

COMMUNITY DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION								
IZO7 N Liberty St Property Address	46.B.6 7- Zacres acres or sq.ft. Total Land Area (circle)							
Existing Zoning Classification:								
Special Use being requested: 10-3-97 (14) Junkyard, which shall be screened.								
Special Ose being requested.								
PROPERTY OWNER INFORMATION								
1								
Ahmed Abdullah	540607(520							
Property Owner Name 3112 Joppa Court	Telephone							
Street Address	E-Mail .							
Harnsonburg VA 22801								
City State Zip	TATIVE INFORMATION							
OWNER'S REPRESEN	TATIVE INFORMATION							
	The Lands are a second as a se							
Owner's Representative	Telephone							
Street Address	E-Mail							
	×							
City State Zip	NICATION							
I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property. Alman								
REQUIRED A	TTACHMENTS							
Letter explaining proposed use & reasons for seeking a Special Use Permit. Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis . This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter. Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility								
application. TO BE COMPLETED BY PLANNING & ZONING DIVISION								
Date Application and Fee Received	Total Fees Due: \$ 485							
Received By								

To whom it may concern,

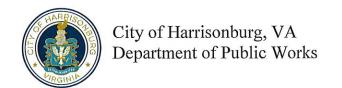
The land will be used for mechanical and dealership purposes. I buy damaged cars from salvage auctions to repair them for reselling or sending them overseas. I need longer than 30 days without an inspection until a car is resold or repaired therefore, I need a special use junkyard permit. I can keep the place looking clean because I have the lot intended for the damaged cars fenced or screened from public view. We will also not be using the lot for demolition or recycling of cars or parts.

Thank you,

Ahmed Abdullah\

(540)607-7520

1207 N. Liberty St Harrisonburg VA 22802



Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Informatio	n						
Consultant Name:							
Telephone:							
E-mail:							
Owner Name:	Ahmed Abdullah						
Telephone:	540-607-7520 deedanautosales@gmail.com						
E-mail: Project Information							
r roject information							
Project Name:	Deedan Auto Sales LLC						
Project Address: TM #:	1207 N. Liberty St Harrisonburg, VA 22802 46 B 6						
Existing Land Use(s):	Used auto sales, with Mechanic Shop for repairing damaged cars to resell						
Proposed Land Use(s): (if applicable)	same uses as existing						
Submission Type:	Comprehensive Site Plan Special Use Permit Rezoning Preliminary Plat Plat						
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	+/- 2 acres of land with off-road parking and screened in lot behind building to keep it out of public view. 7,000 square foot building on land intended for repairing and reselling cars.						
Peak Hour Trip Ge	neration (from row 15 on the second page)						
AM Peak Hour Trips:	0						
PM Peak Hour Trips:	0						
(reserved for City TIA required? Y Comments:	y staff) Tes No _X						
Accepted by:	Rob Am Felso Date: March 22, 2021						

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row		ITE Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Automobile Sales (Used)	841	1000 sq ft GFA	7	15	26
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5		if				
6	Proposed #6						
7	Total New Trips					15	26
8	Existing #1	Automobile Sales (Used)	841	1000 sq ft GFA	7	15	26
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14		Total Existing Tr	15	26			
15	Final Total (Total New – Total Existing)					0	0

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- 2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- 4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: December 2019