



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 26 DOVE ST
TAX MAP REFERENCE: 072.02-01-06 ZONE: OCM (50)

APPLICANT

Name: ALL AMERICAN IMPORTS
Address: 1200 S. COURTHOUSE RD. #729 ARLINGTON, VA 22204

PROPERTY OWNER

Name: D'AREZZO REAL ESTATE #1 LLC
Address: 4200 LONG MEADOW RD. MIDDLETOWN, VA 22645

SITE USE: AUTOMOBILE SALES AND REPAIR

Business Name: **Current:** OBSDN MOTORS LLC **Proposed (if changing):** ALL AMERICAN IMPORTS

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.

Adil Mukhtar

Print Name of Applicant or Agent
1200 S. COURTHOUSE RD. #729

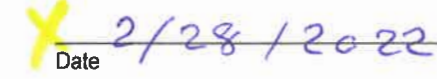
Mailing/Street Address
ARLINGTON, VA 22204

City and State Zip Code


Signature
703-928-0131

Telephone # Fax #
adilmukhtar10@gmail.com

Email address


Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

Special Use Permit # _____

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 # 2021-00039

Date approved: 06 / 08 / 2021
month day year

Name of applicant on most recent special use permit OBSDN MOTORS, LLC

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.)

Existing operation was involved in selling automobiles at the site. Other activities included

Washing/waxing/cleaning of vehicles, minor repairs (changing wiper blades, cleaning.)

There were 1-2 employees serving an average of 5 patrons per day.

Washing and waxing was conducted using eco friendly products and water contained to

minimize runoff. Other activities at this location will include taking photos and videos of

the vehicles for website and marketing materials.

Special Use Permit # _____

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. 01 / 01 / 2022
month day year

5. Describe any proposed changes to the conditions of the special use permit:

No changes proposed

6. Are the hours of operation proposed to change? Yes No
If yes, list the current hours and proposed hours:

Current Hours:

Sunday - closed

Monday 1:30-6:00 PM

Tuesday - Saturday 10:00 AM - 6:00PM

Proposed Hours:

Sunday- 12:00 PM - 5:00 PM

Monday - Saturday 10:00 AM - 6:00PM

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:

2

Proposed Number of Employees:

2

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.

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

Special Use Permit # _____

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

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

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:
_____	_____
_____	_____
_____	_____

