

# **2657 Tulane Ave Article 20.3.MM**

## **Compliance Requirements**

Dear Mr. Breckman,

As per your request, under Zoning (Revisions Needed) on the One Stop Shop dated 2/17/2022, you requested for me to provide you with a written narrative that addresses compliance with all of the requirements of article 20.3.MM of the CZO. Hopefully this written narrative addresses all of your concerns and questions. First, I would like to start off under 20.3.MM number 1) is not applicable towards my minor motor vehicle service new and used tire shop, as even though I am allowed to store the same vehicles outside on the site for up to (15) days, I will not be storing any vehicles on site period. As for number 2) there will be no driveways affecting the safety and efficiency of traffic circulation of adjoining streets. As for number 3) the retail tire shop is fully enclosed and there will be no wrecked or junk vehicles stored on site that abuts to a residential use property and the facility has installed an opaque fence of at least (6) ft high on the property line to buffer the residential use, even though the surrounding properties are all commercial use. As for number 4) it is not applicable, as this property is not a gas station nor does it sell any gas. As for number 5) it is not applicable as there will be no virtual sales of used motor vehicles of any kind. As for number 6) there will be no motor vehicles stored and repair work conducted in the public right-of-way. As for number 7) the minor motor vehicle service repair and tire retail shop, there is a total lot size of 12,824 sq ft instead of the minimum requirement of 5,000 sq ft. As for number 8) my tire retail shop has already provided to the One Stop Shop all documentation proving that it has been approved and is registered with the LDEQ Agency. Last but not least, number 9) all storage of tires will be covered or enclosed in one of the storage sheds of the property in order to control any of the standing or pooling of water. Please let me know if there are any other concerns or questions as I have been waiting very patiently in regards to opening my business and have complied to all of the One Stop Shop's requests. Please note that I have been paying a \$5,000 monthly lease rate since October of 2021 and it has been taking a financial toll on me personally and on my business. I really wish that this will resolve all issues in order to release my occupational license to open up my new business. I appreciate your time and I look forward to hearing from you soon.

Sincerely,

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