



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 4721A Eisenhower Ave, Alexandria VA 22304

ZONE: OCM (100)

TAX MAP REFERENCE:

APPLICANT'S INFORMATION:

Applicant: SecuControl, Inc
Attn: Tobias Planert
Address: 2873 Duke Street
Alexandria VA 22314
Phone: (703) 838-7677

Business/Trade Name: SecuControl, Inc.

Email: mail@secucontrol.com

PROPOSED USE: light product assembly, product wholesale and office

- | | |
|---|---|
| Animal Care with Overnight Accommodations | Massage Establishment |
| Auto Trailer Rental or Sales | Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation | Outdoor Food and Crafts Market |
| Child and Elder Care Homes | Outdoor Garden Center |
| Day Care Center | Outdoor Display |
| Health and Athletic Club | Public School Trailers |
| X Light Assembly, Service, and Craft | Restaurant |
| Light Auto Repair | Valet Parking |
| Live Theater | Vehicle Parking or Storage for More Than 20 Vehicles |

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4721A Eisenhower Ave, Alexandria VA 22304 (upon signing of lease) (property address), for the purposes of operating a light product assembly and product wholesale (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: EDWARD V. ZAPTIN
REGIONAL VA
PS BUSINESS PARKS
Address: 7927 JONES BLANCH RD
SUITE 1300
MCLEAN VA 22102
Signature: EV Zaptin
Phone: 703/876-4848
Email: ezaptinepsbp.com
Date: 16-JUNE-2020

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: applicant for future lease of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Ownership of applicant (SecuControl, Inc.):
SecuControl Produktions GmbH, Ascherslebener Str. 3, 06333 Hettstedt (Germany) (100%)

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

N/A

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

The intended use is for light product assembly and wholesale of specialty products, with a supporting office. The products are test switches, which are used e.g. by electric utility companies. We would purchase components from suppliers (plastic and metal parts) and assemble the products. The products are small (about 3lbs each), and the assembly process is a very light one that can be performed on tables with only light assembly tools.

3. Please describe the proposed hours of operation:

Expected typical hours of operation would be Mon-Fri, 9am-5pm. Hours of operation might be adjusted slightly during periods of high or low demand / assembly volume.

Days 5 days / week Hours 40 hours / week

Daily 8 hours / day

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

We would not have any foot traffic from customers. Our customers are located across the country, and we ship to them, typically via UPS and FedEx. Typically there would be no outside visitors (other than company employees).

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

We expect to typically use the space with 4-5 employees during normal business hours (Mon-Fri 9-5).

5. A. How many parking spaces of each type are provided for the proposed use:

6 Standard and compact spaces (6 parking spaces are assigned for use by this unit, we typically need max. 5))
Handicapped accessible spaces

1 Other one roll-up door for incoming and outgoing shipping (including the reserved space in front of it)

B. Please give the number of:

6 Parking spaces on-site (assigned to this unit: 3 spaces / 1,000 sq.ft.), not
(plus roll-up door)_ counting the roll-up door assigned to the unit
0 Parking spaces off-site

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

1 (roll-up door)

roll-up door is designated exclusively for use of this unit and located in the rear of the building

B. Where are off-street loading spaces located?

N/A

(above-mentioned roll-up door is off-street, in rear of building)

C. During what hours of the day do you expect loading/unloading operations to occur?

standard business hours (expected typically Mon-Fri 9-5)

D. How frequently are loading/unloading operations expected to occur per day or per week?

Typically, we'd expect ca. 1 to 5 pickups and drop-offs per week on site by parcel delivery services (UPS/FedEx), and ca. 1-2 monthly deliveries / pick-ups on site by other freight companies

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

8. What is the square footage the use will be occupying?

2,125 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:



THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.



THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Representative

Tobias Planert (Business Manager, SecuControl, Inc.)

Signature

Date



6/15/2020

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning
Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Restaurant

