

EXHIBIT NO. 1

14
11-17-01

Docket Item # 14
SPECIAL USE PERMIT #2001-0100

Planning Commission Meeting
November 8, 2001

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

APPLICANT: Ezel B. Alvarenga

LOCATION: 4103 – 4107 Duke Street

ZONE: CC/Commercial Community

PLANNING COMMISSION ACTION, NOVEMBER 8, 2001: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend conditions #2, #3 and #6 and add conditions #19, #20 and #21. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, but discussed additional ways to limit the impact of the proposed use on residential neighbors.

Speakers:

The applicant's building manager, John Watson, spoke in favor of the proposed use and described the proposed use as automobile detailing only.

Dwayne Otthofer, 24 N. French Street, supported the new property owner due to improvements made to the subject property but is concerned about increased traffic, safety problems arising from closing the curb cut, and the pile of trash at the rear of the property. He suggested that an interior connection could be made between the Crown gas station and the subject site.

Michelle Otthofer, 24 N. French Street, supported the proposal and the addition of Condition #19.

Jan Davis, 10 N. French Street, supported the new property owner due to improvements made to the subject property but does not support the proposed use because she does not believe the level of business proposed by the applicant will remain low and therefore the applicant's ability to comply with Conditions #3 through #9, #14, and #16.



SUP #2001-0100

11/08/01



STAFF RECOMMENDATION:

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. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~No general automobile repair is permitted.~~ The applicant is limited to light automobile repair as defined in Section 2-111 of the Zoning Ordinance. (P&Z) automobile detailing only. (PC)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** No automobile work shall be done outside, and the doors to the ~~light automobile repair~~ automobile detailing business shall be kept closed during the applicant's business hours. ~~(P&Z)~~ (PC)
4. No cars shall be parked in the alley that runs along the east portion of the property. (P&Z)
5. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)
6. **CONDITION AMENDED BY PLANNING COMMISSION:** No more than five vehicles related to the ~~light auto repair~~ automobile detailing business shall be parked or stored outside at any time. (P&Z)
7. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
8. 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)
9. The hours of operation shall be limited to 10:00 a.m. to 6:00 p.m. Monday through Friday, and noon to 6:00 p.m. Saturday. No operation on Sunday is permitted. (P&Z)

10. The applicant shall close the western curb cut and provide a continuous landscape aisle in the same area and along the western property line, as shown in the attached draft plan established by the Department of Planning and Zoning. This landscape area shall have Yoshino cherry trees and an evergreen hedge of Hicks Yews and shall be completed within a year of approval of this special use permit to the satisfaction of the Director of Planning and Zoning. (P&Z)
11. The applicant shall lower the height of the existing freestanding sign at the front of the property to a maximum of 15 feet. (P&Z)
12. The applicant shall screen any on-site dumpster(s) and trash cans from view to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
13. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey and robbery awareness program. (Police)
14. The applicant shall dispose of all waste products including, but not limited to organic compounds (solvents), motor oil, and antifreeze in accordance with all local, state and federal ordinances or regulations, and shall not discharge any waste products into the city sewer system. (T&ES)
15. The applicant shall comply with Alexandria's Best Management Practices Manual for Automotive Related Industries. To obtain a copy, contact the Division of Environmental Quality on 703/838-4966. (T&ES)
16. The applicant shall control odors, and any other air pollution, emitting from the site to keep them from becoming a nuisance to the adjacent properties as determined by T&ES. No material shall be disposed of by venting into the atmosphere. (T&ES)
17. Loudspeakers shall be prohibited from the exterior of the building. (T&ES)
18. The Director of Planning and Zoning shall review the special use permit one year after operation 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises 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)

19. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall erect a fence along the eastern and northern property lines sufficient to largely screen the subject property from the adjacent residential uses. The exact height and fence materials shall be decided in consultation with and to the satisfaction of the Director of the Department of Planning and Zoning. The applicant shall construct the fence within one year of approval of this special use permit request. (PC)
20. **CONDITION ADDED BY PLANNING COMMISSION:** No noise shall be audible at the property line. (PC)
21. **CONDITION ADDED BY PLANNING COMMISSION:** The Director of the Department of Transportation and Environmental Services shall investigate the feasibility of providing direct, on-site automobile access between the subject property and the Crown gas station to the west. The applicant shall provide such access should the Director of the Department of Transportation and Environmental Services find it feasible and reasonable. (PC)

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.

