



***Special Use Permit #2015-0113
3205 and 3207 Colvin Street
Parcel Address – 3205 Colvin Street
Alexandria Automotive Inc.***

Application	General Data	
Public hearing and consideration of a request to operate an automobile sales business.	Planning Commission Hearing:	January 5, 2016
	City Council Hearing:	January 23, 2016
Address: 3205 & 3207 Colvin Street (Parcel Address: 3205 Colvin Street)	Zone:	I/Industrial: 3205 Colvin Street CG/Commercial General: 3207 Colvin Street
Applicant: Aidriess Saydi	Small Area Plan:	Taylor Run

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov
Alex Dambach, Alex.Dambach@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 5, 2016: By unanimous consent, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with staff analysis.



Special Use Permit #2015-0113
3205 & 3207 Colvin Street
(Parcel address: 3205 Colvin St)



I. DISCUSSION

The applicant, Aidriss Saydi, requests Special Use Permit approval to operate an automotive sales business at 3205 & 3207 Colvin Street.

SITE DESCRIPTION

The subject site is one lot of record. It is an irregularly-shaped through lot with 100 feet of frontage on Duke Street, approximately 292 feet of depth, and roughly 60 feet of frontage along Colvin Street. The lot is developed with a two story concrete and brick building with a footprint of 5,300 square feet. The building fronts on Duke Street with a rear entrance on Colvin Street. The site parking includes a surface parking lot with approximately 25 parking spaces on Duke Street and a rear parking lot on Colvin Street with 24 parking spaces. The lot is split zoned



between Commercial General, encompassing the building and Duke Street parking lot, and Industrial, encompassing the Colvin Street parking lot. The parcel at 3205 Colvin Street, contains two addresses: 3207 Colvin Street is the address for the building entrance facing Colvin Street and 3205 Colvin Street refers to the accompanying parking lot on Colvin Street.

The property is surrounded by a mix of commercial and industrial uses. The second floor of the building contains a mattress and carpet retail center. Directly adjacent to the building along Duke Street is a carpet cleaning business. Additional uses to the east include a landscaping company, which also shares the parking lot with the proposed business. To the east of the building, along Colvin Street, is the Colvin Business Center which houses a sign company, additional auto-related businesses, and a fire extinguisher service. Surface parking lots, a dog daycare and training facility, and a construction company are located to the south across Colvin Street. A decorative painting company is located west of the subject site.

BACKGROUND

Hadeed Carpet and Rug had operated at the subject site for several years. City Council approved SUP #95-0089, for the carpet and rug business, in September 1995 to allow two temporary storage trailers in the Colvin Street parking lot, for a period of time not to exceed 18 months. City Council approved SUP #95-0214 in March 1996 to complete a six month review of the previously approved storage trailers. By September 1996 the applicant had removed the storage trailers from the site.

PROPOSAL

The applicant proposes to use the ground floor of the commercial building at 3207 Colvin Street as an automobile showroom and sales office. The exterior parking lot at 3205 Colvin Street would be used for additional vehicle display and customer parking. The business would operate from 10:00 a.m. – 6:00 p.m., Monday through Friday, 9:00 a.m. – 6:00 p.m., Saturdays, and 10:00 a.m. – 4:00 p.m., Sundays. Up to three employees would be on site during business hours. Approximately three customers are expected at the proposed operation each day. The applicant proposes to display up to 15 vehicles inside the building and an additional 12 vehicles in the parking lot. Interior office space would be used for customer service functions, such as sales meetings, financing, and settlements. Vehicle preparation for sale would be limited to cleaning and detailing and would occur inside the building on the showroom floor. Individual drivers would transport automobiles for sale to the site.

Hours of Operation: 10:00 a.m. – 6:00 p.m., Monday through Friday
9:00 a.m. – 6:00 p.m., Saturdays
10:00 a.m. – 4:00 p.m., Sundays

Customers: Approximately three per day

Employees: Three

Noise: No noise is anticipated from the sales of automobiles.

