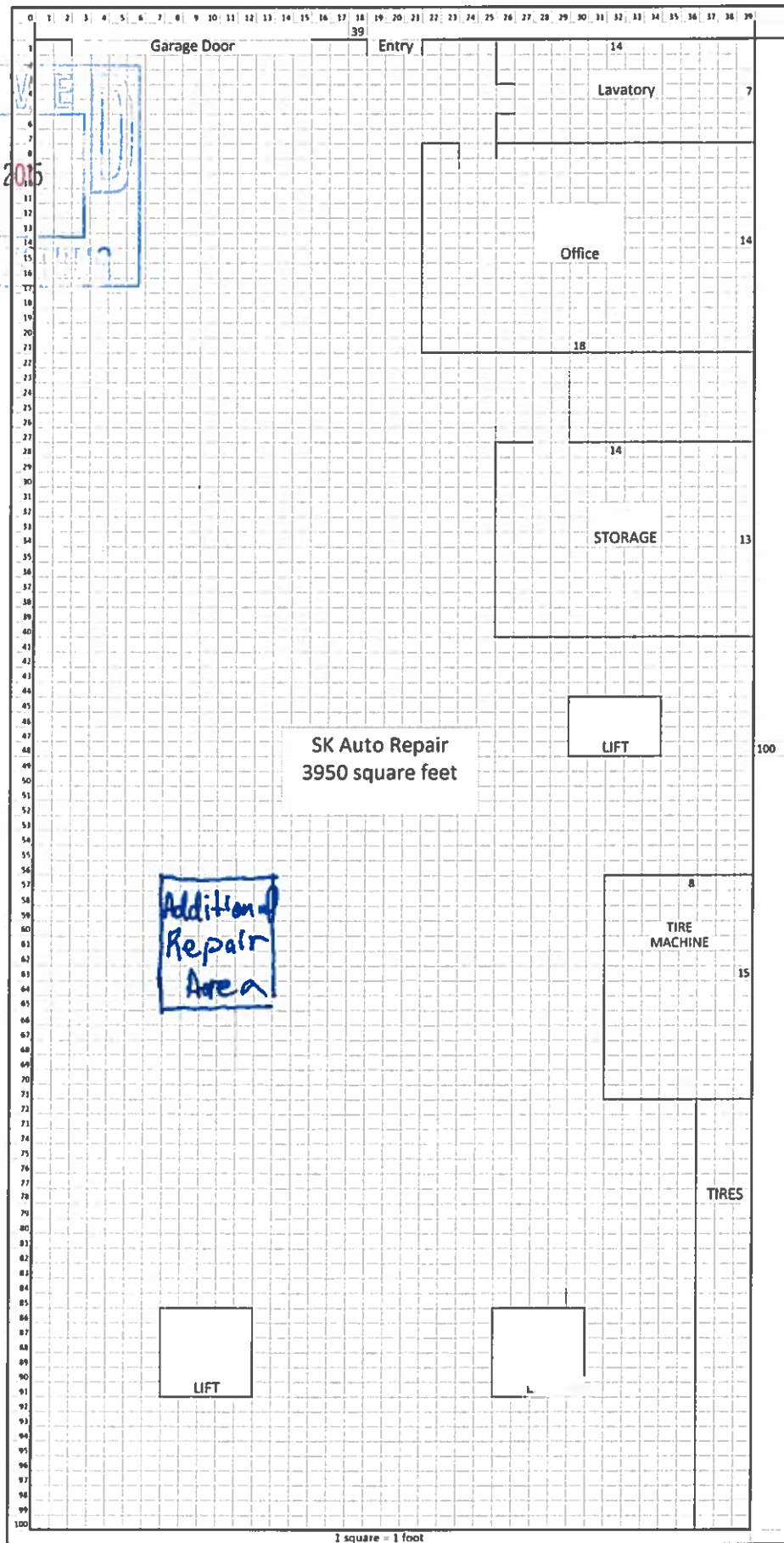
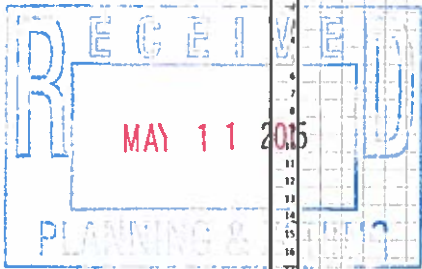
Alexandria, Virginia

