

EXHIBIT NO. 1

6  
4-16-05

Docket Item #6  
SPECIAL USE PERMIT #2005-0008

Planning Commission Meeting  
April 5, 2005

**ISSUE:** Consideration of a request for special use permit for change of ownership and to expand an existing light automobile repair business to include general automobile repair as an expansion of a noncomplying use.

**APPLICANT:** Corvette Specialist, Inc.  
by Adrian Mungiu

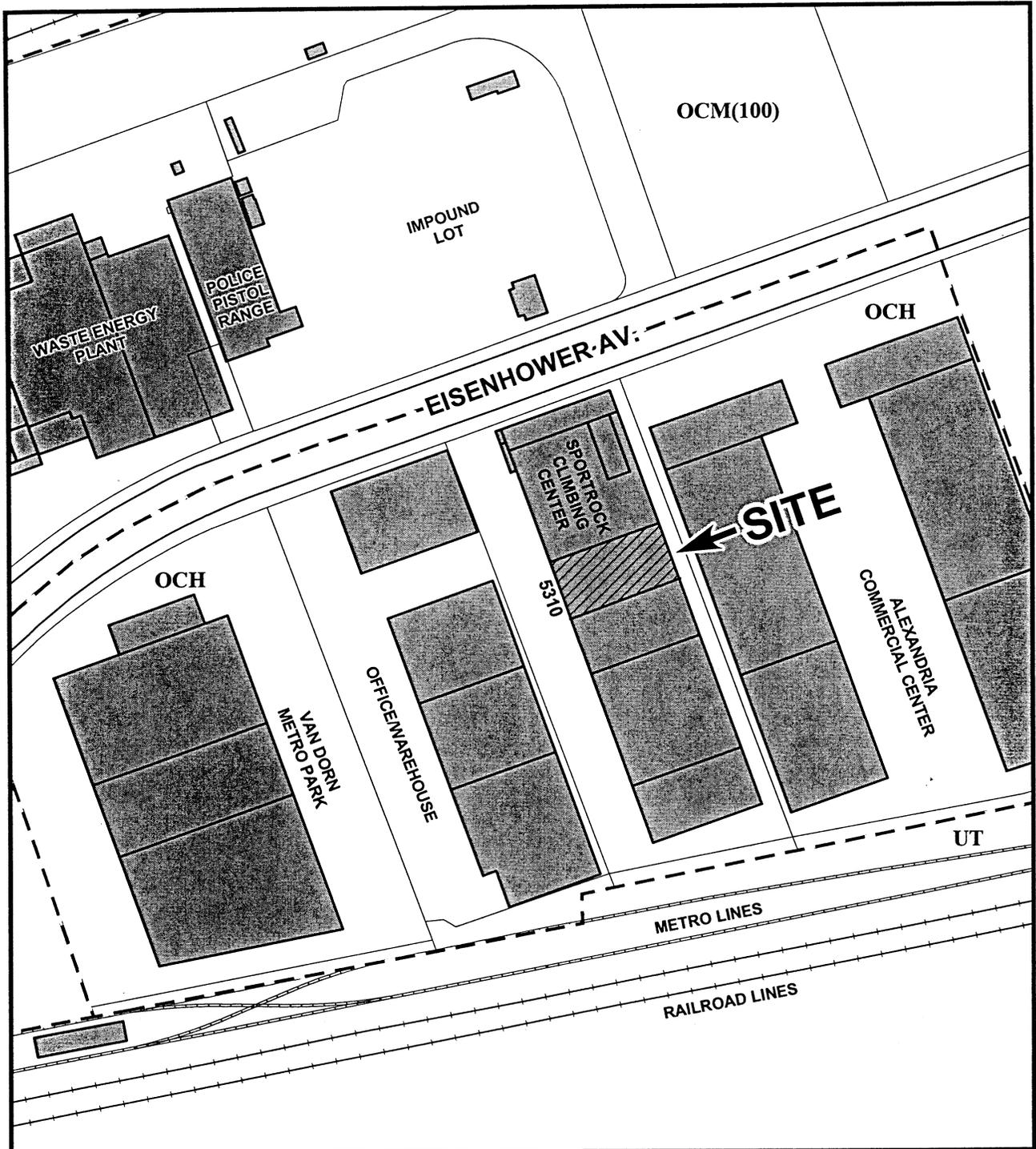
**LOCATION:** 5310 Eisenhower Avenue

**ZONE:** OCH/Office Commercial High

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**PLANNING COMMISSION ACTION, APRIL 5, 2005:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2005-0008**

