



## 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](http://www.alexandriava.gov/planning)

PROPERTY LOCATION: 121 King St

ZONE: R2/King St Retail

TAX MAP REFERENCE: 075.01-03-02

### APPLICANT'S INFORMATION:

Applicant: Unipark

Business/Trade Name: Unipark

Address: 10020 Cokesville Rd H A  
Silver Spring Md 20901

Phone: 301-661-3056

Email: [Info@uniparkvalet.com](mailto:Info@uniparkvalet.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  
(property address), for the purposes of operating a *valet stand* (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:

*Wali Zadran*  
*Owner, 51 Port*

Phone:

*202-486-3914*

Address:

*121 King St.*

Email:

*Zadran@comcast.net*

Signature:

*W. Zadran*

Date:

*Oct, 10, 2025*

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: *VALET STAND*

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. *UN: PAK*

*V. K. Sharma* → *51%*

*Stephano Dubuc* → *24.5%*

*Rick Karp* → *24.5%*

*10020 Colson Rd #A*  
*Silver Spring Md 20901*

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?

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:  
Area to be used AS A VALET STAGING AREA  
For Cavalli Brothers 12 Porto Fish Market  
121 King, 115 King, 105 King St  
Parking spaces located @ garage Queen St & N Lee St / 221 Queen St

3. Please describe the proposed hours of operation:

Days Hours

Daily

Or give hours for each day of the week

Eventually 7 days a week / for trial purposes Friday  $\frac{1}{2}$  Saturday

Monday

Tuesday

Wednesday

Thursday

Friday 5pm - 10pm

Saturday 5pm - 10pm

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). 25 CARS

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift). 3 per shift

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

40 Standard and compact spaces

Handicapped accessible spaces

Other

B. Please give the number of:

Parking spaces on-site

Parking spaces off-site 40

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

Queen St & N Lee St  
221 Queen St

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

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

3 spaces Next to 16 Puerto Rico  
on N Lee St

B. Where are off-street loading spaces located?

3 spaces on N Lee St east side Next to Puerto

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

5pm - 10pm

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

20-25 per day

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?

3 parking spaces

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.

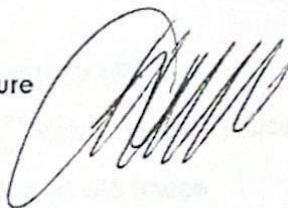


THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative

David Acosta

Signature



Date 10/10/25

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: 10020 Coleville Rd #A Silver Spring Md 20901

Phone: 202-437-0329

Email: David@uniparkvalet.com

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

☒ 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





Department of Planning & Zoning  
Administrative Special Use Permit New Use  
Valet Parking Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

VALET PARKING PLAN



Please provide a copy of the plan with your application.

A detailed plan must be submitted showing and explaining all components of the valet parking, including at least the following:

- (a) The location of the drop off area as well as the location for the parked vehicles to be stored;
- (b) The proposed days and hours of operation of the valet parking plan;
- (c) The number of spaces available at the vehicle storage site, which must be of sufficient capacity for the use or uses from which vehicles will be valeted;
- (d) Adequate assurance that the owner and operator of the vehicle storage site is agreeable to the proposed valet plan;
- (e) The size and design of the drop off site and identification of any on street parking spaces that will be lost during the period that the valet parking plan is in effect, such spaces to be kept to a minimum;
- (f) Demonstration that the location of the drop off site will not interfere with traffic, remaining parking, bus stops, or transit passengers or pedestrians;
- (g) The proposed graphics for the drop off site, including signage and uniformed staff, with sufficient visibility but designed to be compatible with the streetscape as determined by the director;
- (h) The proposed number of attendants, which must be sufficient to adequately staff the operation; and
- (i) If the proposed valet plan includes more than one business, the identity of the party or entity responsible for compliance with the approved valet parking plan.

LOCATION OF STORED VEHICLES



Vehicles may not be parked or temporarily stored by an attendant on streets or sidewalks.

Where will the parked vehicles be stored?

221 Queen St

SHARED PARKING PROGRAM



No structures are permitted in conjunction with a valet parking program, unless associated with a shared parking program among several businesses, and only after the design is reviewed for comment by the Old and Historic Alexandria District Board of Architectural Review. Please review Section 11-513 (N) of the Zoning Ordinance for more detail.

Are any structures proposed as part of the valet parking program? NO



If so, please include a detailed description and plan for the structure with your application. Attach a separate sheet, if necessary. NO

Is the program part of a shared parking program with other businesses? NO



If so, please describe the program and identify the other businesses to be included. Attach a separate sheet.







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[EXTERNAL]Charlotte Hall sending more updates for Valet Parking in Old Town

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**From** Charlotte Hall <charlotte.anne.hall@gmail.com>

**Date** Wed 10/29/2025 11:38 AM

**To** Ann Horowitz <ann.horowitz@alexandriava.gov>

**Cc** Mavis E Stanfield <mavis.stanfield@alexandriava.gov>; David Acevedo <David@uniparkvalet.com>; Luke Cowan <luke.cowan@alexandriava.gov>

You don't often get email from charlotte.anne.hall@gmail.com. [Learn why this is important](#)

Good Morning,

Just spoke with Mavis, and I believe I have a few things to add:

1. Signage for Valet Parking - We will use an A-frame sign to identify the service, time, and costs.
2. # of attendants will be 2-3 for the Valet Service

Thank you,

Let me know if you need anything else.

best,

charlotte

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Charlotte A. Hall  
(703) 675-7829

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### **Alexandria, Va Valet Operation**

The operation will occupy the equivalent of 3 parallel parking spaces on the east side of N. Lee Street next to IL Porto Ristorante the operation will be staffed with 3 valet attendants (1 onsite supervisor 2 runners) to service approximately 20-25 vehicles per day, days of operation will be Friday & Saturday 5pm-10pm. To ensure smooth passage to public traffic & avoid any back up into the pedestrian walkway if more than 3 vehicles arrive at the same time the supervisor will advise any vehicles after the 3<sup>rd</sup> to pull aside in front of the staging area with their hazard lights on and to remain in their vehicle until the next available attendant arrives to ensure those vehicles can be moved in case on an emergency. Any guest who doesn't want to wait will be asked to self park at the garage



**From:** Peter Kramer <peter@hbparking.us>  
**Sent:** Friday, October 31, 2025 1:34:06 PM  
**To:** David Acevedo <David@uniparkvalet.com>  
**Subject:** == Unipark / HB Parking

Hi David,

This email serves as a verification that Unipark has entered into an agreement with HB Parking for the use of off-street parking spaces at the HB Parking facility located at 300 N Lee Street in Alexandria, Va.

All the best,

Peter Kramer  
HB Parking  
www.hbparking.us  
peter@hbparking.us  
+1.703.625.0201