SITE PLAN



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**From:** [Ann Horowitz](#)  
**To:** [Kendra Jacobs](#); [Kristen Walentisch](#)  
**Subject:** FW: Subject 612C S Pickett - for Planning Commission  
**Date:** Tuesday, August 25, 2015 11:30:00 AM

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**From:** Michael Johnson [mailto:mike@mikejohnsonlaw.com]  
**Sent:** Monday, August 24, 2015 2:31 PM  
**To:** Ann Horowitz  
**Cc:** boardofdirectors@cameronstation.org; dakhardwick@gmail.com; aimpastato@earthlink.net; don buch  
**Subject:** Subject 612C S Pickett

Dear Ms. Horowitz,

Please allow this email to inform you that I respectfully request that the City deny this SUP request. As you know, S Pickett is undergoing new and better redevelopment. In the past, many industrial uses have been requested along Pickett Street. However, the landscape of S Pickett is quickly changing. Cameron Station HOA and residents, several developers, and City officials have been trying to redevelop S Pickett away from industrial uses and towards higher quality uses. Namely, projects are underway such as Pickett Place, Cameron Park, etc.

In addition, this looks like the landlord and tenant are trying to “play the system”. Specifically, the landlord had this tenant come in under an administrative use for light auto. Now, they are seeking an SUP for general auto. They failed to be forthcoming with the City about their true intentions. From the beginning, they believed they had a better shot at getting approved for general auto if they were first approved for light auto administratively. The City should not look kindly on this behavior and businesses will continue to act this way if the City let’s them!

The bottom line is that this specific street is undergoing a massive shift towards higher and better uses. It would be very detrimental to the surrounding neighborhoods if this lower use is approved. The surrounding neighborhoods are excited about the new high-end redevelopment in this area and a 5 to 10 year lease for something like this does not fit into the City’s medium or long term redevelopment plan for S Pickett Street.

I appreciate your time and attention to my request.

Sincerely,

Michael Johnson  
President - Cameron Station HOA  
Vice President – Cameron Station Civic Association

SUP2015-0055

612-C S Pickett St

Additional Materials 8/27/15

**From:** [Ann Horowitz](#)  
**To:** [Kendra Jacobs](#); [Kristen Walentisch](#)  
**Subject:** FW: Opposition to Request for SUP for Auto Repair Shop at 612C South Picket Street - for Planning Commission  
**Date:** Tuesday, August 25, 2015 11:28:25 AM

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**From:** Arthur Impastato [mailto:aimpastato@earthlink.net]  
**Sent:** Friday, August 21, 2015 11:23 AM  
**To:** Ann Horowitz  
**Cc:** mike mayes  
**Subject:** Opposition to Request for SUP for Auto Repair Shop at 612C South Picket Street

Dear Ms. Horowitz:

The board of the Cameron Station Civic Association is writing in opposition to the request for an SUP by the auto repair shop at 612C South Pickett Street to switch from light auto to general auto repair . This matter is currently scheduled before the Planning Commission on September 1, 2015.

This auto repair shop is seeking to switch from light auto to general which is transmissions, body work, etc. They have also requested 7 day a week operating hours. With the new projects coming into S. Pickett and Alexandria West this should be denied. It is our understanding that the landlord had this tenant come in under an administrative use for light auto and then go through an SUP for general auto. In our view, this is an abuse of the system.

Respectfully submitted,

Arthur "Sash" Impastato  
President  
Cameron Station Civic Association



## No Increased "Industrialization" of Alexandria's South Pickett Street

Petition published by West End Advocates on Aug 25, 2015

### Background (Preamble):

Petition Requesting That

Alexandria's Planning Commission and City Council

NOT APPROVE

A-1 Auto Repair's Request for a Special Use Permit at 612 South Pickett Street

The efforts of many people have led to an increased focus on improving the appearance and amenities as well as stimulating the redevelopment of South Pickett Street. Mill Creek's investment of more than \$100M in Moderna Tempo has been a huge catalyst to improvements in the area. The risk they took and the financial investment they made deserve to be actively supported by our City encouraging additional improvements and redevelopment in the area.

The cleaning up of the former "junk yard" at 550 South Pickett is encouraging. The fact that Burger Delite's lease was not renewed suggests grander plans for that corner. JBG's very significant investment in a high quality, multi-use development is well underway at Cameron Park (South Pickett at Cameron Station Boulevard).