Odors: No odors are expected from the sales of automobiles.

Trash/Litter: Typical office-generated trash is expected and will be collected once a week. The applicant would monitor the site for litter.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the I/Industrial Zone and CG/Commercial General Zone. Sections 4-1203 and 4-403 of the Zoning Ordinance allow automobile sales only with Special Use Permit approval.

The site is also located within the Taylor Run Small Area Plan, which encourages the continued support of industrial uses in areas zoned industrial.

PARKING

Section 8-200(A)(16) of the Zoning Ordinance requires automobile sales businesses in the area to have 1.1 off-street parking spaces for each 220 square feet of floor area. At 5,300 square feet of interior space the applicant would be required to provide 27 off-street parking spaces. The applicant would exceed the requirement by providing 15 interior parking spaces at 3207 Colvin Street and 19 parking spaces in the 24-space parking lot at 3205 Colvin Street. The adjacent landscape company, which shares the parking lot at 3205 Colvin Street with the applicant, has access to five parking spaces, also exceeding its requirement to provide four parking spaces, according to Section 8-200(A)(17).

II. STAFF ANALYSIS

Staff supports the applicant's proposal to operate an automobile sales business at 3205 & 3207 Colvin Street. The automobile display and sales room at 3207 Colvin Street and accompanying parking lot at 3205 Colvin Street enable the applicant to maintain an inventory of vehicles to meet customer demand. The Colvin Street corridor is a suitable location for an automobile sales use since it is set apart from residential uses and pedestrian-oriented activities. Traffic impacts would be minimal due to the relatively small automobile inventory and limited number of daily customers expected on site.

Nevertheless, conditions have been added to ensure an orderly business operation and to limit neighborhood impacts. The hours of operation have been standardized as 9:00 a.m. to 6:00 p.m., daily, to permit flexibility for the applicant's business operation in Condition 2. Staff has added Conditions 3 and 4 to ensure all vehicles remain on the applicant's property. Property maintenance is addressed in Conditions 5 and 6. Litter removal and proper disposal of waste products are included as Conditions 12 and 13. Onsite repair work and vehicle washing are prohibited in Conditions 16 and 17, respectively.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to 9:00 a.m. to 6:00 p.m., daily. (P&Z)
3. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z)
4. No more than 27 automobiles shall be for sale at any one time. (P&Z)
5. The parking lot shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
6. The existing fence at 3205 and 3207 Colvin Street shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z)
7. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
8. Car and supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
9. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. 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 Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
12. 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)
13. All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

14. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
15. 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. No repair work shall be done either inside or outside on the subject property. (P&Z) (T&ES)
17. Car washing is not permitted at the facility. (T&ES)
18. 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, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Sara Brandt-Vorel, Urban Planner.

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.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services

- R-1 Car and supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 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-3 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-4 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 Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-5 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-6 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-7 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-8 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-9 No repair work shall be done either inside or outside on the subject property. (P&Z) (T&ES)
- R-10 Car washing is not permitted at the facility. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

No comments received.

Fire

- F-1 A fire prevention permit is required for indoor display of vehicles.

Health

No comments received.

Parks and Recreation

No comments received.

Police Department

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0113

PROPERTY LOCATION: 3207 Colvin St. Alexandria, V-A

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: Mursal Zamanzada Adhiss Saydi Springfield VA 22150

Address: 2150 Sentry Falls Way #103 Woodbridge VA 22191

PROPOSED USE: Automotive 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.

Mursal Zamanzada

Print Name of Applicant or Agent

2150 Sentry Falls Way #103

Mailing/Street Address

Woodbridge VA 22191

City and State

Zip Code

M2biz

Signature

10/20/15

Date

(703) 395-2930

Telephone #

Fax #

m2bizmanagement@gmail.com

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3207 Calvin Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: Erone Stein

Phone: 703-926-4155

Address: 1432 Gailard St.
 Please Print

Email: _____

Signature: [Signature]

Date: 10/20/15

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: Sub-leaser 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.

