

### Coach Issam's Driving School Narrative

My leased suite will mainly serve as an office space for my business where I can complete administrative work. My services will mainly be offered in online virtual classrooms, meaning my business will primarily be an online business. In-person services will include conducting driving classes and exams outside of the suite and building vicinity, as students will be driving and examined on the road (highway and freeway). "New drivers" are already required by the DMV to have trained for at least 45 hours with their parent/guardian so all newer drivers already have some experience with driving. No first-time drivers will be trained anywhere near the vicinity of the office. Students will also visit the office to pick up and sign off on paperwork. I also occasionally drop off paperwork at the students' homes.

All online services will also have an in-person option that would be taking place in the office. They will be conducted on an as-needed, appointment basis and will mainly be individual classes. Occasionally, in the event that the student's availabilities align, at most a small group class of four students could be taught together at the same time. Again, this would be occasional and would also be scheduled by appointment only. This means a maximum of 5 people (four students and myself) in the building at once. This would be conducted in the office room of 352 square feet (the largest room in the leased suite).

One parking lot space will be used for my car, which is also used for business purposes. Customers/students will park their cars in the lot briefly to sign or pick up paperwork. However, it should be noted that most customers/students will be dropped off as they do not have a license. In the case of in person services with a student who already has their license, one additional space would be used. Occasionally, up to 5 spaces could be used at one time (4 students and myself) but this would be rare as again we are focusing on an individual appointment basis.

After speaking to the Fairfax County Fire Marshall department, I was directed to the engineer of the day in the building plan review section and was told that my suite qualifies for these services as an office space can also be considered a small assembly room. I was also told that the requirement is 15 square feet per person, including tables and chairs. Therefore, I could have over 20 people, but I am not going to have more than 4 people at a time.

#### Online services

- Drivers' education
- Drivers' improvement clinic
- Parents/teens 90 minutes meeting
- Re-examination course (after failing permit test 3 times)

#### In-person services outside suite and building vicinity

- Driving classes for teens
- Driving classes for adults
- Behind the wheel training for new drivers
- Adult license waivers
- Teen license issuance

#### Condition for approval:

- A. We will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use as we will mainly be using the office for administrative purposes and online instruction. Any in-person instruction will be in a classroom-like format that is mainly offered on an individual appointment-based format (which could occasionally be a small group option limited to 4 students at once). Any actual driving will not be conducted anywhere near the vicinity of the leased space. Driving will be conducted offsite like on the highway.
- B. We will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood for the same reasons stated above.

#### Potential Impacts

- i. Noise: no changes to anticipated noise levels are expected. Clients are just being dropped off and picked up, or parking and meeting us inside the office.
- ii. Odors: no odors are anticipated. Only one car will be in use and that is outside leased space vicinity aside from parking inside the assigned lot.
- iii. Trash and litter: no more than expected. No business will be conducted outside of the leased office which will have cleaning daily. Driving outside of the lot will cause no littering.
- iv. Loading/unloading: no loading or unloading will be required. Only students being dropped off in front of the office.
- v. Parking and stacking: only one parking spot for myself will be used. Generally students will be dropped off so no space will be used. The majority of classes are online but in the case of in-person classes, where a student already has their license, one spot will be used for a few hours on one day. Occasionally, 3 other spots could be used as well but that would be rare.
- vi. Use capacity: 1-5 people. For the large majority of time, it will only be myself the only instructor, so 1 person. Occasionally clients will come to sign off on paperwork and are either coming alone (for students who already have their license) or are being dropped off and driven by one other driver such as a parent. Any in-person classes will mainly be individual so 1 person. In the case of an occasional in-person small group class of up to 4 clients so it would be a maximum of 5 people, 4 student and 1 instructor (myself).
- vii. Hours: hours will be 8 am – 8 pm which can be adjusted if the town requires so.
- viii. Site plan: has been submitted with application.
- ix. Floor plan: has been submitted with application.