Local residents were very active in ensuring this specific area was incorporated in the extensive work currently being done to update the West Eisenhower Small Area Plan. As the area evolves, with significant capital investment, the industrial uses become not only less desirable but ever less appropriate. The new concept plan for West Eisenhower takes account of that. With the plan scheduled to come before the Planning Commission and City Council in November, it would be inappropriate to consider any intensification of any industrial use in the area prior to that (and hopefully after).

We, residents of and investors in this area, look to our City government to support and advance improvements to this long-struggling area that finally appears to be on the verge of major upgrading. Allowing A-1 Auto Repair to further "industrialize" its operations is counter to that objective. According we urge the Planning Commission and City Council to deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.

### Petition Text:

Deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.

### Signatures 101

#	Title	FirstName	Surname	Town/City	S/C/P	Date
101	N/G	margaret	meyer	alexandria	VA	Aug 29, 2015
100	N/G	William	Love	Alexandria	VA	Aug 29, 2015
99	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 28, 2015
98	N/G	Patrick	McCarney	Alexandria	Virginia	Aug 28, 2015
97	N/G	Norman	Thompson	Alexandria VA	VA	Aug 27, 2015
96	N/G	Michael	Lekas	Alexandria	Virginia	Aug 27, 2015
Comment: Please do NOT approve their request to change from light auto to general auto.						
95	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 27, 2015
94	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 27, 2015
93	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 27, 2015
92	N/G	Eric	Veres	Alexandria	Va	Aug 27, 2015
91	N/G	Pamela	Allen	Alexandria	N/G	Aug 27, 2015

90	N/G	John	Allen	Alexandria	VA	Aug 27, 2015
89	N/G	Michael	Mayes	Alexandria	N/G	Aug 27, 2015
88	N/G	Deborah	Spitz	Alexandria	Virginia	Aug 27, 2015
87	N/G	Gail	Kalin	Alexandria	VA	Aug 27, 2015
86	N/G	Cristeena	Naser	Alexandria	Virginia	Aug 27, 2015
85	N/G	Robert	Miele	Alexandria	VA	Aug 27, 2015
84	N/G	Linda	Greenway	Alexandria	N/G	Aug 27, 2015
83	N/G	greg	hillson	alexandria	N/G	Aug 26, 2015
82	N/G	Theodis	Pickett	Alexandria	Virginia	Aug 26, 2015

Comment: I support this effort.

81	N/G	Lori	Young	Alexandria	VA	Aug 26, 2015
80	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
79	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
78	N/G	Douglas	Banker	alexandria	VA	Aug 26, 2015
77	N/G	Marilyn	Meaans	Alexandria	VA	Aug 26, 2015

Comment: This is a busy area already with busy traffic and to have it continue through the weekend is not a good idea.

76	N/G	Robert	Callahan	Alexandria	VA	Aug 26, 2015
75	N/G	Jeffrey	Cullen	Alexandria	VA	Aug 26, 2015
74	N/G	Gina	White	Alexandria	VA	Aug 26, 2015
73	N/G	Donna	Gathers	Alexandria	N/G	Aug 26, 2015
72	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
71	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
70	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
69	N/G	Martin	Menez	Alexandria	N/G	Aug 26, 2015
68	N/G	Dolores	Murray	Alexandria	N/G	Aug 26, 2015
67	N/G	[REDACTED]	[REDACTED]	alexandria	virginia	Aug 26, 2015
66	N/G	[REDACTED]	[REDACTED]	alexandria	N/G	Aug 26, 2015

Comment: We moved to the Brigadoon neighborhood 8 years ago excited about the revitalization and development plans of the Pickett area. We are glad to hear about some of the development. Please adhere to the vision of the Pickett area which is included in the Landmark Van Dorn plan and do not approve more industrial use for this area.

65	N/G	Lester	Hill	Alexandria	VA	Aug 26, 2015
64	N/G	Janice	Albright	Alexandria	VA	Aug 26, 2015
63	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015

Comment: This would create additional noise, trash, broken down cars, etc. at their site on South Pickett. We now have three new developments either under or soon to be under construction. (the bowling alley and warehouse on South Pickett and Cameron Station Blvd to begin demolition next week) The Eisenhower West Small Area Plan will be approved in November. The area where this site is located is designated residential/retail/mixed use. With all of this under consideration a 7 day a week business such as this is not appropriate.