Valet Parking

Interior floor plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

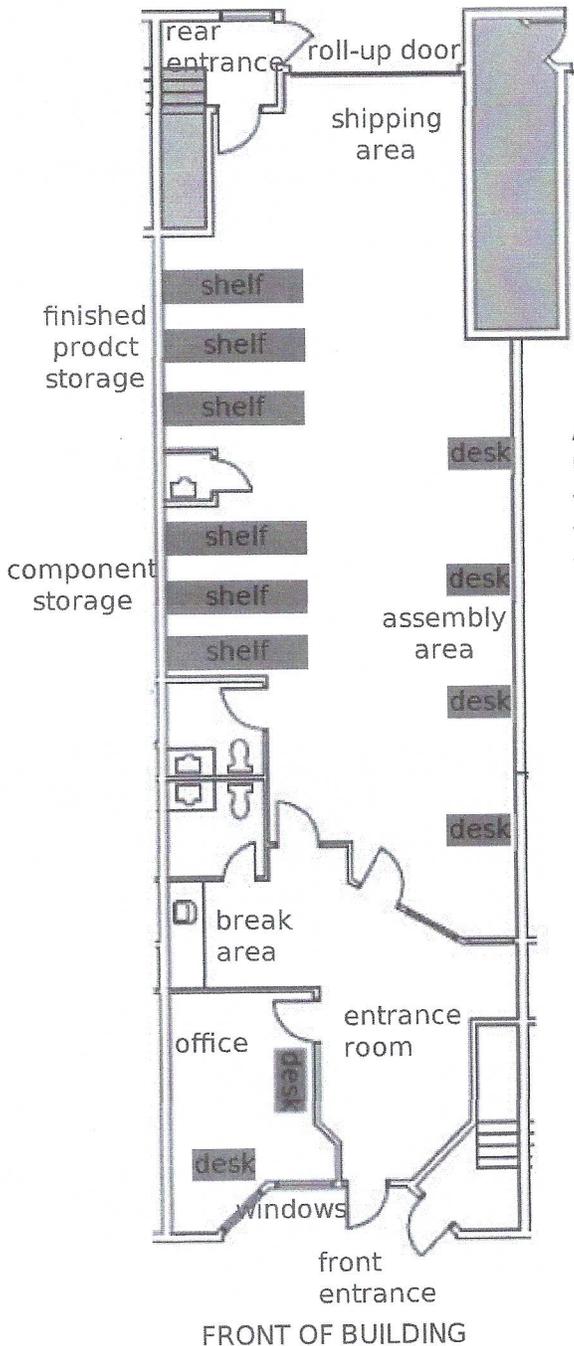
If applicable

Outdoor plan for outdoor uses



FLOOR PLAN

REAR OF BUILDING



Approximate space use proportions:
 - 30% office
 - 40% assembly
 - 30% shipping

EISENHOWER BUSINESS PARK

2,125 SF

4721 A Eisenhower Avenue
Alexandria, VA 22304-4805

FOR LEASING CONTACT

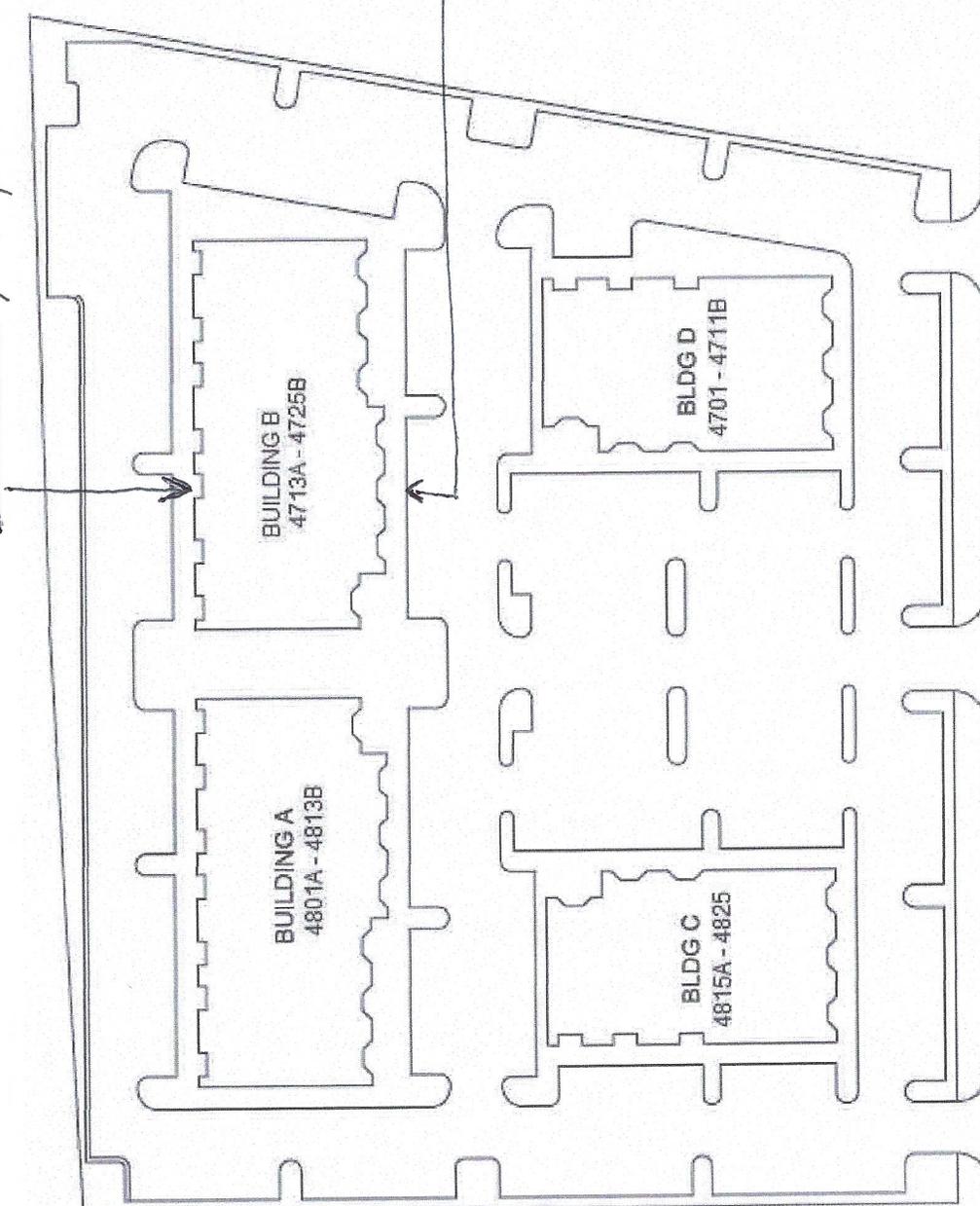
Kevin D. McCormack

kmccormack@psbusinessparks.com

NOTE:
 This drawing and the stated approximate space use proportions are illustrative of our general plans and intentions. Some details (e.g. placements of specific work stations or shelving) may still change.

SITE PLAN

Rear entrance / roll-up door



parking: all around buildings and in central area between buildings C and D.

LOCATION OF
4721A EISENHOWER
AVE
(front entrance)

EISENHOWER AVENUE