DISCUSSION:

1. The applicant, Ezel B. Alvarenga, requests special use permit approval for the operation of a light auto repair shop located at 4103-4107 Duke Street.
2. The subject property is two lots of record with a combined frontage of 78 feet on Duke Street, 334.7 feet of depth, and an approximate total lot area of 26,106 square feet. The site is developed with a two-story, brick building. An alley runs along the eastern side of the building and leads to a large parking area at the rear of the building. A much smaller parking area for five cars is located at the front of the building along Duke Street.

The subject building contains a variety of retail and office uses. The ground floor space near the rear of the subject building will be used by the applicant as a light auto repair shop. This ground floor space may be accessed by a garage door and a separate pedestrian door.

The surrounding land uses include residential to the north, east and south. A Crown gas station abuts the property to the west.
3. The applicant requests special use permit approval to operate light auto repair shop and will perform: auto detailing, and repair of such items as fuses and lights. The application indicates that the applicant's primary focus will be auto detailing. Customers will wash their cars at the Crown gas station next door and then bring them to her building for waxing and cleaning, and, as explained to staff by the applicant, all work will be conducted within the subject building.
4. The applicant requests hours of operation from 10:00 a.m. to 6:00 p.m. Monday through Friday, and noon to 6:00 p.m. Saturday and Sunday.
5. The applicant will have two employees, and expects a maximum of five customers daily.
6. The applicant does not expect noise or odors to be an issue as all work will take place within the building.
7. Garbage will be picked up twice a week and will be contained within a six cubic yard container.

8. The applicant has advised staff that she does not need or expect deliveries in order to operate the proposed business.
9. Pursuant to Section 8-200(A)(17) of the zoning ordinance, a minimum of 13 parking spaces are required for the light auto repair use. The applicant has sufficient, though unmarked, parking spaces at the rear of the building for the proposed use. The Department of Transportation and Environmental Services staff finds that although much of the rear parking area is in poor condition, the expense to repair the lot is not justified by the use.
11. Zoning: The subject property is located in the CC/ Commercial Community zone. Section 4-203 of the zoning ordinance allows a light auto repair shop in the CC zone only with a special use permit.
12. Master Plan: The proposed use is consistent with the Seminary Hill/Strawberry Hill small area plan chapter of the Master Plan which designates the property for CC/Commercial Community use.

STAFF ANALYSIS:

Staff has no objection to the proposed light auto repair shop located at 4103-4107 Duke Street. As the proposed business is small and will be contained entirely inside the building, it will not be detrimental to the adjacent residential community. Additionally, there is a green buffer of plants and trees that extends along the eastern and rear property lines between the subject building and the adjacent residential properties. Staff hopes to further buffer the proposed use from adjacent residential uses by recommending against the business operating on Sunday.

Staff also recommends that the applicant take the steps to make the site more attractive. Specifically, staff recommends that the western curb cut be closed, that landscaping be installed along the Duke Street frontage, and that the freestanding sign at the front of the property be lowered to a maximum of 15 feet in height. These recommendations are consistent with recommendations for other commercial properties along Duke Street, including the adjacent Crown gas station and nearby Dancing Peppers restaurant. The proposed landscaping will extend the line of landscaping already required of the Crown gas station. Staff has also required monument signs for other properties, but did not in this case as it felt the requested landscaping was adequate given the limited nature of the proposed use.