Farhad Saidi, 107 Spring Park Lane Fredericksburg VA 45%
Adriess Saydi, 6810 Ben Franklin Rd. Springfield VA 48%
Mursal Tamanzada 2150 Sentry Falls Way Woodbridge VA 10%

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. Mursal Zamanzada	2150 Sentry Falls Way #103 Woodbridge VA 22191	10
2. Adriss Saydi	1810 Ben Franklin Rd Springfield VA 22150	45
3. Farhad Saidi	107 Spring Park Lane Fredericksburg VA 22405	45

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3207 Calvin St Alexandria VA 22314 (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. Eugene Stein	1432 Gaillard St. Alexandria VA	100%
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
Mursal Zamanzada	N/A	N/A
1. Eugene Stein	N/A	N/A
2. Adriss Saydi	N/A	N/A
3. Farhad Saidi	N/A	N/A

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

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

10/20/15 Mursal Zamanzada
Date 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.)

The front lot will be used to display vehicles that are for sale as well as parking for customers. The inside will be divided between office space and vehicle showroom. The office space will be used for customer service including financing, sales and settlements. There are two restrooms located in showroom. There are ~~15~~ 20 ~~large~~ vehicles displayed outside 8-10 vehicles displayed indoors. It is 5,000 sqft inside. When cleaning and detailing, vehicles indoors will have interior detailing and the outside of the car will be washed outdoors on the premises. Cars will be delivered by individual drivers.

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).

2-3 during business hours

B. How many employees, staff and other personnel do you expect?

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

2-3 during business hours.
1-2 after business hours

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Mon - Fri.

Hours:

10:00 am - 6:00 pm

SATURDAY

9:00 am - 6:00 pm

SUNDAY

10:00 am - 4:00 pm

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A NO NOISE

B. How will the noise be controlled?

N/A

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

N/A No odors

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, food wrappers

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

3 bags a week

- C. How often will trash be collected?

Weekly

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

No Littering Sign Posted, Employee's will clean and maintain property daily.

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:

Cleaning/Car Wash Supplies

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

Security Camera System

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:

20 outside
10 inside

25 → Standard spaces
Compact spaces
Handicapped accessible spaces.
Other.

Nothing Hill Landscaping
Shares 4 of the parking
spaces out doors.

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? No Loading Usage.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? delivery loading area in front
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A will not be loading and unloading individual drivers will deliver vehicles.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NEVER individual drivers will deliver vehicles.

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?

Adequate Street Access

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?

5000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5000 sq. ft. (total)

19. The proposed use is located in: (check one)
- ☒ a stand alone building located first floor, Mattres and Carpet Center
☐ a house located in a residential zone on the second floor
☐ 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



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?

