



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 2712 Duke Street

TAX MAP REFERENCE: 062.03-04-07 ZONE: CG

### APPLICANT

Name: Lindsay Cadillac Company

Address: 3410 King Street, Alexandria, Virginia 22302

### PROPERTY OWNER

Name: Duke Street, L.L.C.

Address: 1231 West Broad Street, Falls Church, Virginia 22046

SITE USE: \_\_\_\_\_

**Business Name:**      **Current:** Land Rover Alexandria      **Proposed (if changing):** Lindsay Cadillac of Alexandria

THE UNDERSIGNED hereby applies for a Special Use Permit for Change in Ownership, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for Minor Amendment, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, Virginia                      22201

City and State                                      Zip Code

Signature

703-528-4700                      703-525-3197

Telephone #                                      Fax #

cpuskar@thelandlawyers.com

Email address

August 19, 2022

Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

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



Lindsay Cadillac Company  
3410 King Street  
Alexandria, VA 22302

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314


Re: Consent and Authorization to File an Administrative Change of Ownership Special Use Permit Application  
2712 Duke Street, Tax Map ID #062.03-04-07) (the "Property")

Dear Mr. Moritz:

Lindsay Cadillac Company hereby consents to the filing of an application for an Administrative Change of Ownership Special Use Permit application for the Property.

Lindsay Cadillac Company hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an Administrative Change of Ownership Special Use Permit application and any related requests on the Property.

Very Truly Yours,  
Lindsay Cadillac Company

By:   
Its: FACILITY DIRECTOR  
Date: 08-18-2022

**Lindsay Cadillac Company  
1525 Kenwood Avenue  
Alexandria, Virginia 22302**

**Duke Street, L.L.C.  
1231 West Broad Street  
Falls Church, Virginia 22046**

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314


Re: Authorization to File an Administrative Change of Ownership Special Use Permit  
Application  
2712 Duke Street, Tax Map ID #062.03-04-07) (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced property, Duke Street, L.L.C. hereby consents to the filing of an application on the property by Lindsay Cadillac Company, for an Administrative Change of Ownership Special Use Permit application and any related requests on the Property.

Very truly yours,

DUKE STREET, L.L.C.

By:  \_\_\_\_\_

John Altman, Manager

Date: August 18, 2022

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 95-0217

Date approved: 05 / 18 / 1996  
month day year

Name of applicant on most recent special use permit Duke Street, L.L.C. & The Great Experiment, L.L.C.

Use automobile sales and repair

2. Describe below the nature of the *existing* operation *in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

---

The operation of the automobile sales and repair dealership will remain consistent with the ~~Special Use Permit approval dated May 18, 1996.~~

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

No changes to the approved operation or conditions are proposed.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

4. Is the use currently open for business?  Yes  No  
If the use is closed, provide the date closed. 04 / 30 / 2022  
month day year

5. Describe any proposed changes to the conditions of the special use permit:  
No changes are proposed.

6. Are the hours of operation proposed to change?  Yes  No  
If yes, list the current hours and proposed hours:  
Current Hours: 7:00 a.m. - 8:00 p.m. Monday - Saturday  
Proposed Hours: 7:00 a.m. - 8:00 p.m. Monday - Saturday

7. Will the number of employees remain the same?  Yes  No  
If no, list the current number of employees and the proposed number.  
Current Number of Employees: 40  
Proposed Number of Employees: 40

8. Will there be any renovations or new equipment for the business?  Yes  No  
If yes, describe the type of renovations and/or list any new equipment proposed.  
Minor interior and exterior improvements. Replacement of previous automobile sales and repair equipment.

9. Are you proposing changes in the sales or service of alcoholic beverages?  Yes  No  
If yes, describe proposed changes:

10. Is off-street parking provided for your employees?  Yes  No  
If yes, how many spaces, and where are they located?  
40 spaces on-site.

11. Is off-street parking provided for your customers?  Yes  No  
If yes, how many spaces, and where are they located?  
10 spaces on-site.

12. Is there a proposed increase in the number of seats or patrons served?  Yes  No  
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:	Proposed:
<u>Typical of auto sales and repair dealership</u>	<u>Typical of auto sales and repair dealership</u>
_____	_____
_____	_____

13. Are physical changes to the structure or interior space requested?  Yes  No  
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business?  Yes  No  
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:	Proposed:
_____	_____
_____	_____
_____	_____

15. The applicant is the (check one)  Property owner  Lessee  
 other, please describe: \_\_\_\_\_

16. The applicant is the (check one)  Current business owner  Prospective business owner  
 other, please describe: \_\_\_\_\_

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

- Lindsay Cadillac Company
- Charles T. Lindsay III (42.5%)
- Christopher Lindsay (42.5%)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_