62	N/G	Cheryl	hill	[REDACTED] Alexandri	VA	Aug 26, 2015
61	N/G	Kevyn	Howard	Alexandria	N/G	Aug 26, 2015
60	N/G	Rowland and Kathleen	Thurlow	Alexandria	Virginia	Aug 26, 2015

Comment: The fact that A-1 has already violated its SUP should be enough to deny them this request. It makes no sense whatsoever. It is long overdue that the residents of the West End be afforded the same consideration as the rest of Alexandria, and that redevelopment begins, as promised, over and over again. After 12 years a resident of Cameron Station, we're tired of the lack of progress. It's time to do something positive for the West End...as promised!

59	N/G	Lori	Howard	Alexandria	VA	Aug 26, 2015
58	N/G	suzanne	mcgovern	alexandria	VA	Aug 26, 2015
57	N/G	Jane	Schulman	Alexandria	N/G	Aug 26, 2015

56	N/G	John	Philibin	Alexandria	VA	Aug 26, 2015
Comment: Enough is enough! Please do not allow this to happen. We put up with enough noise, pollution, and danger from the VA Paving Company.						
55	N/G	Maryann	Fazio	Alexandria	VA	Aug 26, 2015
Comment: Our community is very important to us all - please take a good look at our opinions. It is all for the good of the community.						
54	N/G	Isabel	Henry	Alexandria	VA	Aug 26, 2015
53	N/G	Micki	Aronson	Alexandria	VA	Aug 26, 2015
52	N/G	Patti	Gvozdoch	Alexandria	N/G	Aug 26, 2015
51	N/G	David	Thorpe	Alexandria	Virginia	Aug 26, 2015
50	N/G	Cheryl	Avila	Alexandria	VA	Aug 26, 2015
49	N/G	Richard	Meyer	Alexandria	VA	Aug 26, 2015
48	N/G	Jon	Guyton	Alexandria	VA	Aug 26, 2015
Comment: Alexandria's West End needs to be revitalized by maintaining and improving living conditions, not by maintaining or increasing polluting activities.						
47	N/G	Mike and Penny	Waite	Alexandria	VA	Aug 26, 2015
Comment: We in the West End have put up with enough of the city dumping their medium and heavy industry on us. Let A-1 Auto move to Del Ray and see how they like it there! We don't want increased industrialization in the West End. Period.						
46	N/G	Robert	Burns	Alexandria	Virginia	Aug 26, 2015
Comment: Deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.						
45	N/G	Sharon	Wilkinson	Alexandria	N/G	Aug 26, 2015
44	N/G	[REDACTED]	[REDACTED]	alexandria	N/G	Aug 26, 2015
43	N/G	Elizabeth	McAlee	Alexandria	VA	Aug 26, 2015
Comment: Please deny the permit as the additional traffic/noise/pollution would be detrimental to the quality of life in our neighborhood.						
42	N/G	Donna	Kenley	Alexandria	VA	Aug 26, 2015
41	N/G	Michael	Johnson	Alexandria	VA	Aug 26, 2015
Comment: This land use needs to be retail and residential per the Eisenhower West Small Area Plan and the ongoing new redevelopment of S Pickett Street.						
40	N/G	Robert	Schnurr	alexandria	VA	Aug 26, 2015
Comment: South Pickett Street is finally becoming a quite desirable residential and mixed use neighborhood thanks to the hard work of years of negotiations with city planners, citizen groups and developers. Like the Mercedes body shop it should be completely enclosed, muffled and air filtered to be renewed even at its current level of permit. Please do not expand this level of the SUP.						
Robert Schnurr, Board member, Cameron Station Civic Association since 2001						
39	N/G	Rita	Sanderson	Alexandria	VA	Aug 26, 2015
38	N/G	[REDACTED]	[REDACTED]	Alexandria	Va	Aug 26, 2015
37	N/G	Candace	Goldblatt	alexandria	Va	Aug 26, 2015
36	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
35	N/G	Dorianne	Landry	Alexandria	Virginia	Aug 26, 2015
Comment: We are the often forgotten part of Alexandria. This area needs more mixed use - residential, retail, dining, and we need to reduce industrial uses.						
34	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
Comment: I do not want to diminish the neighborhood residential appearance						
33	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
Comment: Residents of the West End very much want to clean up and raise the standard of living. The SUP from AI Auto is not in line with that goal. I respectfully request that you DENY the request.						
32	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
Comment: Please deny A-1 application for permit.						
31	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
30	N/G	Paula	Jarvis	ALEXANDRIA		Aug 26, 2015