**04/05/05**



## I. DISCUSSION

### REQUEST

The applicant, Corvette Specialist, Inc., requests special use permit approval to (1) change the ownership and (2) expand an existing light automobile repair garage to include general repair located at 5310 Eisenhower Avenue. General automobile repair is not permitted in the OCH, office commercial high zone. The applicant is availing himself of industrial square feet within the warehouse complex defined as “noncomplying space” in order to allow the existing light automobile repair garage to intensify to general automobile repair.

### SITE DESCRIPTION

The subject property is one lot of record with an estimated 200 feet of frontage along Eisenhower Avenue, a depth ranging from 500 to 600 feet and a lot area of approximately 104,720 square feet. One two-story industrial building with a total of 62,000 square feet has been divided into office space and seven warehouse units. The warehouse building includes loading facilities and the site has 103 parking spaces.



The Waste-to-Energy plant, the City impound lot, and firing range are all located across Eisenhower Avenue to the north of the subject property. Warehouse and office uses are located to the east and west, and the Van Dorn Metro Station is located to the west. Metro and railroad tracks are located south of the property along the Fairfax County border.

### PROPOSAL

Corvette Specialist is a full service automobile repair garage that includes mechanical repair and maintenance, including interior restoration. Currently all body repair and painting is subcontracted out to another business. Vehicles are also cleaned and detailed on premises prior to the owners collecting their vehicles.

The general auto repair facility will include transmission and engine work including rebuilding, alignments, general tuning, and in the future paint and body restorations within a restoration booth. The applicant states that the request for general auto repair will not increase the number of vehicles on the property or intensify the existing light automobile operation. The applicant indicates that the garage volume is low, approximately three patrons a day because of the special work that is performed.

In late January and March of 2005, staff inspected the premises and found that the business was conducting light automobile repair as conditioned by SUP#96-0041.

BACKGROUND

There are three general auto repair facilities in the warehouse complex not including Corvette Specialist. These are Porsha Pit Stop at 5312 Eisenhower Avenue, East Coast Transmissions at 5316 Eisenhower, and East Coast Collision Auto Body at 5320 Eisenhower.

Corvette Specialist occupies a warehouse unit of approximately 7,320 square feet. As indicated on the applicant's plan, the garage currently accommodates 4 lifts and 12 service bays, a small office and storage area for parts. Corvette Specialist, previously owned by Georgia Demitras, is authorized to operate light automobile repair pursuant to Special Use Permit #96-0041.

The applicant purchased the automobile repair garage in October 2004, under the impression that he could conduct general automobile repair. When the applicant filed his business license with the City, staff advised him that he was required to (1) transfer the approved Special Use Permit #96-0041 to his name and (2) obtain special use permit approval to expand from light automobile repair to general automobile repair. The applicant indicated to staff that he purchased the business under the impression he could conduct general repair and was informed by the prior owner of the garage that he could do so. The applicant is filing this special use permit application to allow general automobile repair.

The following list indicates the existing businesses, including those that are operating pursuant to approved special use permits, within 5300-5320 Eisenhower Avenue.

<b>SUP#</b>	<b>Name/Address</b>	<b>Use</b>	<b>Area</b>
sup not required	5300 Eisenhower	Offices	6,000 sq ft
sup not required	Modern Diaper Service 5318 Eisenhower	Industrial Laundry	8,000 sq ft
#2034	East Coast Collision 5320 Eisenhower	General Auto	8,000 sq ft
#2581 and #2581-A	East Coast Transmission 5316 Eisenhower	General Auto	8,000 sq ft
#95-0126	Sport Rock 5308 Eisenhower	Amusement Enterprise	8,000 sq ft

