

Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 30 S French Street, Alexandria, VA-22304

ZONE: R-2-5

TAX MAP REFERENCE: 60.01-05-18

APPLICANT'S INFORMATION:

Applicant: Kokab Anwar Deen

Business/Trade Name: KOKABDEEN LLC

Address: 30 S French Street, Alexandria, VA-22304

Phone: 7034195257

Email: kokabdeen@gmail.com

PROPOSED USE:

- | | |
|---|---|
| Animal Care with Overnight Accommodations | Massage Establishment |
| Auto Trailer Rental or Sales | Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation | Outdoor Food and Crafts Market |
| ✓ Child and Elder Care Homes | Outdoor Garden Center |
| Day Care Center | Outdoor Display |
| Health and Athletic Club | Public School Trailers |
| Light Assembly, Service, and Craft | Valet Parking |
| Light Auto Repair | Vehicle Parking or Storage for More Than 20 Vehicles |
| Live Theater | |

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 30 S French St Alexandria VA-22304 (property address), for the purposes of operating a Child and Elder Care Homes (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Mohammad Anwar Deen

Phone: 7035071907

Address: Child and Elder Care Homes

Email: kokabdeen@gmail.com

Signature:



Date: May 7, 2024

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: Husband of the applicant is the owner 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 and the percent of ownership.

Kokab Anwar Deen owns 100% ownership , KOKABDEEN LLC

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?

N/A

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.

B. Please give the number of:

2 - Parking spaces on-site

1- OpenStreet Park Parking spaces off-site

If the required parking will be located off-site, where will it be located?

All parkings will be onsite. Infront of the home or on the same street where my home is located.

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

No Loading spaces.

Parents use front porch to park and use front door to come inside the house to dropoff their children 2-Parking spaces in the porch and 1- in front of the house on street

B. Where are off-street loading spaces located?

Front porch is used to park and children pick and drop thru front door.

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

Children dropped off 7:30am to 9:00am and pickup 5:00pm to 6:00pm

D. How frequently are loading/unloading operations expected to occur per day or per week?

Drop off 7:30am to 9:00am and pickup 5:00pm to 6:00pm

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

8. What is the square footage the use will be occupying?

square feet 816 + 736

APPLICANT'S SIGNATURE

Please read and initial each statement:

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 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.
- 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 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 to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Kokab Anwar Deen

Signature



Date May 7, 2024

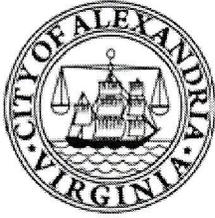
If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning
Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Valet Parking

Interior floor plan

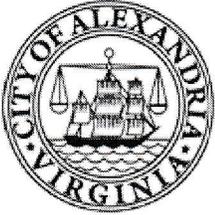
Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses



Department of Planning & Zoning
Administrative Special Use Permit New Use
Child and Elder Care Home Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

Describe area for the pick-up & drop-off of children?

Parents use front porch to park and front door to come inside the house to dropoff their children

What are the hours for pick-up & drop-off?

Children dropped off 7:30am to 9:00am and pickup 5:00pm to 6:00pm Monday thru Friday.

