APPLICATION
SPECIAL USE PERMIT

SUP 2015-00044

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

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

[*must use black ink or type*]

PROPERTY LOCATION: 2922 DUKE STREET ALEXANDRIA, VA

TAX MAP REFERENCE: 061.04-02-15 **ZONE:** CG

APPLICANT

Name: DOGWOOD PETROLEUM REALTY

Address: 6820-B COMMERCIAL DR SPRINGFIELD, VA 22151

PROPERTY OWNER

Name: GETTY REALTY

Address: 125 JERICHO TURNPIKE SUITE 103 JERICHO, NY 11753

SITE USE:

[✓] **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.

DAVID TADESSE
Print Name of Applicant or Agent

Signature

6820-B COMMERCIAL DR
Mailing/Street Address

(703) 750-6810 (151) (703) 639-0503
Telephone # Fax #

Springfield, VA 22151
City and State Zip Code

david@capitalpetro.com.
Email address

04/3/2015
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 # 2014-0026.

Date approved: 4 / 10 / 2014
month day year

Name of applicant on most recent special use permit Nova Petroleum Supplies

Use Gas STATION

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.)

Gasoline station and convenience store

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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)

Hours of operation is 7 Days A week 6AM - 10AM
Number of Employee's are Five.
Total of 17 Parking spaces are available.
Employee's who drive to work use off-street parking
Loudspeakers are prohibited from exterior of the building and no amplified sounds are permitted to be audible at the property line.

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4. **Is the use currently open for business?** X 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:**

We have no proposed changes to the condition of the special use permit.

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

Current Hours:
6 AM - 12 AM
7 DAYS A week

Proposed Hours:
6 AM - 12 AM
7 DAYS A week.

7. **Will the number of employees remain the same?** ____ Yes X No
If no, list the current number of employees and the proposed number.

Current Number of Employees: 5

Proposed Number of Employees: 5

8. **Will there be any renovations or new equipment for the business?** X Yes ____ No
If yes, describe the type of renovations and/or list any new equipment proposed.

New roof replaced, interior remodeling and Bullet proof Glass has been added inside store.

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

10. Is off-street parking provided for your employees? X Yes ___ No
If yes, how many spaces, and where are they located?
There is an area where it sits by itself just for employees to park their vehicles.

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 X 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 X 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 X 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 X Lessee

___ other, please describe:

16. The applicant is the (check one) X 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 (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:

Dogwood Petroleum Holding, LLC owns 99% of Dogwood Petroleum Realty, LLC, with Dogwood SPE, Inc. owning the remaining 1%. Eyob Mamo owns 85% of Dogwood Petroleum Holding, LLC, with Gerald Schaeffer owning the remaining 15%. The address for both individuals owning Dogwood Petroleum Realty, LLC is: 6820-B Commercial Drive, Springfield, Virginia 22151.

Admin Change of Ownership
№ 2134

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING
RECEIPT

Applicant's Name Dogwood Petro Realty Telephone Number
Mailing Address 6820 B Commercial Dr. Springfield, VA 22151
Property Location 2922 Duke St

Account Numbers:
- ❑ **11300190-49133 (DSUP/DSP/TMP SUP)**
- ❑ **11300192-49133 (BZA/Zoning/SUP)**
- ❑ **11300194-49133 (BAR/Hist. Pres.)**

Code Enforcement Fees
- ❑ 25571479-49024 (DSP) $ 200.00
- ❑ 25571479-49025 (SUP) $ 75.00
- ❑ 25571479-49026 (DSUP) $ 75.00

Application Type:	**Amount Paid**
☑ Special Use Permits	250
❑ TMP SUP	
❑ Prelim DSUP/DSP	
❑ Final DSUP/DSP	
❑ Rezonings	
❑ Subdivisions	
❑ Board of Zoning Appeals	
❑ Board of Architectural Review	
❑ Zoning Compliance Letter	
❑	

❑ 11300192-49135
- ❑ Vacations
- ❑ Encroachments

❑ 11000000-250107 **Political Sign Bond**

❑ 25301446-47516 **Historic Preservation Fines**

❑ 11300186-49131
- ❑ Tax Maps
- ❑ Copying Charges
- ❑ Documents
- ❑ GIS DVD

TOTAL $250.00

FOR INTERNAL USE ONLY

Date Received 4/7/15 Staff Name (Print) K. Walentisch
❑ Cash ☑ Check Check Number 162 Check Date 4/7/15
❑ Credit: M/C, Visa (Please circle) Payer Capitol Petro Group LLC

F-PLN-0064 (03/2014) Original: P&Z Case File Yellow: P&Z Admin Pink: Customer