					VA - Virginia	
29	N/G	Ellen	Walsh	Alexandria	Va	Aug 26, 2015
28	N/G	Kimberly	Dillon	Alexandria	VA	Aug 26, 2015
27	N/G	J. Gerald	Hebert	Alexandria	Virginia	Aug 26, 2015
	Comment: I strongly oppose Al Auto's request. It is not in the best interest of the City or its citizens.					
26	N/G	patricia	sugrue	alexandria	va	Aug 26, 2015
25	N/G	Stacy	Costello	Alexandria	va	Aug 26, 2015
24	N/G	Michael	Fellenz	Alexandria	VA	Aug 26, 2015
	Comment: There is already far too much industrial(18 wheelers, large trucks, etc.) traffic on South Pickett and Van Dorn Streets. With the introduction of the new condos and businesses at the corner of South Pickett and Pickett it can only get worse-gridlock is around the corner!!					
23	N/G			Alexandria	VA	Aug 26, 2015
22	N/G	John	Kinney	Alexandria	VA	Aug 26, 2015
21	N/G	Jonathan	Davis	Alexandria	VA	Aug 26, 2015
20	N/G	Stephen	Pearson	Alexandria	Va	Aug 26, 2015
19	N/G	Jim	Wang	Alexandria	Va	Aug 26, 2015
18	N/G	Michael	Suppa	Alexandria	Virginia	Aug 26, 2015
17	N/G	lauri	dubia	alexandria	va	Aug 26, 2015
16	N/G	Joan	Myers	Alexandria	Virginia	Aug 26, 2015
15	N/G	Wendy	Carney	Alexandria	N/G	Aug 26, 2015
14	N/G	Mindy	Lyle	Alexandria	N/G	Aug 26, 2015
	Comment: This is not appropriate for approval at this time given the anticipated November approval of the Eisenhower West Plan					
13	N/G	Mona	Hammad	Alexandria	VA	Aug 26, 2015
	Comment: We want to glorify the west end of Alexandria by keeping businesses that will only improve the neighborhood and not by making it more industrial.					
12	N/G	Sarah	Townes	Alexandria	VA	Aug 26, 2015
	Comment: The West End could be a huge tax base for the city and maybe families would stay if it looked less like an industrial wasteland. Stop additional industrialization.					
11	N/G	Jan	Chong	Alexandria	VA	Aug 26, 2015
10	N/G	Michael	Deninger	Alexandria	Va	Aug 25, 2015
9	N/G	Melissa	Vayra	Alexandria	Virginia	Aug 25, 2015
8	N/G			Alexandria	VA	Aug 25, 2015
7	N/G	Marlyn	Zak	Alexandria	VA	Aug 25, 2015
	Comment: Please make this a residential/commercial area, not an industrial area.					
6	N/G	Penelope	Guyton	Alexandria	VA	Aug 25, 2015
	Comment: This type of business is completely unsuited to the character of the neighborhood and is utterly out of character with other planned development. It would horribly scar our area and our way of life.					
5	N/G			Alexandria	VA	Aug 25, 2015
	Comment: It is the DEMOCRATS who are in support of Increased Industrialization on South Pickett !					
4	N/G			Alexandria	N/G	Aug 25, 2015
3	N/G	Sheryl	Stankowski	Alexandria	N/G	Aug 25, 2015
2	N/G	Megan	Brock	Alexandria	Va	Aug 25, 2015
1	N/G	Nicole	Gauvin	Alexandria	Virginia	Aug 25, 2015

\* N/C - field not collected by the author

\* N/G - not given by the signer

\* S/C/P - State, County or Province

\* Names in green have elected to be viewed as 'anonymous' in the public signature list

\* 'View' links in red indicate that signer(s) do not want public display of their comment

**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 12:02 PM  
**To:** Kristen Walentisch  
**Subject:** FW: 612C S. Pickett Street

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**From:** Mike Lekas [<mailto:MIKE.LEKAS@Longandfoster.com>]  
**Sent:** Thursday, August 27, 2015 3:16 PM  
**To:** Ann Horowitz  
**Subject:** 612C S. Pickett Street

Hello Ann,

I'm writing as a concerned citizen of Cameron Station. It has been brought to my attention that the auto repair shop is looking to switch their status from light auto to general auto, and looking to operate 7 days a week. I am an original owner in CS since 2001 and have always looked forward to a vibrant West End. I've been involved with the CS Civic Association for many years and have worked hard to bring positive changes to the area. This request, however, is not a positive change and it almost seems deceptive in the way they are trying to make the change. We do not need more "auto body type" shops. I would ask that you please NOT approve this request.