#96-0041	Corvette Specialist 5310 Eisenhower	Light Auto Repair	7,320 sq ft
#96-0087	Krucoff Realty 5300-5320 Eisenhower	Noncomplying Uses Umbrellas SUP	
#2000-0058	Land Rover 5314 Eisenhower	Light Auto Repair	8,000 sq ft
#2003-0013	Porsha Pitstop 5312 Eisenhower	General Repair	8,000 sq ft
#2004-0049	East Coast Transmission 5320 Eisenhower	General Repair (Amendment)	

On March 15, 1997, City Council granted Special Use Permit #96-0087 to Krucoff Realty partnership (owner of the property in which the applicant occupies a tenant space) for a variety of noncomplying and special uses in the warehouse building. This umbrella SUP (#96-0087) for the site approved a group of uses, including both noncomplying uses and special uses in the OCH zone, with the intent that these uses could occupy the building without separate SUP approval. Some uses in these categories, including light and general auto repair, were specifically excluded so that they can be considered on a case by case basis with separate SUP approval. East Coast Transmissions and East Coast Collision Auto Body were approved prior to an umbrella special use permit and continue to operate as separate noncomplying uses.

At the time the umbrella SUP was approved, a total of 24,000 square feet of space was occupied by noncomplying uses. The amount of space noncomplying uses can occupy under the umbrella permit is thus limited to 24,000 square feet. The subject auto repair business requests approval to conduct general auto repair, a noncomplying use, in 7,600 square feet of space. Essentially, it asks to "borrow" any remaining noncomplying space from the original umbrella permit and apply that remaining noncomplying space to allow the applicant to operate general auto repair. General auto repair is otherwise not permitted as a use in the OCH zone.

Two businesses, Modern Diaper Service and Porsha Pit Shop, currently use a total of 16,000 square feet of "noncomplying industrial space" per the umbrella sup. The umbrella sup has set aside not more than 24,000 square feet of "noncomplying space". The remaining 8,000 square feet under the umbrella sup can be applied to Corvette Specialist to allow the existing garage to perform general repair.

**Uses Allowed Pursuant to Special Use Permit #96-0047**

Modern Diaper Service	industrial laundry	8,000 sq ft
Porsha Pit Stop	general repair	8,000 sq ft
Corvette Specialist	general repair	8,000 sq ft
Total Noncomplying Space Used		24,000 sq ft
Permitted Noncomplying Space Per SUP#96-0047		24,000 sq ft

Once Corvette Specialist uses up the remaining 8,000 square feet of “noncomplying space” there will be no other expansions or noncomplying uses permitted within the warehouse complex. Only after Modern Diaper Service, Porsha Pit Stop or Corvette Specialist leave will noncomplying space become available for future commercial tenants that are uses not permitted either by-right or by special use permit in the OCH zone.

**PARKING**

Section 8-200(B)(20) of the Zoning Ordinance requires an automobile repair garage to provide 1.2 off-street parking space for each 500 square feet of industrial warehouse space. A 7,320 square foot repair garage is required to provide 18 off-street parking spaces. The applicant provides 23 spaces. At the front of the garage 11 parking spaces are provided for customers and repaired vehicles parked awaiting their owners to pick up. Within the building a total of 12 vehicles can be parked and after hours up to 14 vehicles can be parked in the drive aisle. In addition, at the rear of the building, are six more spaces.

**ZONING/MASTER PLAN DESIGNATION**

The subject property is located in the OCH/Office Commercial High zone. Section 4-1103(Q) of the zoning ordinance allows only light automobile repair in the OCH zone with a special use permit. General auto repair may be permitted with a special use permit, only if the total square feet of space occupied by noncomplying uses in the building does not exceed 24,000 square feet (SUP #96-0087).

The proposed use is consistent with the Landmark/Van Dorn small area plan chapter of the Master Plan which designates the property for office and commercial uses.