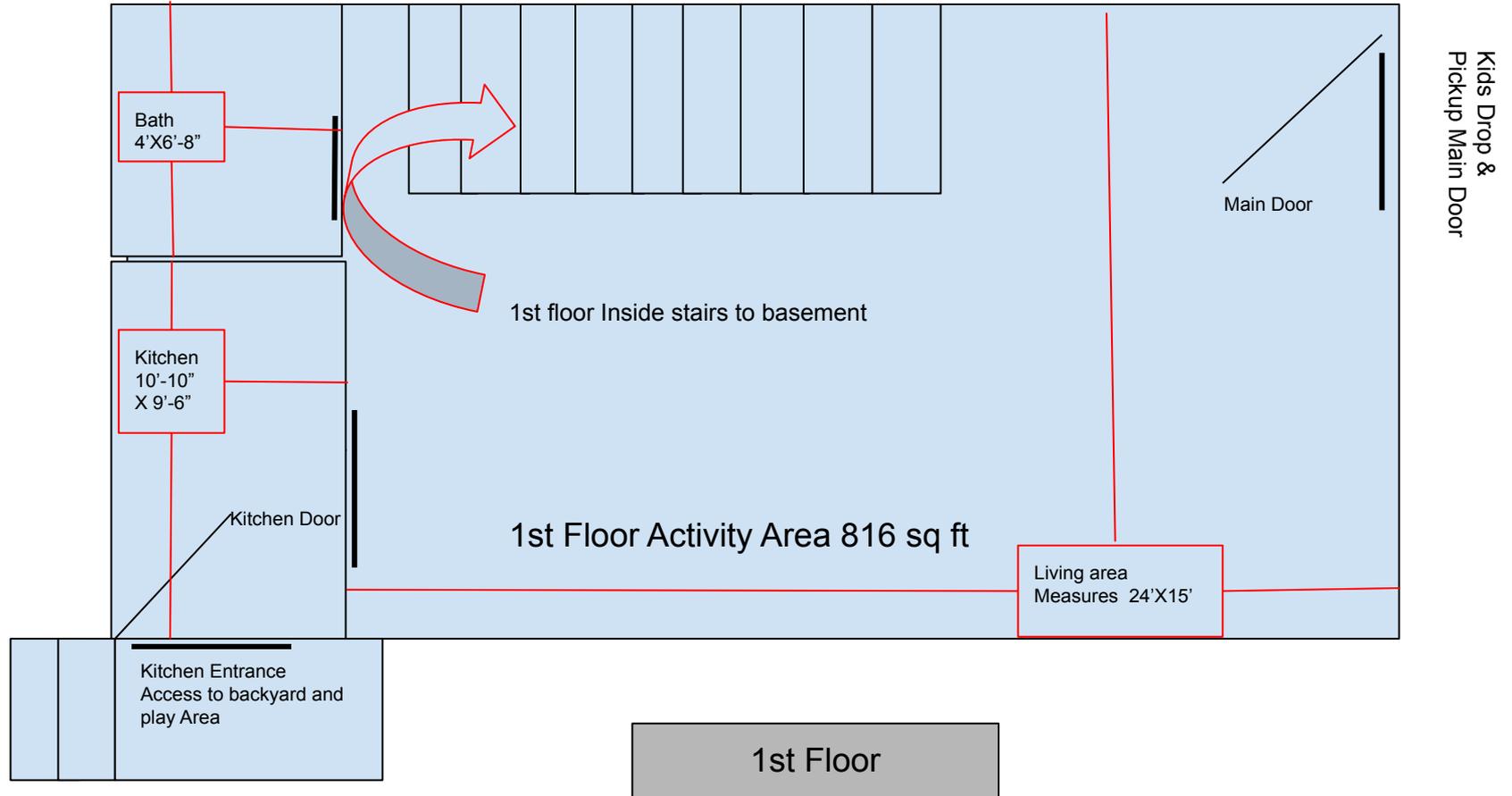
What is the area square footage for outdoor play area?

