

Docket Item #3
SPECIAL USE PERMIT #2005-0085

Planning Commission Meeting
October 4, 2005

ISSUE: Consideration of a request for a special use permit to operate a light automobile repair business.

APPLICANT: Davaadorj Battuvshin

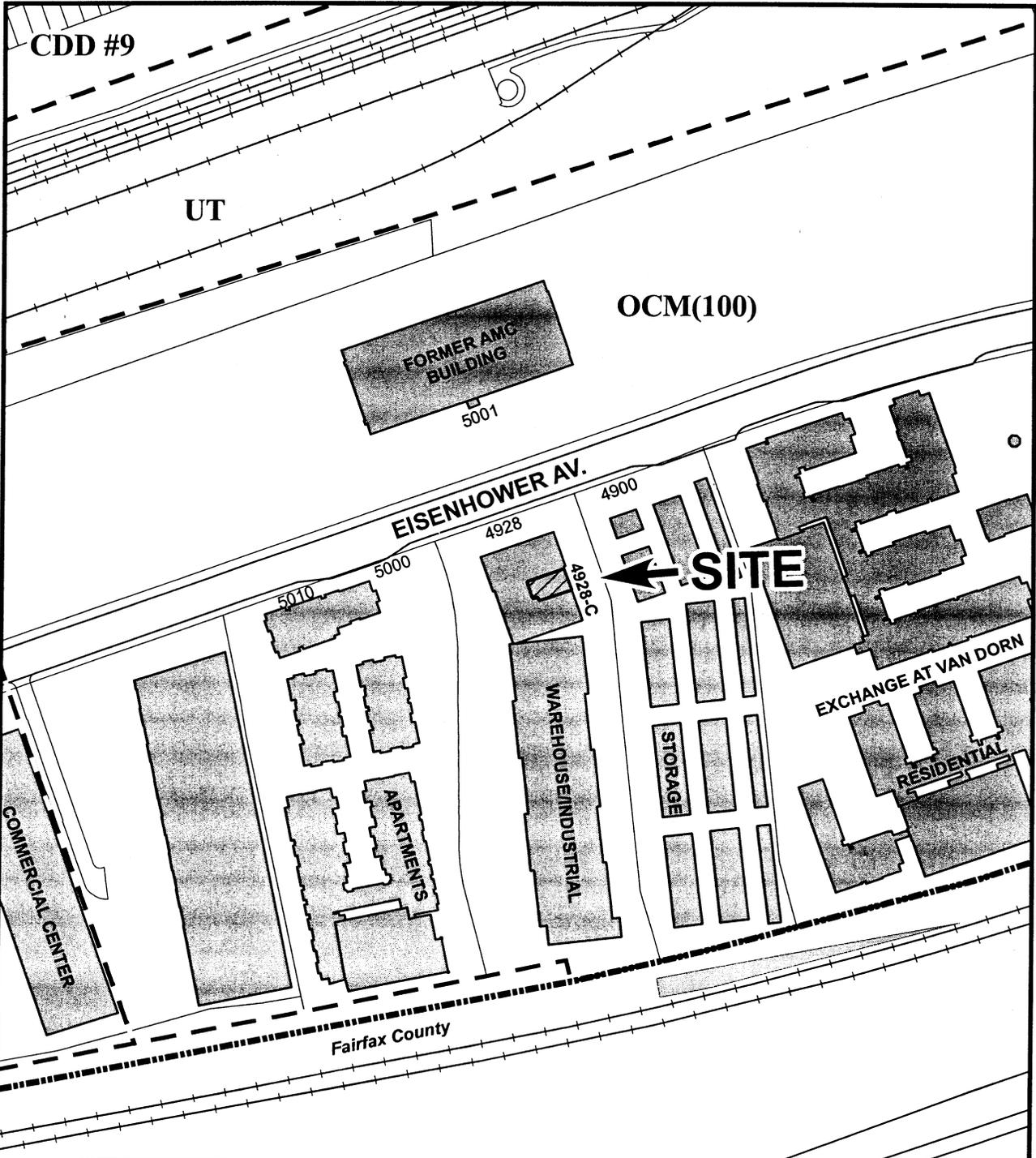
LOCATION: 4928-C Eisenhower Avenue

ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, OCTOBER 4, 2005: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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 #2005-0085