Please feel free to contact me should you like to discuss this further.

Regards,  
Mike Lekas  
5211 Brawner Place



**Michael Lekas**, NVAR Lifetime Top Producer  
Long & Foster Realtors/ Old Town Historic District  
400 King Street  
Alexandria, VA 22314

703.927.9895 mobile  
703.518.8764 office  
Licensed in VA & DC



**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 12:03 PM  
**To:** Kristen Walentisch  
**Subject:** FW: No Increased Industrialization of South Pickett Street

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**From:** Karl Moritz  
**Sent:** Wednesday, August 26, 2015 6:58 PM  
**To:** Alex Dambach; Ann Horowitz  
**Subject:** FW: No Increased Industrialization of South Pickett Street

FYI

Karl W. Moritz  
Director  
City of Alexandria Department of Planning and Zoning  
City Hall | Room 2100  
301 King Street | Alexandria, VA 22314  
Desk: 703-746-3804 | Cell: 571-329-3052

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**From:** Karl Moritz  
**Sent:** Wednesday, August 26, 2015 6:57 PM  
**To:** Debra Collins; Mark Jinks; Emily Baker  
**Subject:** RE: No Increased Industrialization of South Pickett Street

Thanks, Debra.

This is helpful to know. We have been in touch with Cameron Station leadership on this.  
Just FYI -- we are not in agreement that the switch from light auto repair to heavy auto repair will have significant additional neighborhood impacts, given the location within the industrial park.  
It is always good for the community to remind the Planning Commission that just because the applicant was approved for light auto repair doesn't mean the heavy auto repair request should be granted. On the other hand, their current operations do give us some sense of the impacts they are having as a business.

Karl W. Moritz  
Director  
City of Alexandria Department of Planning and Zoning  
City Hall | Room 2100  
301 King Street | Alexandria, VA 22314  
Desk: 703-746-3804 | Cell: 571-329-3052

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**From:** Debra Collins  
**Sent:** Wednesday, August 26, 2015 6:43 PM  
**To:** Karl Moritz; Mark Jinks; Emily Baker  
**Subject:** Fwd: No Increased Industrialization of South Pickett Street

On Tuesday, August 25, 2015, Cameron Station Civic Association <[cameronstationcivic@gmail.com](mailto:cameronstationcivic@gmail.com)> wrote:

Sign Our Petition Against Increased Industrial Uses on South Pickett Street

[View this email in your browser](#)



## **Cameron Station Civic Association - Please Sign Our Petition!**

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The Board of the Cameron Station Civic Association is in urgent need of your help to preserve our hard fought efforts to have appropriate redevelopment in our West end of the City of

Alexandria.

We have recently become aware that the A-1 Auto Repair shop at 612 South Pickett Street is seeking a revision to its Special Use Permit ("SUP). If granted, the revision being sought would allow it to operate seven days a week and also switch operations from light auto to general auto repair. General auto repair is a significantly heavier industrial use than light auto. In addition, A-1 has abused the SUP process by purposely first getting administrative approval for light auto in order to more easily achieve their real objective of having general auto repair operations.

As many of you may know, the West End will be one of the key economic engines for the City with the planned redevelopment of Landmark Mall and the current West Eisenhower Small Area Plan. What we want to see in the West End is improvements and redevelopment that will enhance the quality of life. It would be inappropriate to consider any intensification of any industrial uses in the West End and the Planning Commission and City Council should deny A-1's application for an SUP.

A-1's SUP revision is currently scheduled to be heard before the Planning Commission on September 1, 2015. If you want to preserve our quality of life, we urge you to promptly sign the petition for denial of A-1's SUP request. The petition can be found at the following internet site:

<http://www.gopetition.com/petitions/no-increased-industrialization-of-alexandrias-south-pickett-street.html>

Thank you for your support,



**Sash Impastato**  
**President**  
**Cameron Station Civic Association**

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You are receiving this email because you have indicated interest in the goings on in and around the Cameron Station community.

