Administrative Special Use Permit Application

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

PROPERTY LOCATION: 3660 King Street, Alexandria, VA 22302

ZONE: CG - Commercial General

TAX MAP REFERENCE: 022.03-01-01

APPLICANT'S INFORMATION:

Applicant: James R. Graham

Business/Trade Name: CityVet

Address: 2727 Oak Lawn Avenue, Suite 200

Phone: 469-600-2512

Email: Jim.Graham@cityvet.com

PROPOSED USE:

✓ Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 3660 King St, Alexandria, VA 22302 (property address), for the purposes of operating a Veterinary Clinic (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:	GRI Bradlee, LLC	Phone:	(301) 961-1876
Address:	7200 Wisconsin Ave, Bethesda, MD	Email:	ktaylor@firstwash.com
Signature:	dwiechert Digitally signed by dwiechert DN: E=dwiechert@firstwash.com, CN=dwiechert Date: 2024.10.31 14:47:32-04'00'	Date:	10/31/24

1. The applicant is the (check one):

   Owner

   ✓ Contract Purchaser Lessee or

   Other: 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.

60% CityVet Inc. - Deleware Corporation - 2727 Oak Lawn Avenue, Suite 200, Dallas, TX 75219
40% Choice Animal Hospital, LLC - Virginia LLC - 5907 Ridge Ford Drive, Burke, VA 22015-3646

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 operation of a first-class veterinary clinic operated by licensed veterinarian(s), for household pets, providing treatment, medications, vaccinations, and all related services. On limited occasions, animals will be hospitalized overnight at the clinic strictly in connection with a medical procedure. We will not be offering boarding as a service at this clinic.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	7AM-7PM - Overnight Accommodation 7PM-7AM

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).

20 per day

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

5-10 per day

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

651	Standard and compact spaces
23	Handicapped accessible spaces
	Other

B. Please give the number of:

674 Parking spaces on-site

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?

Two (2)

B. Where are off-street loading spaces located?

One (1) is located in the back alley the at the rear of the clinic and behind the shopping center. One (1) is located in the shopping center parking lot at the front of the clinic.

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

7:00AM - 10:00AM

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

Five days per week. This clinic will mainly be supplying services to customers in this market and not goods. The delivery of supplies to this clinic will be limited to the occasional UPS, FedEx, Amazon, or other small delivery truck, which is very normal for this shopping center.

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:

None

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

3,600 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.

☑ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative James R. Graham

Signature James R. Graham Digitally signed by James R. Graham Date: 2025.03.12 16:19:23 -05'00' **Date** 03/12/2025

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

- [x] **Application form**
- [x] **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
- [ ] Valet Parking

Interior floor plan

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

Contextual site image

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

If applicable

- [ ] Outdoor plan for outdoor uses