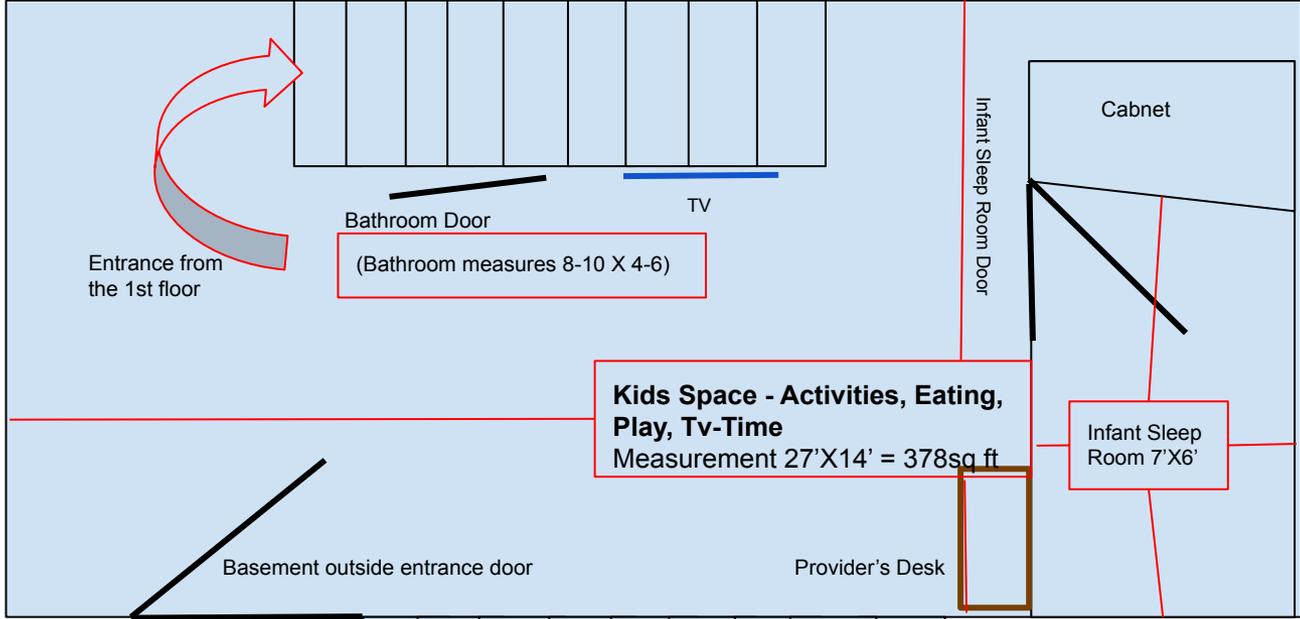
736 + 640 = 1376

How many children over age 2 will you care for?

7 (Seven)

First Floor Activity Area



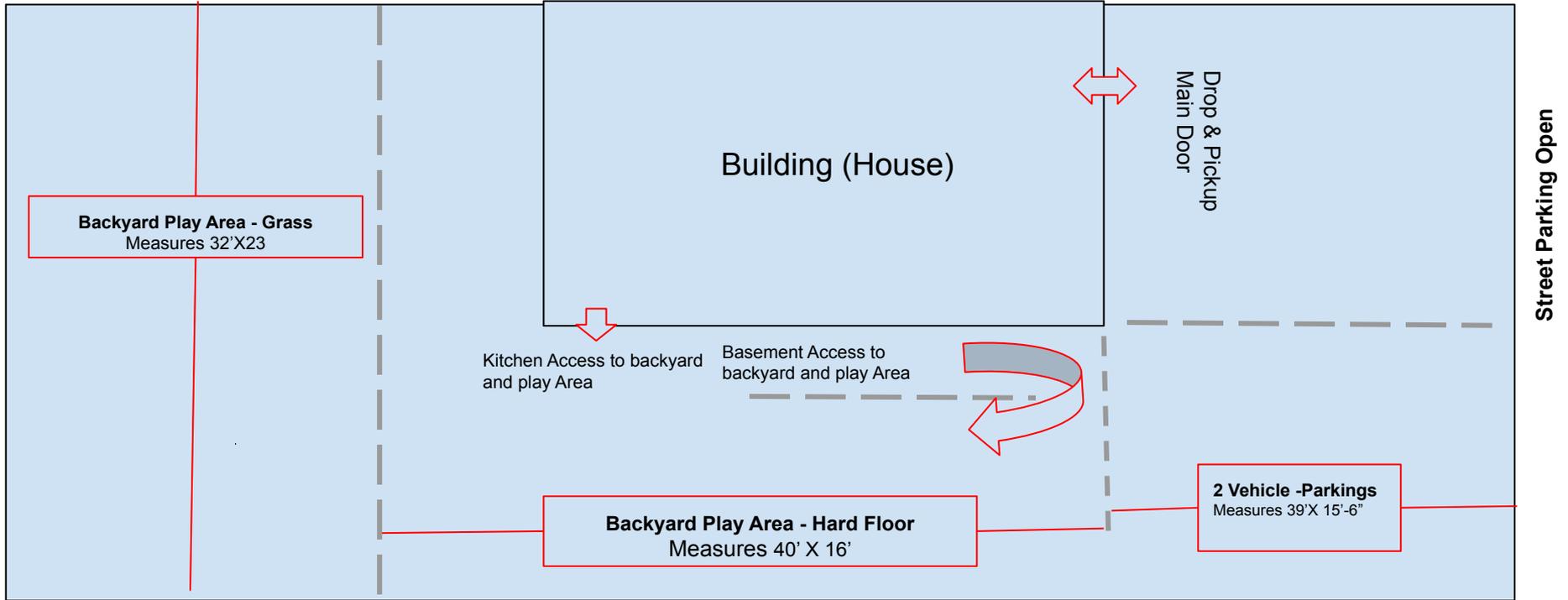


Drop & Pickup Left Side
Basement Door - Access to
Backyard Playground



Outside Stairs to basement
Door Entrance

Basement



Facility Outside - Backyard, Front and Parking