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: _____

Special Use Permit # _____

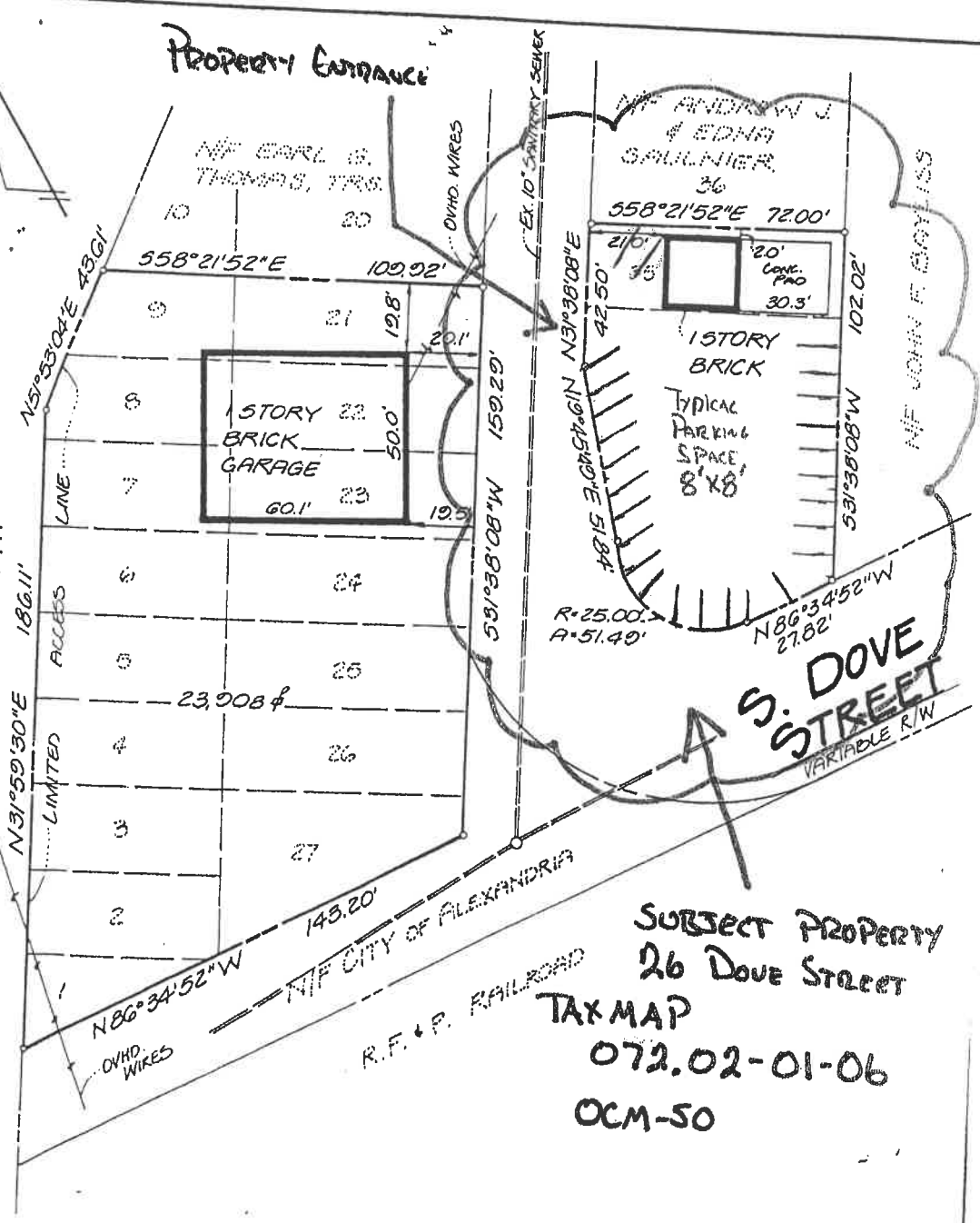
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant 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:

Adil Mukhtar 1200 S. Courthouse Rd. #729 Arlington, VA 22204 100%

TELEGRAPH ROAD RTE. 611
 VARIABLE WIDTH 186.11'



HOUSE LOCATION SURVEY

REVISED: APRIL 4, 1985
 ALEXANDRIA, VIRGINIA

SCALE 1" = 40'
 DATE MARCH 20, 1985
 HENRY THOMAS, CITY
 MARK D'AREZZO

NOTE:
 House location surveys do not include setting iron pipes on property corners.
 No title report furnished.

SURVEYOR'S CERTIFICATE:
 I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.



KEPHART
 & HAN

CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 (703) 548-5252
 548-4488

801 N. PITT ST., SUITE 117, ALEXANDRIA, VIRGINIA 22314

SUBJECT PROPERTY
 26 DOVE STREET
 TAX MAP
 072.02-01-06
 OCM-50

D'AREZZO REAL ESTATE

4200 LONG MEADOW RD.
MIDDLETOWN, VA. 22645
Tel: 540/869-2999 fax: 540/869-5999

February 28, 2022

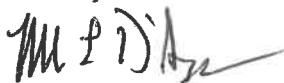
Adil Mukhtar
1200 S. Courthouse Rd. #729
Arlington, VA 22204

RE: Lease of 26 Dove St. Alexandria, VA 22314

Dear Adil,

I spoke to Tony LaColla with the city of Alexandria and since the property has been used as a used car dealership you will only need to submit the enclosed "Administrative Change of Ownership" for the property. We recommend that you sign it and hand deliver it to the City of Alexandria Department of Planning and Zoning at 301 King St. Room 2100 Alexandria, VA 22314.

Sincerely,



Mark L. D'Arezzo