10/04/05



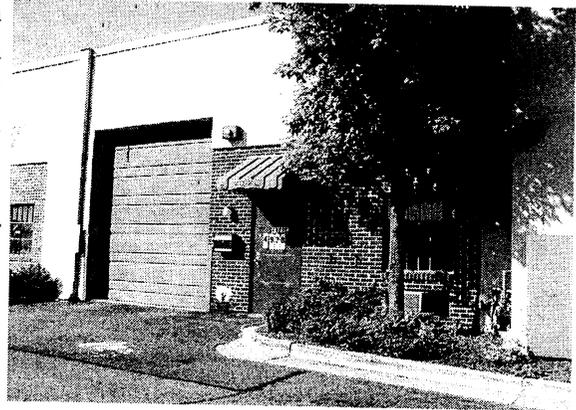
I. DISCUSSION

REQUEST

The applicant, Davaadorj Battuvshin, requests special use permit approval for the operation of a light automobile repair business located at 4928-C Eisenhower Avenue.

SITE DESCRIPTION

The subject property is part of one lot of record with 455 feet of frontage on Eisenhower Avenue, a depth of approximately 795 feet and a total lot area of 8.529 acres. The site is developed with the 'BuildAmerica Six' Industrial Park, a one-story warehouse with 150,000 square feet of floor area, 335 parking spaces, and more than 40 units, and occupied by a variety of light industrial/manufacturing and storage uses. The 1,700 square foot space is located on the northeast side of the building, and is currently vacant.



SURROUNDING USES

The site is surrounded by industrial, commercial and storage uses. The railroad tracks abut the site to the south, an office building is located on the north side of Eisenhower Avenue, and a self-storage lot is adjacent to the warehouse complex to the east.

PROJECT DESCRIPTION

The applicant requests to operate a light automobile repair business to perform minor repair work, particularly electrical repairs. The applicant intends to install two hydraulic lifts to conduct repair work on vehicles. The applicant proposes the following specific aspects of the operation:

- Hours of Operation: The business is proposed to operate between 8:00 A.M. and 6:00 P.M., Monday through Friday, by appointment on Saturday, and closed on Sunday.
- Employees/Customers: The business will be operated by two employees. The applicant anticipates between three and four customers per day.
- Noise: Air compressor and air powered tools will generate a little noise.
- Trash: The applicant anticipates minimal trash to be generated by the business. Trash will be collected daily.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 1,700 square feet is required to provide a minimum of five parking spaces (one space for each 400 square feet of floor area). The applicant will have four parking spaces designated to it in front of the building, and from two to four vehicles can be stored inside the building. The applicant complies with the parking requirement.

ZONING / MASTER PLAN

The subject property is located in the OCM-100/Office Commercial Medium zone. Section 4-1003 (S) of the Zoning Ordinance allows a light automobile repair business in the OCM-100 zone only with a special use permit. The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan, which encourages the preservation of light industrial use and service commercial activities within the area.

II. STAFF ANALYSIS

Staff does not object to the operation of a light automobile repair business located at 4928-C Eisenhower Avenue and believes that the use is compatible with the existing light industrial and commercial uses in the area. Staff notes that the site has been used for industrial uses and automobile repair in the past and does not object to the continuation of these uses in this location.

Staff has included the standard conditions for automobile repair businesses and a condition requiring a review of the special use permit one year after City Council approval so that if there are problems with the operation of the business, additional conditions may be imposed.

With these conditions, staff recommends approval of the special use permit.

