

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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## SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2020-0008  
Approved by Planning and Zoning: April 15, 2020  
Permission is hereby granted to: Rampadarat Seenath  
to use the premises located at: 1112 First Street  
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

4/15/2020

Date

*Karl Moritz* (by TL electronically)

Karl Moritz, Director  
Department of Planning and Zoning

**DATE:** April 15, 2020

**TO:** Tony LaColla, Division Chief, Land Use Services  
Department of Planning and Zoning

**FROM:** Anna Kohlbrenner, Planner  
Department of Planning and Zoning

**SUBJECT:** Special Use Permit #2020-0008  
Administrative Review for Special Use Permit for a Change of Ownership  
Site Use: General Automobile Repair  
Applicant: Rampadarat Seenath  
Location: 1112 First Street  
Zone: CRMU/H/Commercial residential mixed use (high)

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**Request**

Special Use Permit #2020-0008 is a request to change ownership of the general automobile repair business at 1112 First Street from Antonio and Donna Damiani to Rampadarat Seenath. No other changes to the operation of the business, known as Tony's Auto Service, are proposed. The applicant would continue to operate a general automobile repair business, which provides automobile body repairs, vehicle painting and basic mechanical repairs.

**Background**

A general automobile repair business has operated at 1112 First Street as early as 1978 as a permitted use. In May 1990, City Council approved SUP #2392 to expand the existing general automobile repair use in the I-1, Industrial zone. The zoning for 1112 First Street changed to CRMU-H in 1992, establishing the automobile business as a non-complying use.

City Council approved Development Special Use Permit #2019-0007 in February 2020 to allow for the construction of The Aspire, an age-restricted multi-family building with a restaurant on the ground floor, at 1112 First Street. The Braddock Metro Neighborhood Plan identified the Tony's Auto site as a location recommended for redevelopment. The applicant understands that the operation of the automobile repair business is an interim use as redevelopment is slated for 2021.

The previous business owner has received a total of six zoning violations in the past five years. Violations and complaints were for parking issues, traffic congestion and improper trash disposal. The previous business operator addressed the issues soon after learning of the complaint or violation.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The staff did not receive comments from the community about the change of ownership request.

**Staff Action**

Staff finds the change of ownership request to be reasonable and valid until the submission of a demolition permit in preparation for the construction of The Aspire, as stated in Condition 9. Additionally, conditions have been carried forward from SUP #2392 and the standard SUP, outlining enforcement procedures, has been included as Condition 10.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: April 15, 2020  
Action: Approved



Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

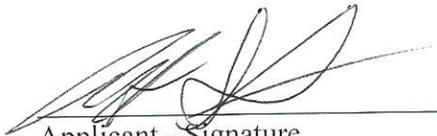
CONDITIONS OF SPECIAL USE PERMIT #2020-0008:

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2392)
2. That no repair work be done outside. (P&Z) (SUP #2392)
3. That the hours of operation of the machine shop be restricted to between 8:00 A.M. and 6:00 P.M., Monday through Saturday, as stated by the applicant. (P&Z) (SUP #2392)
4. That no junked, abandoned, or stripped vehicles be parked or stored outside. (P&Z) (SUP #2392)
5. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2392)
6. That no vehicles be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP #2392)
7. Condition deleted (SUP #2392)
8. **CONDITION AMENDED BY STAFF:** That the applicant maintain screening on the North Fayette Street side of the site with plantings installed on the public right-of-way with approval by the City Arborist and Director of Transportation and Environmental Services. (P&Z) (SUP #2392)
9. **CONDITION ADDED BY STAFF:** The Special Use Permit will be valid only until the submission of a demolition permit for The Aspire, as approved in DSUP #2019-0007. The applicant shall contact the property owner for notification of the demolition permit submission date. (P&Z)
10. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of Special Use Permit SUP #2020-0008. The undersigned also agrees to obtain all applicable licenses and permits required for a general automobile repair use at 1112 First Street.

  
Applicant - Signature

04-16-2020  
Date

Rampadarat Seenath  
Applicant - Printed

04/16/2020  
Date