

**Project Narrative**  
**AND**  
**Statement of Justification**

**For:**



**Use Permit**

**199 E Mercury Blvd  
Hampton, VA 23669**

**Applicant:**

**Owner and Operator: Tri Nguyen**

**RECEIVED**

**NOV 26 2019**

**CDD 5<sup>TH</sup> FLOOR**

## Project Narrative

This is a request for a use permit for East Coast Automotives in a C-3 zoning district.

The application is seeking approval to store vehicles and abandoned vehicles for the city of Hampton. The land that will be utilized is located at 199 E Mercury BLVD. The available plot is 39,805 sq. ft.

### Minimum Conditions for C-3 districts:

The design calls for:

- Enclosed area by 6' opaque fence.
- Landscaped buffer of 15' between the fence and existing right of way.
- Landscaped buffer of 20' between the fence and any adjacent residential district of the property line of any existing dwelling unit
- Landscaped buffer of 15' between the fence and any adjacent commercial property
- Any yard area of a vehicle storage abuts the front front yards of one or more residential lots all required fencing and all storage areas shall be set back a distance equal to the largest front setback of the dwellings on the adjacent parcel.

### Business Operation and Layout

The business will have one employee, Tri Nguyen who is the owner that will manage customers and keep an organized ledger for vehicles coming in and out. The Hours of Operation will be Monday-Friday 8-5PM. The object of the business is to store vehicles for the City of Hampton that were involved in a collision and vehicles that have been abandoned. Not all customers pick up their vehicles after a repair or before a repair. All excess vehicles sitting in the front of business is making the work area cluttered and harder for customers and tow trucks to go in and out. Some vehicles require weeks and even months for approval from insurance company to start a repair so these vehicles need a place to be stored.

## Statement of Justification

The applicant Tri Nguyen Owner of East Coast Automotives submits the following information as evidence that meets all requirements for the Use Permit for City of Hampton.

1. East Coast Automotives use and development of this project is use to promote public safety by keeping damaged/inoperable and abandoned vehicles in safe location. ECA is an Automotive Repair Facility that serves the community and also serves the largest body shop in Hampton, VA called Elite Auto Body. Elite over the years have outgrown their location. East Coast' s proposal is to develop a safe and secure area to keep vehicles involved in collisions from the eye of public and demonstrate and maintain a clean business image. East Coast has also outgrown its current storage location. The City of Hampton utilizes this location currently for tow companies to keep abandoned vehicles and interstate tows for vehicles involved in collisions. This is beneficial for the public who were involved in the accident to come and retrieve their belongings from a secure area from their total losses.
2. Proposed modifications to the new property will comply with every regulation needed by the City and Development of Hampton. The new property is currently zone C-3 which allows vehicle storage with a Use Permit. The property already has an enclosed opaque fence that matches the compliance from zoning in section 3-3.
3. The landscape buffers from section 3-3 will be done properly to provide a cleaner image of the business in accordance to Planning and Develop and Zoning.

