



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:

ZONE:

TAX MAP REFERENCE:

APPLICANT'S INFORMATION:

Applicant:

Business/Trade Name:

Address:

Phone:

Email:

PROPOSED USE:

Animal Care with Overnight
Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor
Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20
Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4930 Eisenhower Ave C Alexandria, VA 22333 (property address), for the purposes of operating a Light Auto repair (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: B and C USA, LLC

Phone: 703-223-9220

Address: 1208 9th st NW, Washington, DC 20001 Email: info@Bandcusa.com

Signature: *Bruk Shemer*

Date: 8/1/2026

1. 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 and the percent of ownership.

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

3. Please describe the proposed hours of operation:

Days Hours

Daily

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

4. 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).

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

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

Standard and compact spaces

Handicapped accessible spaces

Other

B. Please give the number of:

Parking spaces on-site

Parking spaces off-site

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

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

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

B. Where are off-street loading spaces located?

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

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

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:

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

square feet

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

Signature

Fareea A Algubati

Date

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
Light Automobile Repair Supplemental

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

STORAGE OF STRIPPED VEHICLES

Any junked, abandoned, or stripped vehicles must be parked or stored inside.

Describe storage location for junked, abandoned or stripped vehicles?

VEHICLE LOADING AND UNLOADING

All loading or unloading of vehicles must take place on private property, and not on the public right-of-way.

Where on private property will vehicle loading take place?

DISCARDING OF VEHICLE PARTS

All debris or vehicle parts must be kept on private property, and not on the public right-of-way.

Describe methods for keeping debris and vehicle parts off the public right-of-way?

VEHICLE PARKING

Vehicles must be displayed, parked, or stored on private property, and not on the public right-of-way.

Where on private property will vehicles be displayed, parked or stored?

STORAGE AND DISPOSAL OF VEHICLE PARTS

All vehicle parts, tires, or other materials must be kept inside the building, in a dumpster or other suitable trash receptacle or enclosure.

Describe the methods that will be used to ensure vehicle parts, tires and other materials are contained?

KEEPING THE BUILDING AND SITE CLEAN

The area around the building must be kept free of debris and maintained in an orderly and clean condition.

How will you monitor the building and site to keep it clean?

WASTE PRODUCTS

All waste products, including but not limited to, organic compounds (solvents), motor oils, and antifreeze must be disposed of following all local, state and federal ordinances or regulations. Waste products may not be discharged into the sanitary or storm sewers.

What are the plans for disposing of waste products?

BEST MANAGEMENT PRACTICES

You must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Environmental division at (703)519-3400 to obtain a copy of the manual.

Have you reviewed the Best Management Practices manual?

What steps will you take to follow the Best Management Practices Manual?

CONTROLLING ODORS AND SMOKE

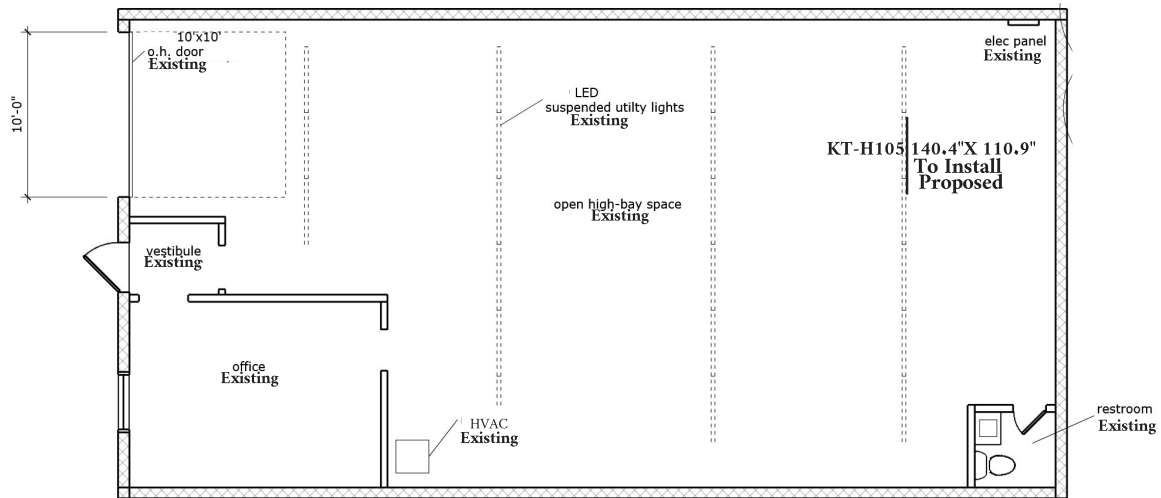
Odors, smoke and any other air pollution from operations at the site must be controlled to prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.