**II. STAFF ANALYSIS**

Staff does not object to the expansion of an existing light automobile repair garage to include general auto repair at 5310 Eisenhower Avenue. Although in general staff would like to see uses more compatible with the current zoning, the proposed use is compatible with the existing, more industrial

type uses in the building, which include three existing light and general auto repair establishments. Although the prior operator of the garage performed general automobile repair without special use permit approval, the City did bring the prior operator into compliance with the special use permit and building code requirements. In addition, problems in the past with excessive cars on the property occurred. Staff did not, however, observe such a problem when inspecting the site, and there have not been any recent complaints. Additionally, the applicant states that conducting general auto repair instead of light will not increase the number of vehicles on the property or intensify the existing operation. Staff also recommends approval of slightly longer Saturday hours for this garage in order to be consistent with other businesses hours of operation in the center.

Staff recommends approval of the special use permit with the following conditions.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY STAFF:** Work performed on automobiles on the premises shall include ~~be limited~~ general automobile repair as defined by section 2-115 of the zoning ordinance and ~~to~~ light automobile repair (minor service work) including, tune up, lubrication, alignment, fuel system, brakes, mufflers, electrical work, replacement of small items and installation of accessories. (P&Z)
3. No repair work shall be done outside. (P&Z) (SUP#96-0041)
4. **CONDITION AMENDED BY STAFF:** No more than ~~eight~~ eleven vehicles shall be parked or stored outside at any time. The applicant shall maintain 10 parking spaces inside the building for employees and customers at all times. These 10 spaces shall not be used for automobile repair. (P&Z)
5. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP#96-0041)
6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#96-0041)

7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP#96-0041)
8. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 7:30 A.M. to 6:00 P.M., Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday. (P&Z)
9. **CONDITION AMENDED BY STAFF:** All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and ~~shall~~ not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (~~Health~~) (SUP#96-0041)
10. **CONDITION AMENDED BY STAFF:** The applicant shall ~~c~~Comply with the City of Alexandria Best Management Practices ~~m~~Manual for ~~a~~Automotive ~~r~~Related ~~i~~Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166. (T&ES) (SUP#96-0041)
11. **CONDITION AMENDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and nNo amplified sounds shall be audible at the property line. (~~Health~~) (SUP#96-0041) (T&ES)
12. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department ~~for a security survey at 703-838-4520 regarding a security survey for the business and robbery awareness program for all employees.~~ (Police) (SUP#96-0041)
13. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that arises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP#96-0041)

14. **CONDITION ADDED BY STAFF:** No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z)
15. **CONDITION ADDED BY STAFF:** The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (P&Z) (T&ES)
16. **CONDITION ADDED BY STAFF:** No material shall be disposed of by venting into the atmosphere. (T&ES)
17. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Peter Leiberg, Zoning Manager.

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 The Corvette Specialist is located along an unnamed dead-end driveway. In addition to the subject use there is also the East Coast Collision Center automotive repair shop. The existing driveway serving these uses is in acceptable condition.

##### Code Enforcement:

- C-1 A new Fire Prevention Permit is required for the increased work including autobody painting and repair.
- C-2 A construction permit and final inspections are required for the installation and use of the spray booth.
- C-3 Updated lists of all Material Safety Data Sheets shall be maintained on premises.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

##### Health Department:

No Comments

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

# APPLICATION for SPECIAL USE PERMIT # 2005-0008

[must use black ink or type]

PROPERTY LOCATION: 5310 Eisenhower Ave, Unit #2

TAX MAP REFERENCE: 33.01-04-33 ZONE: OUT/Office Commercial -

APPLICANT Name: Concrete Specialists, Inc.

Address: 5310 Eisenhower Ave, Unit #2, Alexandria, VA, 22304

PROPERTY OWNER Name: ADRIAN MUNGITU

Address: 515 N. Armstrong St, #202, Alexandria, VA, 22312

PROPOSED USE: General Automotive Repair

"borrowing space" from umbrella SUP 96-00087

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ADRIAN MUNGITU  
Print Name of Applicant or Agent

  
Signature

5310 Eisenhower Ave, Unit #2  
Mailing/Street Address

703 751-6730 703 751-5188  
Telephone # Fax #

Alexandria, VA 22304  
City and State Zip Code

Jan. 25, 2005  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one)  ~~the Owner~~  Contract Purchaser  
 Lessee or  Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