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall provide at least five parking spaces. (P&Z)
3. Automobile repair work done on the premises shall be limited to light repair which is defined as "Minor service work to automobiles or light trucks including tune up,

- lubrication, alignment, fuel system, brakes, mufflers, and replacement of small items but not to include general auto repair services.” The application of paints or coatings shall be prohibited at the site. (P&Z) (T&ES)
4. The hours of operation shall be limited to between 6:00 A.M. and 8:00 P.M. Monday through Saturday, and closed on Sunday. (P&Z)
 5. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
 6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
 7. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
 8. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z) (T&ES)
 9. 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)
 10. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
 11. 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 not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
 12. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166. (T&ES)
 13. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

14. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. 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)
17. 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 received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, Urban Planner.

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:

- R-1 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 not be discharged to the sanitary or storm sewers or be discharged onto the ground.
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning.
- R-5 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.

Code Enforcement:

- C-1 The current use is classified as F, Factory; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition

of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

- C-3 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 119.1).
- 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.
- C-7 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-8 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-9 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-10 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.

- C-11 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- F-1 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 # 2005-0085

[must use black ink or type]

PROPERTY LOCATION: 4928-C Eisenhower Ave Alexandria, VA 22304

TAX MAP REFERENCE: 68.04-0A-06 ZONE: OCM (100)

APPLICANT Name: Davaadorj Battuvshin

Address: 2670 Redcoat dr IC Alexandria, VA 22303

PROPERTY OWNER Name: D'Arezzo Real Estate LLC

Address: 4200 Long Meadow Rd, Middletown, VA 22645

PROPOSED USE: Light Auto Repair Shop

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.

Davaadorj Battuvshin
Print Name of Applicant or Agent

[Signature]
Signature

2670 Redcoat dr # IC
Mailing/Street Address

703 220 4154
Telephone # Fax #

Alexandria, VA 22303
City and State Zip Code

07/22/05
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.

Davaadorj Battuvshin	50%	230-85-7851
Ramiro Gonzales	50%	223-77-1807

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)

R&G European Car Services, we will operate as a light automobiles repair shop. We will be working on Foreign and Domestic cars and we are experienced with all the minor works, especially, the electrical problems. We will do computer diagnostics repairs find and fix the problems that caused the check engine light to be turned on, locate any electrical shorts, re-wiring, replacing the parts that are needed, for example: fuses and relays, ignitions, carburetors, fuel injections, alternators, generators, starters. In addition to electrical problems, we will do routine maintenances as well. Tune up: replacing spark plugs, wires distributor caps, air filters, fuel filters and oil changes. Complete brake service: replacing brake pads (or shoes) rotors, and master cylinder. Suspension Service: replacing shocks (struts), springs, control arms, rack and pinion. Exhaust System Service: replacing exhaust pipes, catalytic converters and mufflers. By doing these, 2 of us (head mechanic and helper/service manager), we are expecting to have 3 or 4 customers per day, working Monday through Friday 8am-6pm. Our unit has total of 4 on-site parking spaces.

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).

3 or 4 customers per day Monday through Friday
8am - 6pm

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

One mechanic and one helper, fulltime
Monday through Friday 8am - 6pm

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

Day:

Hours:

Monday through Friday
Saturdays

8am - 6pm
by appointment

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

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

Air Compressor, and air powered tools will generate a little noise when its used.

B. How will the noise from patrons be controlled?

We will control the noise from the air compressor by putting it in a separate room, it generates noise only when it needs more air to compress. When it has enough air doesn't generate any noise.

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

N/A

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?

Regular household trash and auto part that are broken.

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

C. How often will trash be collected?

Everyday. We have this huge dumpster that provided by the condominium association.

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

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:

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:

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

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.