**Our mailing address is:**  
Cameron Station Civic Association  
200 Cameron Station Blvd  
Alexandria, Va 22304

[Add us to your address book](#)

[unsubscribe from this list](#) [update subscription preferences](#)

MailChimp

**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 3:50 PM  
**To:** Kristen Walentisch  
**Subject:** FOR PC - FW: change of hours

**REVISED**

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**From:** Mohammad Khan [<mailto:msakhan@msn.com>]  
**Sent:** Thursday, August 27, 2015 6:44 PM  
**To:** Ann Horowitz  
**Subject:** RE: change of hours

Dear Ann,

Revised business hours:-

Monday - Friday      0800 am to 0600 pm  
Saturday              0900 am to 0400 pm

If you have any other question please call me 703-343-6970.

Thank you

Yours truly,

(Mohammad S. Khan)

City of Alexandria, Virginia

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MEMORANDUM

DATE: AUGUST 31, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR,  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: REVISIONS TO:  
Docket Item #5: SUP#2015-0073, 6003 Kelley Court  
Docket Item #10: SUP#2015-0055, 612-C South Pickett Street  
Docket Item #11: SUP#2015-0056, 2216 Mount Vernon Avenue  
Docket Item #12: SUP#2015-0063, 1314 King Street

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This memo contains updates and/or revisions to staff reports for Docket Items 5, 10, 11, and 12. These updates and revisions are to add information and/or conditions provided by other City departments, correct an error regarding the address of a property in the text of one report, and to update the proposed operating hours of an applicant's business.

*Docket Item #5*

**Special Use Permit #2015-0073, 6003 Kelley Court**

Conditions 7, 8 and 9 on page 5 are revised to reflect recommended language from the Department of Transportation and Environmental Services:

7. **CONDITION AMENDED BY STAFF:** The applicant or an assistant ~~who resides at the home shall ensure that the drop-off and pick-up of children occurs in the driveway of the residence. (City Council)~~ must be available to escort children to and from the parent's cars in the event that parking is not available in the driveway or on Kelley Court. (T&ES)
8. **CONDITION AMENDED BY STAFF:** The applicant shall ~~require~~ ensure that no vehicles double park ~~on street~~ on Kelley Court for pick up and ~~or~~ drop off children. (T&ES)
9. **CONDITION AMENDED BY STAFF:** The applicant ~~or an assistant~~ must be available to escort children to and from the parent's cars in the event that parking is not available ~~on the street or~~ in the driveway ~~or on Kelley Court~~. (T&ES)

The Transportation and Environmental Services City Department Comments on page 6 are also revised as follows:

- R-1 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-2 The applicant shall ensure that no vehicles double park on Kelley Court for pick-up or drop-off. (T&ES)
- R-3 The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available in the driveway or on Kelley Court. (T&ES)
- C-1 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)

***Docket Item #10***

**Special Use Permit #2015-0055 612-C South Pickett Street**

The applicant has revised his proposed hours of operation for his proposed general automobile repair business. He now proposes to be closed on Sunday. Condition 2 is revised as follows:

- 2. **CONDITION AMENDED BY APPLICANT:** 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)

***Docket Item #11***

**Special Use Permit #2015-0056, 2216 Mount Vernon Avenue**

The Parking section narrative on page 5 of the staff report is revised to state: "The applicant has made arrangements to provide parking vouchers to 2nd floor patrons for their use of the parking lot at ~~2400~~ 2401 Mount Vernon Avenue, and the manager of that parking lot has provided assurance that there would be at least 10 spaces available to patrons during the 2nd floor's operating hours, and the applicant purchases vouchers for patrons in "books" of 300 vouchers at a time and provides them to diners."

***Docket Item 12***

**Special Use Permit #2015-0063, 1314 King Street**

Condition 12 is revised to reflect recommended language from the Department of Transportation and Environmental Services:

- 12. **CONDITION AMENDED BY STAFF:** The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies by the Old Town Area Parking Study (OTAPS) Work Group. (T&ES)

Conditions 14 and 15 shall be added to the staff report as follows:

14. **CONDITION ADDED BY STAFF:** The applicant shall promote public transit options to the site on their website and encourage patrons to use public transit or carpool. (T&ES)
15. **CONDITION ADDED BY STAFF:** 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 once 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)

The Transportation and Environmental Services City Department Comments on page 7 are revised to include the following recommendations:

- R-7 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies by the Old Town Area Parking Study (OTAPS) Work Group. (T&ES)
- R-8 The applicant shall promote public transit options to the site on their website and encourage patrons to use public transit or carpool. (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 once 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)