SUP 2013-0072

APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

[X] **Change of Ownership** [ ] **Minor Amendment**

[*must use black ink or type*]

PROPERTY LOCATION: 26 Dove street Alexandria VA 22314

TAX MAP REFERENCE: 072.02.01.06 **ZONE:** OCM (50)

APPLICANT

Name: Murtaza Mostamandi / MAHBOUB HUSSAINI / M&B AUTO SALES LLC

Address: 21170 Millwood Sq Potomac Falls VA 20165 / 8416 Fenwood DR Springfield VA 22152

PROPERTY OWNER

Name: DAREZZO Real Estate LLC

Address: 4200 Long Meadow Road Middle Town VA 22645

SITE USE: Automobile Sales & Repair Business

[✓] **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.

Murtaza Mostamandi / MAHBOUB HUSSAINI — Print Name of Applicant or Agent

Signature

21170 Millwood Sq Potomac Falls VA 20165 — Mailing/Street Address

703-929-8483 — Telephone #

Fax #

Potomac Falls VA 20165 — City and State, Zip Code

mbauto@verizon.net — Email address

9-16-13 — Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

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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 # 2011-0005

Date approved: 03 / 04 / 2011
month day year

Name of applicant on most recent special use permit Modern Motors

Use Auto Sales

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.)

- AUTO Sales
- Auto Detailing
- Repair work within inside building/Minor work. Minor work such as wiper blades, head lights Tire changes etc
- No Machanical work
- 20 cars Parking Availibility limite
- 3 employees

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)

Same as existing SUP
Hours of operation:
10am To 8pm monday - ~~Fri~~ Saturday.

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

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

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

N/A

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

Current Hours:
Monday thru Saturday
9:00 Am - 8 PM
Sunday
9:00 Am - 6:00 PM

Proposed Hours:
monday - Saturday
10:am to 8 pm
close Sunday.

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: 3

Proposed Number of Employees: SAME

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.

- Replacing Existing fence.
- improving Property Appearance such as Painting, Landscape, adding Flower to surrounding Etc.

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

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

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

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:
	4-5 Customers a day

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 X Prospective business owner
☐ other, please describe:

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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 (10%) 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:

Name: Murtaza Mostamandi / Mahboob Hussain

Company: M & B Auto Sales LLC

Address: 21170 Millwood Sq / 8416 Fenwood Dr.

Potomac Falls VA 20165 / Springfield VA 22152

Phone# 703-929-9883 / 703-403-4484