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:

4 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ 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? _____

B. How many loading spaces are available for the use? One Garage door

C. Where are off-street loading facilities located? We do not have off-street loading facilities but we have one big garage door and a office door that are located front of the building

- D. During what hours of the day do you expect loading/unloading operations to occur?
8am - 6pm Monday through Friday, we expect auto part deliveries.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
2 or 3 per day

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?

N/A

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?

1700 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1700 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: _____

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?

Auto electrical repairs, Computer Diagnostics, Tune ups,
Brake services, Suspension services, Exhaust system Repairs

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

2 hydraulic lifts or racks *(to be installed)*
_____ service pits
1 service bays

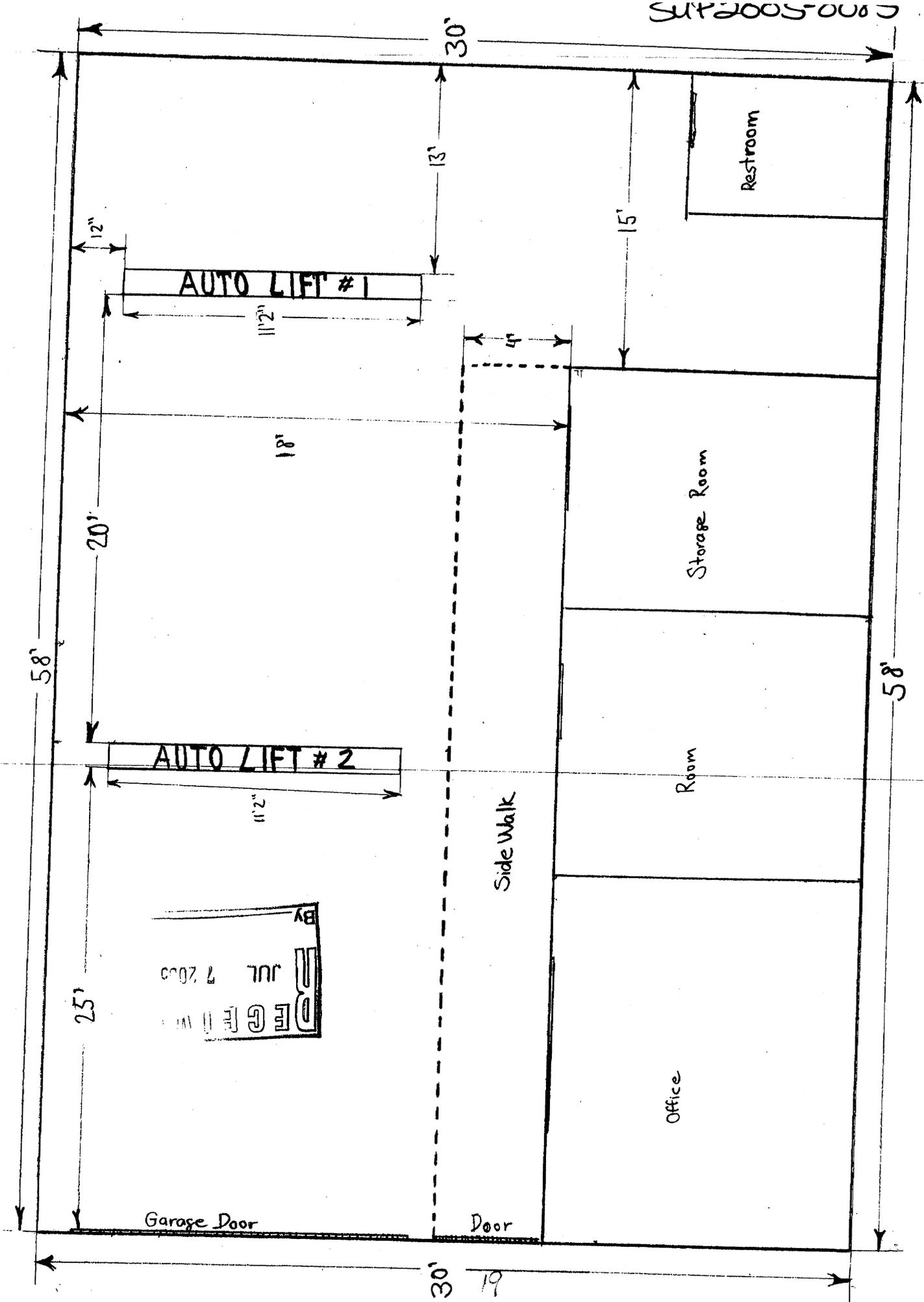
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