ADRIAN MUNGU 100% ownership  
515 N. Armstrong St, #202  
Alexandria, VA, 22312

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license  
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Cigarette Specialists, Inc. is a full service auto repair facility. We do complete mechanical repair and maintenance. We also repair interiors and do bodywork. Paint work has been subcontracted up to this point, but as part of this request, we would like to be permitted to install a paint booth, so we may paint on the premises. We also detail vehicles on the premises. We currently have a staff of three, including the owner. We have 11 outside parking spaces (designated) and 12 inside spaces, not including 4 Automotive lift bays. There is parking space for 6 in the rear of the building. 14 cars can be parked in the aisles at night. We have a low volume of patrons usually less than 3 per day. Parking for employees is outside, in our designated parking spaces. Normal operating hours are 7:30 am - 5:30 pm Monday - Friday. Saturdays are 9-12 pm. There is very little or no exterior noise generated.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Less than 2 per day. 8:00-5:00 Mon-Fri.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

3. 8am-5:00 pm Mon-Fri.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday - Friday

7:30 am - 5:30 pm

Saturday

9 am - 12 pm

Sundays

Closed

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

None

B. How will the noise from patrons be controlled?

We have very few patrons. No anticipated noise problem.

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8. Describe any potential odors emanating from the proposed use and plans to control them:

No anticipated odors.

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9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

cardboard + packing material.

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B. How much trash and garbage will be generated by the use?

Approximately 8 40 gallon trash cans per month

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C. How often will trash be collected?

Trash is collected twice per week by Thomas Jones Trash Removal

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D. How will you prevent littering on the property, streets and nearby properties?

Our parking spaces are in front of our shop. Neither employees or patrons will be on adjoining properties. All trash remains in shop for pickup.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.     No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Automotive Paint + lacquer thinner. Monthly quantity 5 gallons or less. Disposal through supplier.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.     No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Automotive Paint + lacquer thinner. 5 gallons or less. Disposal through supplier.

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Paint booth for spraying vehicles. Respirators for employees handling paint. Safety Goggles for employees handling paint. Filtration in booth to prevent the exhaust of chemicals.

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.     No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

\_\_\_\_\_

B. How many parking spaces of each type are provided for the proposed use:

17 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

26 Other.

C. Where is required parking located?  on-site  off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? on ramp into building.

\_\_\_\_\_

\_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?

8 am - 5 pm

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

2 per week (trash removal)

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Property is adequate

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

7320 sq. ft. (existing) + 0 sq. ft. (addition if any) = 7320 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building  a house located in a residential zone  a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: West End Business Center

