APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

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

[*must use black ink or type*]

PROPERTY LOCATION: 442 North Henry Street

TAX MAP REFERENCE: 064.01.06.04 **ZONE:** CSL

APPLICANT

Name: 442 North Henry, Inc.

Address: 442 North Henry Street, Alexandria, VA 22314

PROPERTY OWNER

Name: Hamood Abutaa

Address: 442 N. Henry St., Alexandria, VA 22314

SITE USE: Gas Station / Automobile Service Station

Business Name: **Current:** **Proposed (if changing):**

[ ] **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.

Hamood Abutaa
Print Name of Applicant or Agent

Signature

442 North Henry Street
Mailing/Street Address

202-483-4545 202-547-1315
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

hamood@metromotor.com
Email address

08-18-16
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 # 2014 - 0073

Date approved: 11 / 15 / 2014
month day year

Name of applicant on most recent special use permit Hamood Abutaa

Use Gas Station/ Automobile Service 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.)

This site is a Gas Station with Automobile Service Station bays. The applicant has made and continues to make changes to the site to bring his business to a state of cleanliness and ~~cleanliness~~ class that the neighborhood desires and deserves. Currently, this site operates from 6AM-9PM, Monday - Saturday, and 9AM-9PM on Sundays, serving ~~upwards of 10-15~~ patrons on the Route 1 corridor. Besides operating a busy and well-reviewed service station, the applicant's gas station serves thousands of travelers each week, many of whom stop to fill up before getting on the beltway (this is the last gas station before the beltway). The site has 9 parking spaces available at 442 N. Henry St., and additional off-street parking is available at the 1106 Oronoco St. parking lot behind. The applicant employs between 2-5 employees at a time during the workday, staffing both the gas and automobile service stations. An extension of operating hours would help the applicant meet customers' demand for more available hours at the service station on weekends, and for later gas station hours during busy evening hours. Mr. Abutaa has worked very hard to prove himself a good corporate citizen and promises to continue to do so, should the request be granted.

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)

The applicant proposes a minor amendment to the original SUP (#2014-0073), which would alter the operating hours of the Gas Station and Automobile Service Station within the allowed two-hour extension limit detailed in the Alexandria City Code, Section 11-511 (A)(2). The proposed amendment would extend operating hours from the current 9:00AM-9:00PM on Sundays to 7:00AM-9:00PM on Sundays, and from the current 6:00AM-9:00PM Monday-Saturday to 6:00AM-10:00PM Monday-Saturday. The applicant is thereby requesting an extension of operating hours to include two additional hours in the morning on Sundays and only one additional evening hour Monday-Saturday. This change will allow the applicant/owner to be open during busy weekend hours when customers are most desirous of Automobile Service Station services, and to meet the need of drivers passing through the area during busy evening hours who need to stop for gas before getting on the beltway. The proposed changes are in accordance with Staff's assertion at the City Council Public Hearing ~~which~~ that took place on November 15, 2014, in which the matter of extended hours at 442 N. Henry St. was originally discussed, that Mr. Abutaa could come back to file an ASUP for extended hours later if he proved himself a good corporate citizen, as long as the request was limited to only two additional hours.

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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:**

The proposed changes include an extension of operating hours of two additional hours in the morning on Sundays, and one additional hour in the evening, Monday-Saturday. Both changes are detailed below.

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

Current Hours:	Proposed Hours:
6:00 AM - 9:00 PM, Mon.-Sat.	6:00 AM - 10:00 PM, Mon.-Sat.
9:00 AM - 9:00 PM, Sunday	7:00 AM - 9:00 PM, 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:	Proposed Number of Employees:

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?

_____

_____

11. Is off-street parking provided for your customers? ✓ Yes ____ 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:

Additional patrons served will be proportional to the increase in hours, even given lighter evening traffic.

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:

Hamood Abutaa (100% ownership) (of 442 North Henry, Inc.)

~~[illegible]~~ 6547 Old Chesterbrook Rd.

McLean, VA 22101