4 vehicles will be parked on-site, 2 for employees and
2 for customers and repairs.

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.

R&G European Auto Service
4928-C Eisenhower Ave
Alexandria, VA 22303



Sub 2005-0003

30' 19

58'

R. F. & P. RAILROAD

R=8,519.00'

FAIRFAX COUNTY

A=373.49'

CITY OF ALEXANDRIA

GUINNELL
PARCEL 3431-01.1-01-01-01

PHASE II

518°58'30"E 227.07'

514°41'20"E
110.58'

457.91'

N71°01'30"E

518°58'30"E
183.99'

515°54'00"E

516°24'00"E
116.56'

475.06'

453.35'

515°54'00"E

518°58'30"E

221.67'

455.00'

35.00'

N12°10'37"W

R=8,484.00'
A=133.08'

333.44'

N1°04'10"W

A=138.44'

R=443.00'

N18°58'30"W
37.54'

R=1014' P.150)

333.44'

N1°04'10"W

R=1014' P.150)

N18°58'30"W
37.54'

110.45'

R=337.00'

A=65.91'

N11°05'10"W-150.94'

37.54'

N18°58'30"W
37.54'

(D.B. 1014 P. 150)
15-FT. STORM & SAN.
SEWER EASEMENT
221.67'

10-FT. SANITARY SEWER
EASEMENT (D.B. 1014 P. 150)

22-FT. EMERGENCY VENTIL.
EASEMENT (D.B. 1014 P. 150)

10-FT. STORM & SANITARY
SEWER EASEMENT (D.B. 1014 P. 150)

10-FT. STORM & SANITARY
SEWER EASEMENT (D.B. 1014 P. 150)

SEE SHEET 2 OF 2 FOR
NOTES AND CERTIFICATION.

EISENHOWER AVENUE
(60' R/W)

EXHIBIT "B"
PLAT SHOWING

LOCATION & DIMENSIONS OF SUBMITTED
LAND, IMPROVEMENTS & EASEMENTS

BUILDAMERICA SIX

PHASE I

(BEING PART OF PARCEL 3431-01.1-01-01-02)

A CONDOMINIUM

CITY OF ALEXANDRIA, VIRGINIA
SEPT. 30, 1981

MATTHEWS, WHEATLEY and ALLISON



SHEET
1
OF
2

3

APPLICATION for SPECIAL USE PERMIT # 2005-0085

[must use black ink or type]

PROPERTY LOCATION: 4928-C Eisenhower Ave Alexandria, VA 22304

TAX MAP REFERENCE: 68.04-0A-06 ZONE: OCM (100)

APPLICANT Name: Davaadorj Battuvshin

Address: 2670 Redcoat dr IC Alexandria, VA 22303

PROPERTY OWNER Name: D'Arezzo Real Estate LLC

Address: 4200 Long Meadow Rd, Middletown, VA 22645

PROPOSED USE: Light Auto Repair Shop

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Davaadorj Battuvshin
Print Name of Applicant or Agent


Signature

2670 Redcoat dr # 1C
Mailing/Street Address

703 220 4154 _____
Telephone # Fax #

Alexandria, VA 22303
City and State Zip Code

07/22/05
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: unanimous consent recommended approval 10/4/05

ACTION - CITY COUNCIL: 10/15/05-CC approved the PC recommendation 7-0