What equipment is included in the building to help control odors, smoke and air pollution?

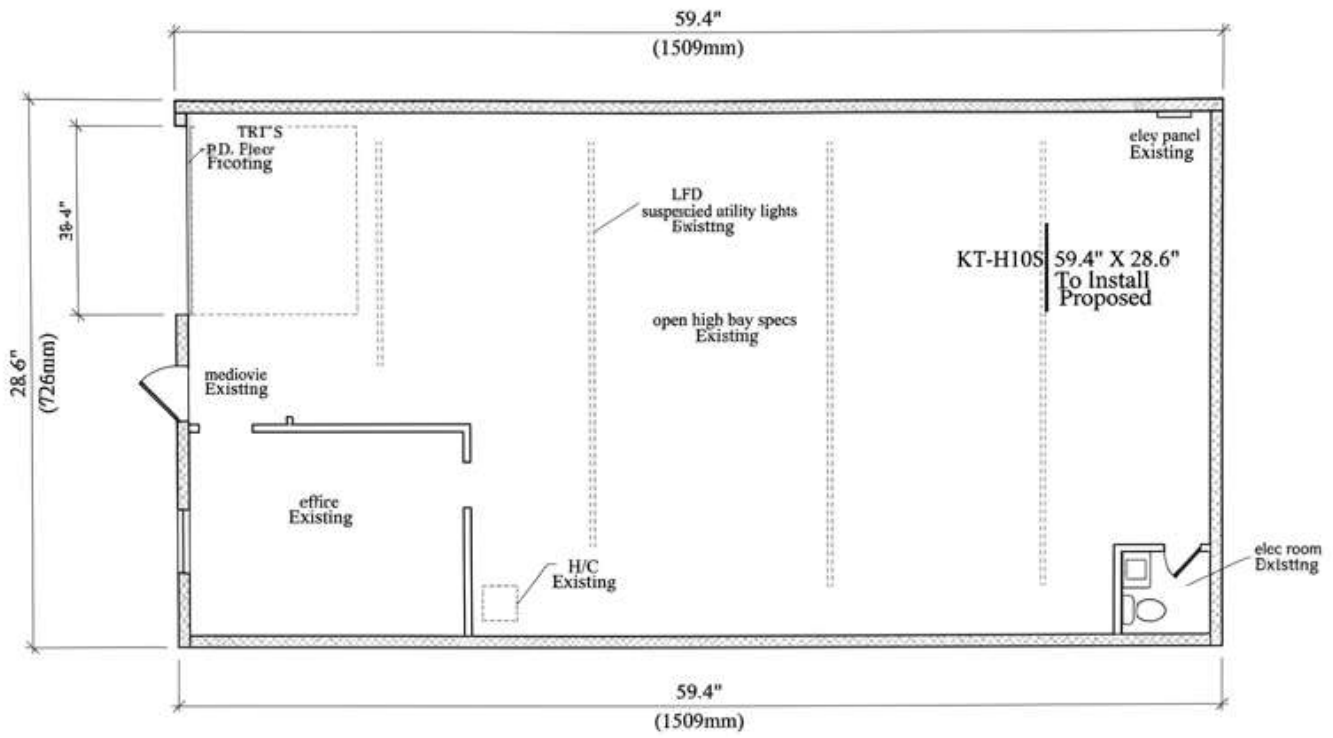
CAR WASHING

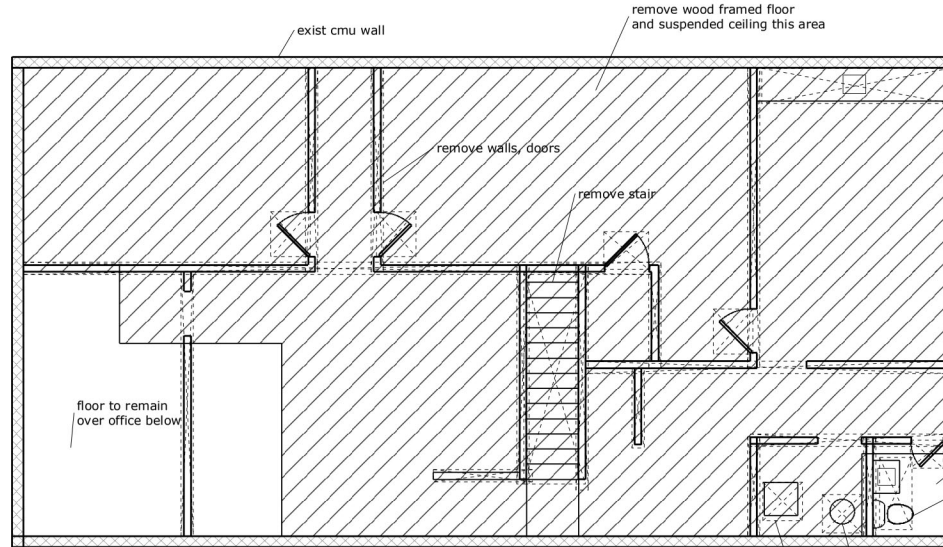
Car wash discharges resulting from a commercial operation may not be discharged into a storm sewer. It is recommended that any car washing be done at a commercial car wash facility.

Where will car washing take place?

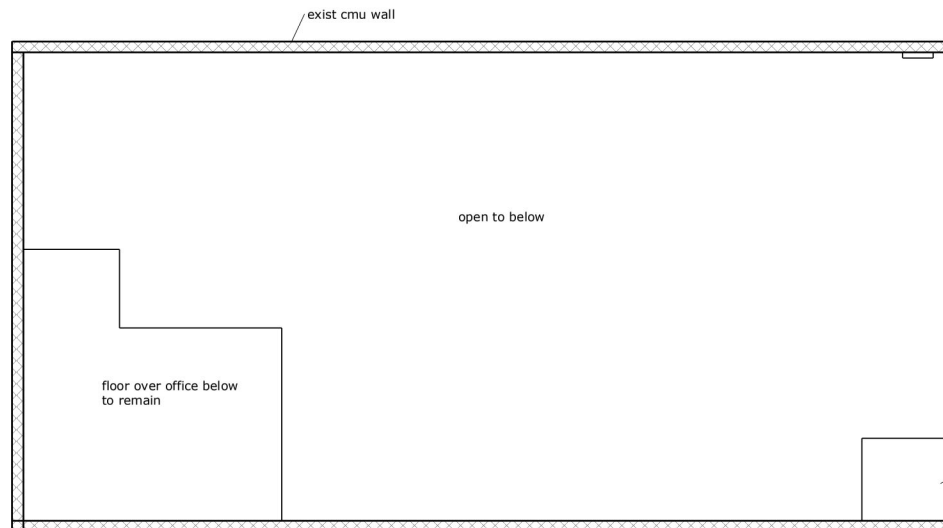


Floor Plan





Demolition Plan
3/16"=1'-0"



Proposed Plan
3/16"=1'-0"

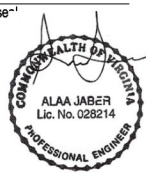
General Demolition Notes

1. Remove all interior partitions indicated including related doors, electrical, plumbing, and hvac items.
2. Remove all suspended ceiling and all related electrical, lighting, and hvac items.
3. Remove all wall finishes on cmu walls.
4. Remove all second floor framing, including subfloor and floor finish.
5. Remove stair.
6. Patch and repair remaining areas that are disturbed by demolition and removal

NOTE:

1. ALL PARTITIONS AND FLOORS TO BE DEMOLISHED ARE WOOD FRAMED AND WERE CONSTRUCTED AS AN INTERIOR ALTERATION OF THE ORIGINAL CMU BUILDING.
2. THE EXISTING BUILDING STRUCTURAL ENVELOPE SHALL NOT BE DISTURBED, INCLUDING CMU WALLS, LINTELS IN WALL OPENINGS, STEEL ROOF DECK, AND STEEL BAR JOISTS SUPPORTING THE ROOF DECK.
2. REMOVE LEDGER BOARDS SUPPORTING THE REMOVED WOOD FLOORS. CUT ANCHOR BOLTS AND GRIND FLUSH WITH FACE OF CMU. LEAVE REMAINING PORTION ANCHOR BOLTS IN PLACE.
4. ANY HOLES REMAINING IN EXISTING CMU WALLS ARE TO BE FILLED WITH NON-SHRINK GROUT.
5. THE LINTEL OVER THE EXISTING 10' OPENING WAS CONSTRUCTED AS PART OF THE ORIGINAL BUILDING AND IS ASSUMED TO HAVE BEEN APPROVED BY THE AHJ FOR USE AS A GARAGE DOOR, AS IN ALL ADJACENT UNITS IN THE DEVELOPMENT.
6. THE DESIGN ROOF LOAD IS ASSUMED TO BE 40 PSF MINIMUM, WHICH IS ADEQUATE FOR INSTALLATION OF AN OVERHEAD DOOR.