No Repairs, Sales only

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

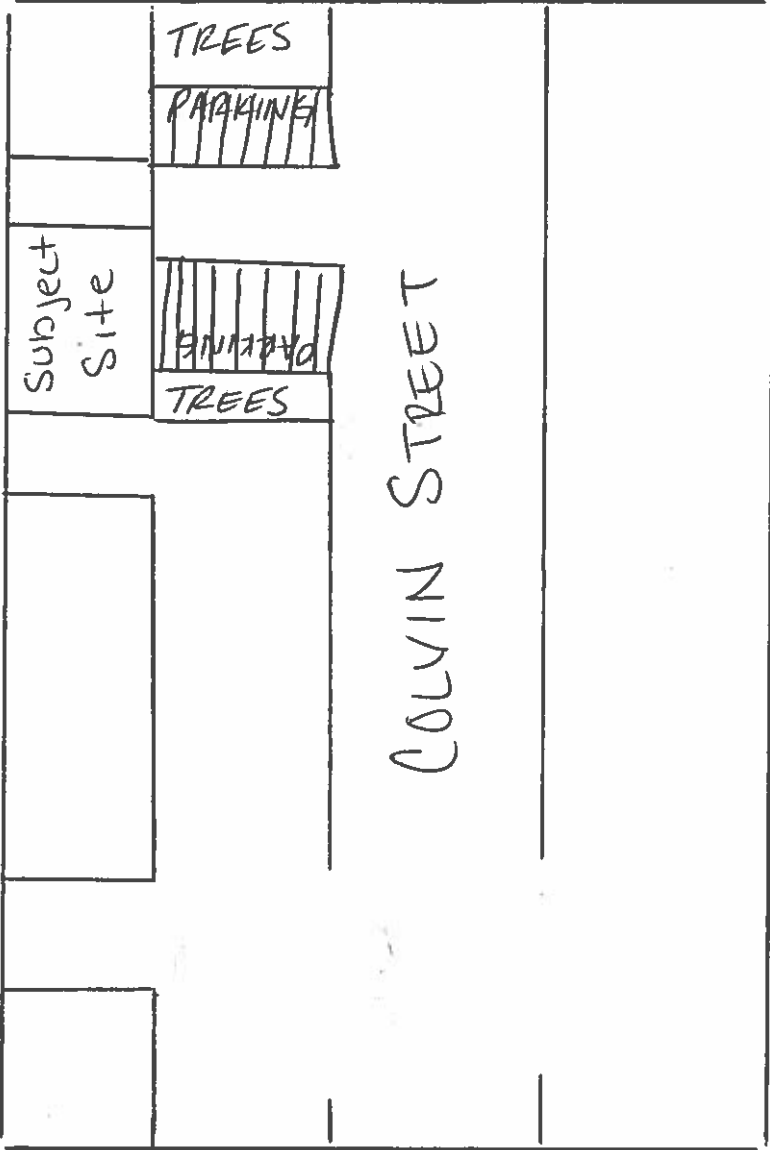
- 0 hydraulic lifts or racks
0 service pits
0 service bays

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)?

indoors: 10 Cars - showroom
outdoors: 20 Cars - forsale
" " Cars - customers
" " Cars - employees

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

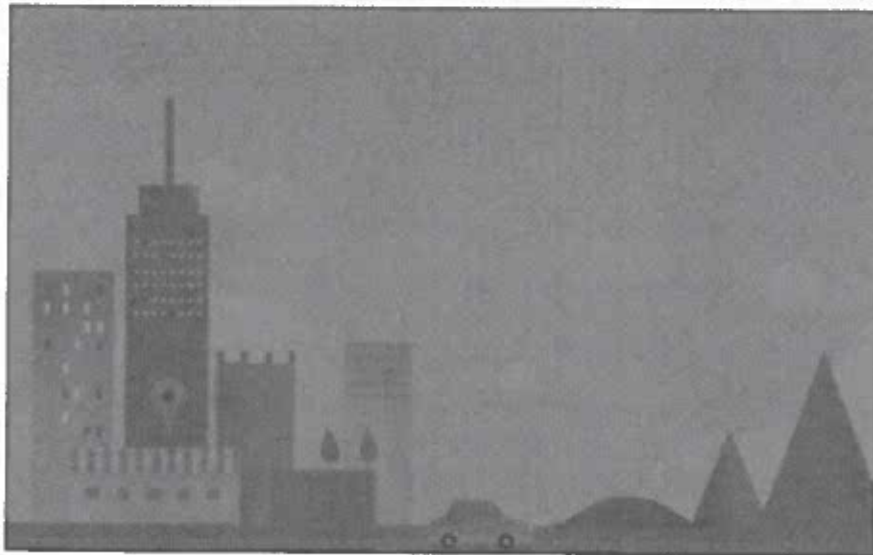
Please note: All repair work must occur within an enclosed building.



