

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 # 433-B

Date approved: 06 124 1961
month day year

Name of applicant on most recent special use permit Arlene Avakian

Use DENTISTRY

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.)

DENTAL OFFICE Since 1960
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)

No change, DENTAL OFFICE
Since 1960

only change in Business Name

From: Gary Avakian DDS, PC
to

Dr. FARHAN. M. QURESHI DDS, PC.

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:

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

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:

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:
_____	_____
_____	_____
_____	_____

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.

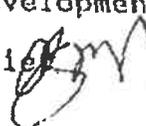
For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

FARHAN. M. QURESHI (100%) OWNER.

DATE: July 7, 1993

TO: Sheldon Lynn, Director
Planning and Community Development

FROM: Charles B. Moore, Jr., Chief 
Zoning Administration

Peter Leiberg, Urban Planner 
Zoning Administration

SUBJECT: Special Use Permit #433-B
Administrative Review for Change of Ownership
Site Use: Professional Office
Applicant: Arlene Avakian
Location: 303 South Columbus Street/800 Duke Street

Special Use Permit #433 was granted by City Council on June 24, 1961 to Dr. Edward Tannenbaum to construct and operate a professional office building for dentists and physicians at 303 South Columbus Street/800 Duke Street. The building has operated as offices for medical related practices since 1962.

The current request before you is to change the ownership of the medical offices from Dr. Edward Tannenbaum to his daughter, Arlene Avakian. Ms. Avakian's husband, Dr. Gary Avakian, will continue to operate his dentist practice from the office. Ms. Avakian currently owns the building and leases space to her husband, a medical professional. Dr. Avakian has operated from the building since 1978.

On June 11, 1993 at 2:30 P.M. staff made an inspection of the subject property. No conditions were imposed on the special use permit, except that the special use permit be issued to Dr. Edward Tannenbaum. Staff has reviewed the City Departmental recommendations and verified their compliance. Staff has not received any opposition from the local civic association, neighbors or businesses that would warrant the special use permit being forwarded for public hearing.

The subject property is zoned RM, residential.

Staff recommends that the special use permit for change in ownership and continued use of the property as professional offices be granted.

attachments: Report SUP #433-A and Application SUP #433-B