other, please describe: \_\_\_\_\_

**AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: \_\_\_\_\_

2. What types of repairs do you propose to perform?

Complete Mechanical, interior, and body repair

3. How many of each of the following will be provided?

4 hydraulic lifts or racks

0 service pits

11 service bays

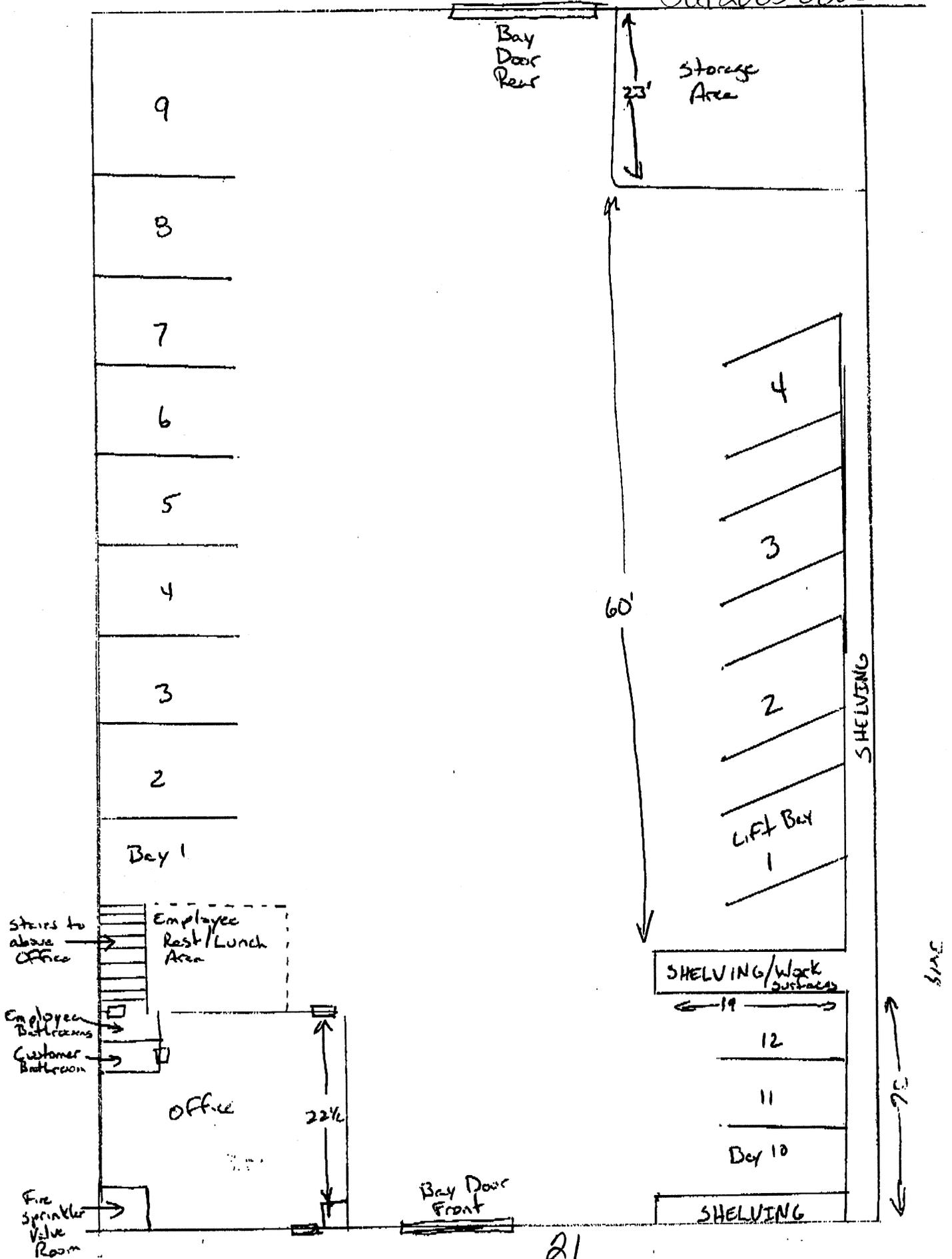
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Up to 25 (this includes on lifts and in service bays)