Google Maps 3207 Colvin St



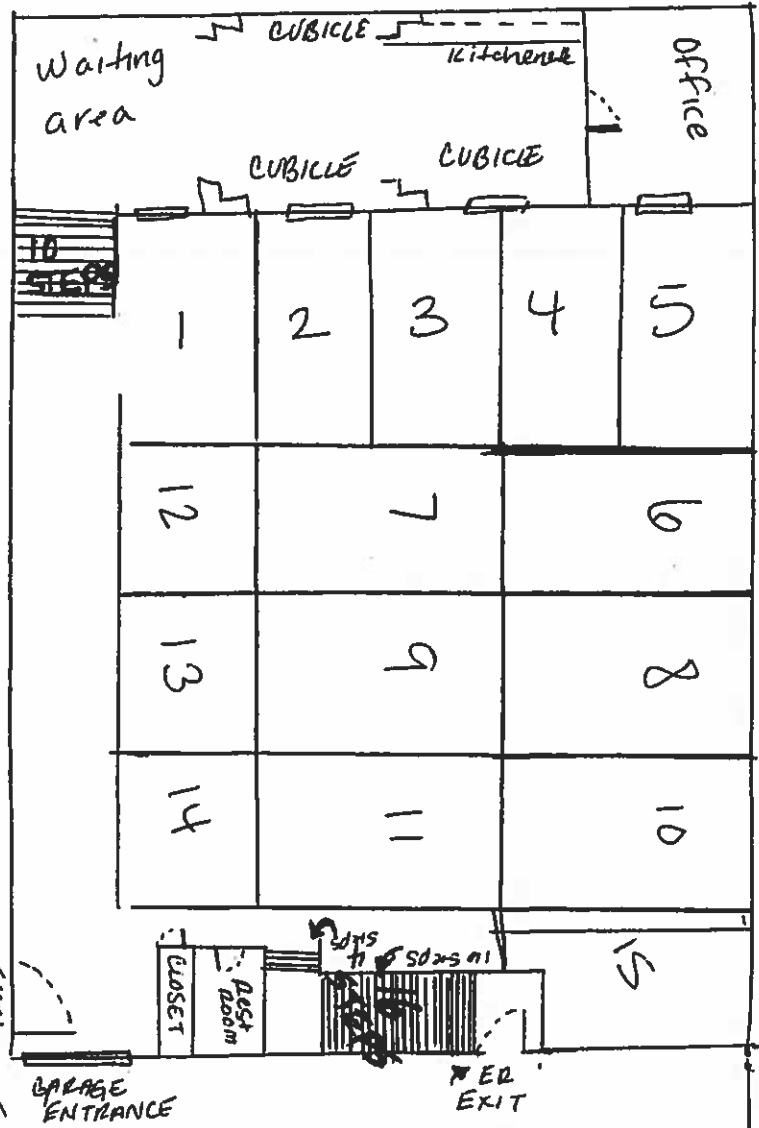
Imagery ©2015 Google, Map data ©2015 Google 100 ft



