

5th STREET ENTERPRISES, LLC.

Robert B. Samia – Owner (Class A Contractor)

71 South Fifth Street
Warrenton, Virginia 20186
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Via Hand-Delivery

Town of Warrenton
Dept. of Community Development
21 Main Street
Warrenton, Virginia 20186
Tel: 540-347-2405

Re: Special Use Permit (SUP) Application
Statement of Justification
71 South Fifth Street

Town of Warrenton:

I am filing this letter and attached exhibits in support my request for a special use permit (SUP) for an auto dealership on my property. I have owned and maintained the property located at 71 South Fifth Street (hereinafter "property") for forty (40) years. During most of that time, I have had at least one car dealership there, sometimes two. It is zoned for general commercial use and dealerships have been operating on the property prior to the Town requiring a special use permit.

Unfortunately, the last tenant on the property who operated a car dealership was forced to shut down due to the economic hardships caused by the global pandemic. As you know, the Virginia Department of Motor Vehicles (DMV) operated by appointment only and it was difficult to obtain necessary information and paperwork. I was not made aware of the fact that the tenant's status as a car dealership had expired and, as such, the two-year limit on the dealership SUP expired as well. It is for this reason that I am requesting a renewal/reissuance of a SUP for a car dealership. This request would not require any structural or exterior changes to the current condition of my property.

During the 40 years I have owned this property, I have maintained a good working relationship with all my neighbors. I have ample parking with two municipal parking lots within 300 feet of my property. I also own the adjoining property located at 81 South Fifth Street, which provides additional parking and aids with traffic flow. Moreover, I maintain a 24-hour security system to help ensure the safety of this area to the community.

Many of my current tenants have been there for as long as I have owned the property. I helped many of them out through covid as I could and provide very affordable rents. It is a place that is supportive of entrepreneurs and small businesses which, in turn, provide a solid economic base for the town as well as services to the residents.

The south side of Fifth Street has been the auto repair section of Town as long as I have lived here. It provides convenience to residents who live within the town to be able to walk to this location. It also adjoins the municipal bike trail, that I helped support. This is a property that has long provided a location for car dealerships and I am asking the Town to once again provide a SUP, as it has always done in the past.

Very truly yours,

Robert B. Samia