Joseph Gonzalez AIA
2021 Cascade Rd
Silver Spring, MD 20902
240 281 8376



Interior Alterations
4930-C Eisenhower Ave
Alexandra VA

Upper Floor Plan

revisions

12-8-2025

date

10-6-2025

sheet number

A2

typical
o.h. steel sectional
garage door

remove alum storefront
and brick sill





=====

COMMERCIAL TENANT ALTERATION DIAGRAM

=====

PROPERTY ADDRESS: 4930 Eisenhower Ave, Unit C, Alexandria, VA 22304

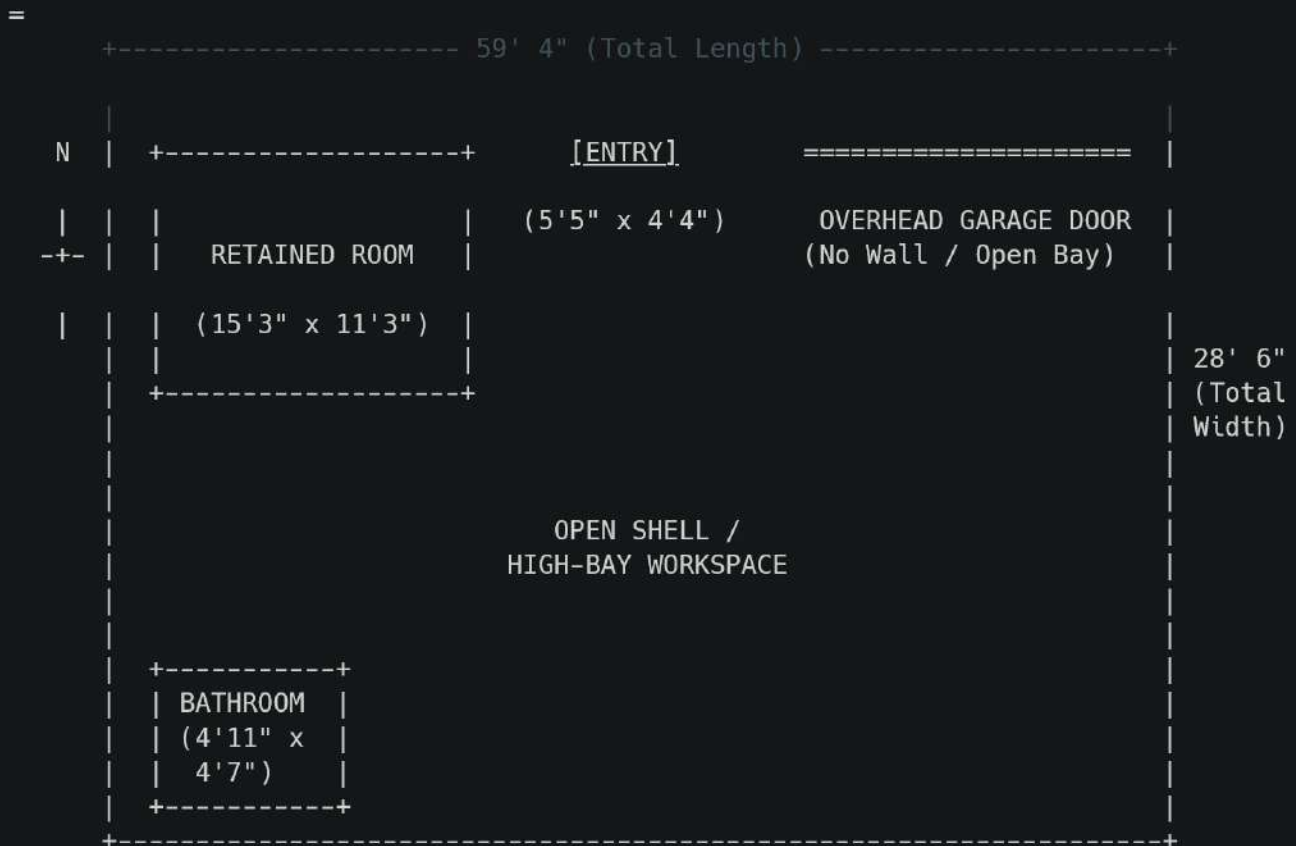
APPLICANT / LESSEE: Farea Al Qubati

PROPERTY OWNER: B and C USA

OVERALL FOOTPRINT DIMENSIONS: 59' 4" Length x 28' 6" Width

TOTAL INTERIOR SHELL AREA: ~1,691 Sq Ft

=====



=====

ROOM SCHEDULE & AREA

=====

± TOTAL BUILDING SHELL:	59' 4" x 28' 6"	=	1,691.00 Sq Ft
* RETAINED OFFICE/ROOM:	15' 3" x 11' 3"	=	171.56 Sq Ft
* EXISTING VESTIBULE/ENTRY:	5' 5" x 4' 4"	=	23.47 Sq Ft
* RETAINED BATHROOM:	4' 11" x 4' 7"	=	22.46 Sq Ft
* OPEN SPACE AREA:	Remaining Area	=	~1,473.51 Sq Ft