3207 Colvin St
Alexandria, VA 22314

REVISED

Building



Parking

Building

CUSTOMER
SEATING
AREA
250 sqft

CUBICLE
125 sqft

BREAK
AREA
125 sqft

OFFICE
250 sqft

CUBICLE
125 sqft

CUBICLE
125 sqft

WINDOW

WINDOW

WINDOW

WINDOW

4,000 sqft

SHOW
ROOM

CLOSET

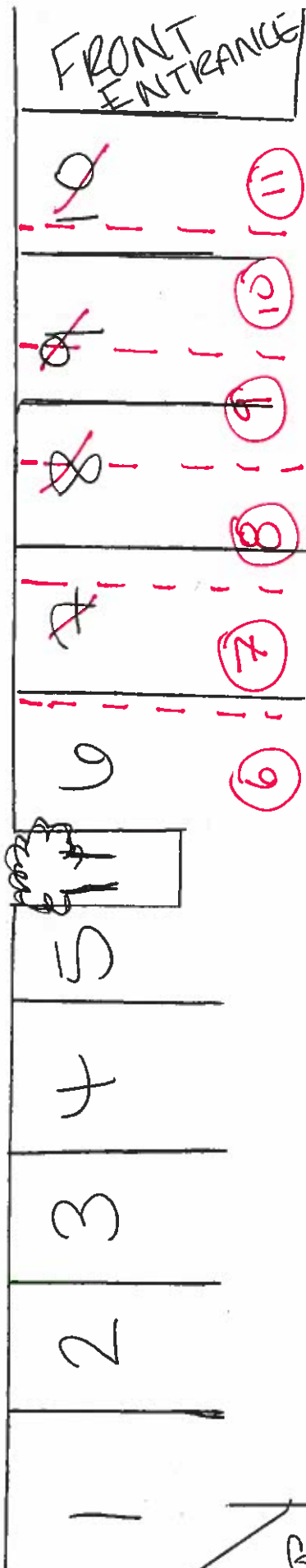
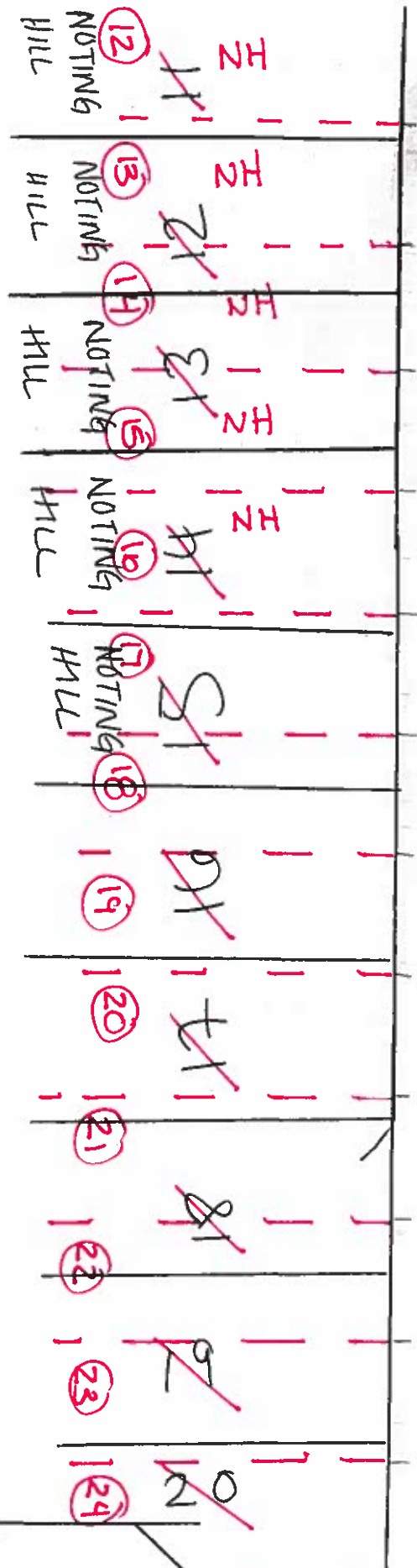
REST-
ROOM

EXIT

GARAGE DOOR

REVISED

Revised 12/18/15
by Staff



Sara Brandt Vorel

From: Mursal Zamanzada <mzbizmanagement@gmail.com>
Sent: Tuesday, December 15, 2015 11:00 AM
To: Sara Brandt Vorel
Subject: Re: Revisions to SUP Application

Hi Sara ,

It's absolutely fine anything to help!

Yes so 15 inside and 15 outside. 3 of the outside parking will be for customers and 12 spaces will be for sales.

Employee will park on the main road (Colvin St), there is free street parking.

Let me know if there is anything else I can help with!

Mursal

Sent from my iPhone

On Dec 15, 2015, at 10:52 AM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

Hi Mursal,

Based on the parking diagrams you've provided for the interior and exterior parking, can I formally revise the application you submitted to indicate that there would be 15 interior parking spaces and 15 exterior parking spaces for the display of vehicles that you are hoping to sell?

I know the application has gone back and forth a few times as we've worked through this process, and it had initially said 15-20 vehicles displayed outside and 8-10 vehicles displayed inside. I would like to indicate that we've settled on 15 each inside and outside.

Thanks!
Sara

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393