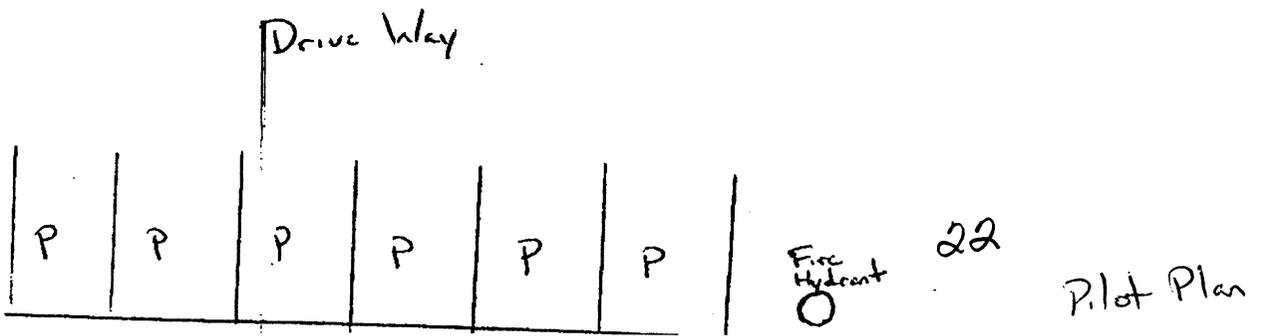
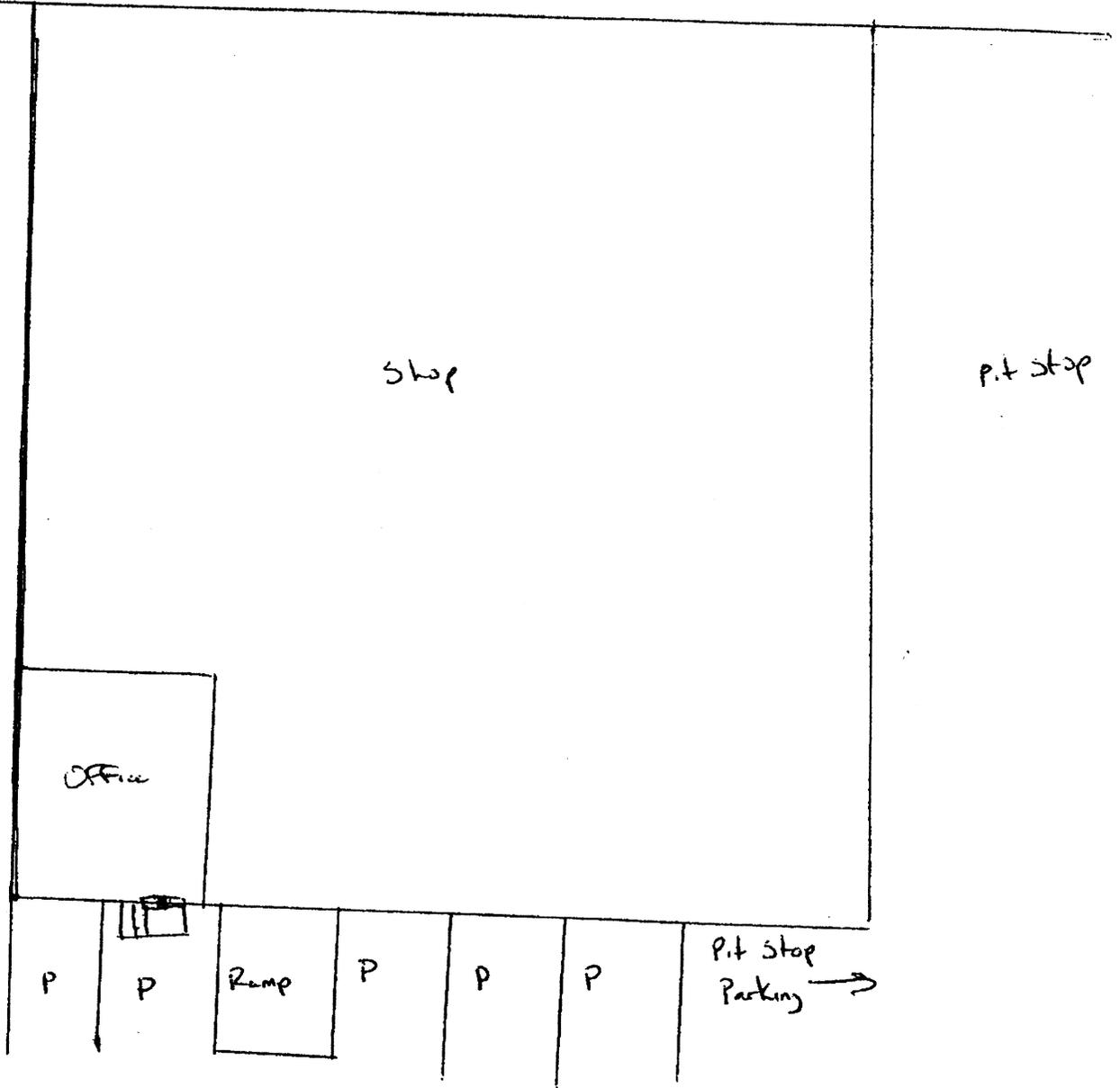
5. Will a loudspeaker or intercom system be used outside of the building?  Yes.  No.

*Please note all repair work must occur within an enclosed building.*

SUP2005-0008



Rear Alley





**STATE CORPORATION COMMISSION**

*Richmond, October 27, 2004*

*This is to certify that the certificate of incorporation of*

**Corvette Specialists, Inc.**

*was this day issued and admitted to record in this office and that the said corporation is authorized to transact its business subject to all Virginia laws applicable to the corporation and its business. Effective date: October 27, 2004*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
Clerk of the Commission