=====

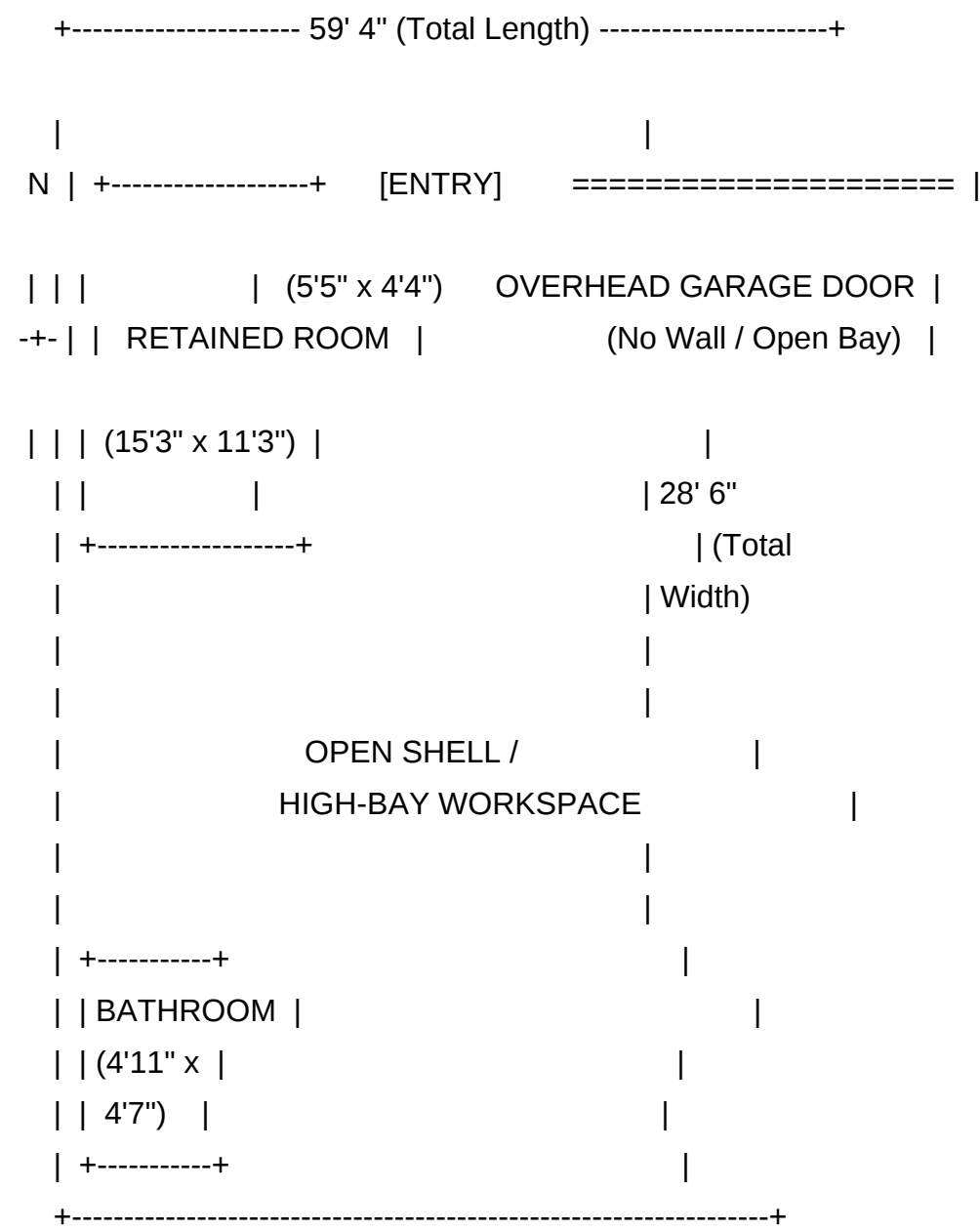
CONSTRUCTION NOTES

=====

1. All interior partition walls removed except for designated 15'3" x 11'3" room and the 4'11" x 4'7" bathroom footprint.
 2. Front facade contains existing entry door assembly and open rolling overhead garage door bay.
- =====

COMMERCIAL TENANT ALTERATION DIAGRAM

PROPERTY ADDRESS: 4930 Eisenhower Ave, Unit C, Alexandria, VA 22304
APPLICANT / LESSEE: Farea Al Qubati
PROPERTY OWNER: B and C USA
OVERALL FOOTPRINT DIMENSIONS: 59' 4" Length x 28' 6" Width
TOTAL INTERIOR SHELL AREA: ~1,691 Sq Ft



ROOM SCHEDULE & AREA

* TOTAL BUILDING SHELL: 59' 4" x 28' 6" = 1,691.00 Sq Ft
* RETAINED OFFICE/ROOM: 15' 3" x 11' 3" = 171.56 Sq Ft
* EXISTING VESTIBULE/ENTRY: 5' 5" x 4' 4" = 23.47 Sq Ft
* RETAINED BATHROOM: 4' 11" x 4' 7" = 22.46 Sq Ft
* OPEN SPACE AREA: Remaining Area = ~1,473.51 Sq Ft

=====

CONSTRUCTION NOTES

=====

1. All interior partition walls removed except for designated 15'3" x 11'3" room and the 4'11" x 4'7" bathroom footprint.
 2. Front facade contains existing entry door assembly and open rolling overhead garage door bay.
- =====

=====

COMMERCIAL TENANT ALTERATION DIAGRAM

=====

PROPERTY ADDRESS: 4930 Eisenhower Ave, Unit C, Alexandria, VA 22304

APPLICANT / LESSEE: Farea Al Qubati

PROPERTY OWNER: B and C USA

OVERALL FOOTPRINT DIMENSIONS: 59' 4" Length x 28' 6" Width

TOTAL INTERIOR SHELL AREA: ~1,691 Sq Ft

=====



=====

ROOM SCHEDULE & AREA

=====

* TOTAL BUILDING SHELL: 59' 4" x 28' 6" = 1,691.00 Sq Ft

* RETAINED OFFICE/ROOM: 15' 3" x 11' 3" = 171.56 Sq Ft

* EXISTING VESTIBULE/ENTRY: 5' 5" x 4' 4" = 23.47 Sq Ft

* RETAINED BATHROOM: 4' 11" x 4' 7" = 22.46 Sq Ft

* OPEN SPACE AREA: Remaining Area = ~1,473.51 Sq Ft

=====

CONSTRUCTION NOTES

=====

1. All interior partition walls removed except for designated 15'3" x 11'3" room and the 4'11" x 4'7" bathroom footprint.

2. Front facade contains existing entry door assembly and open rolling overhead garage door bay.

=====