In order to insure that the business complies with the special use permit conditions and that its operations do not negatively impact adjacent residences, staff has included a condition recommending a review after it has been operational for one year. Staff recommends approval of the special use permit request, subject to staff's recommended conditions.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Applicant shall comply with Alexandria's Noise Control Code, Chapter 11, Section 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 Although much of the rear parking area is in poor condition, T&ES believes that the expense to repair the lot is not justified by this use. Customers will only use the front parking area and alley as far as the garage entrance.
- F-2 The applicant's proposal to have customers use the adjacent car wash facility prior to dropping their vehicle off is of concern to T&ES as turning movements onto, and off, Duke Street have the potential to obstruct traffic flow. However, the limited customer base for this use does not warrant a recommendation of denial of this operation.
- R-1 All waste products including, but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations, and not be discharged into the city sewer system.
- R-2 Applicant shall comply with Alexandria's Best Management Practices Manual for Automotive Related Industries. To obtain a copy, contact the Division of Environmental Quality on 703/838-4966.
- R-3 Applicant shall control odors, and any other air pollution, emitting from the site to keep them from becoming a nuisance to the adjacent properties as determined by T&ES. No material shall be disposed of by venting into the atmosphere.
- R-4 Loudspeakers shall be prohibited from the exterior of the building.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Health Department:

- F-1 No comments.

Police Department:

- R-1 Security survey.
- R-2 Robbery awareness program.
- F-1 Concur.

APPLICATION for SPECIAL USE PERMIT # 2001-0100

[must use black ink or type]

PROPERTY LOCATION: 4103, 4105-4107 Duke Street

TAX MAP REFERENCE: 060.01-01-03 + 5A00-09-27 ZONE: CC
060-01-01-04

APPLICANT Name: Ezel B. Alvarenga

Address: 3715A B. Munson Rd., F.C., VA 22041

PROPERTY OWNER Name: Ezel B. + Carlos Alvarenga
Mehmet Akkoyun

Address: 3715A Munson Rd. F.C., VA 22041

PROPOSED USE: Detailing shop/light auto Repair
4103 + 4107 Duke St. also belongs to us.

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.

Ezel B. Alvarenga
Print Name of Applicant or Agent

Ezel B. Alvarenga
Signature

3715A Munson Rd.
Mailing/Street Address

703-931-1530
Telephone # Fax #

Falls Church VA 22041
City and State Zip Code

08-30-2001
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.

Ezel B. Alvarenga
Carlos Alvarenga
Mehmet AKKoyun

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)

The lower portion will be used for a detailing shop. Cars will be washed at the Crown Gas Station (next door) & waxed & cleaned inside the building. There will be 2 employees. Hours of operation will be 10:00 AM to 6:00 PM. There will not be excessive noise. There is a Crown Car Wash where customers will be asked to wash their car prior to bringing it to us.

We have ample parking, we own the other two lots 4103 & 4107 Duke St.

The upper section will be office space. Right now there are five office spaces which are leased.

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).

2 employees + hopefully 5
customers per day.

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

2 employees between the
hours of 10:00 AM + 6:00 PM

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

Day:

Hours:

M
T
W
T
F
Sat. + Sund.

10 - 6
" "
" "
" "
" "
12:00 - 6:00

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

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

There will not be noise
carried to outer areas.

B. How will the noise from patrons be controlled?

Small Buffers are used for detailing & do not make too much noise. The lower section will have all doors closed while doing detailing

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

There are no odors (we use regular car wax.)

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?

the trash will be empty wax (plastic) containers

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

Depending on business of course but to be safe maybe 12 plastic containers per week

C. How often will trash be collected?

Twice a week.
We have a 6 cu. yd. container

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

Littering will be inside of premises but we will take responsibility for cleaning the outer part of property of course.

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?

Safety of residents, employees + patrons
will not be an issue. People
will drop off their cars + return
to pick them up.

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:

20 Standard spaces in back

_____ 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? _____

- C. Where are off-street loading facilities located? _____

loading + unloading facilities
are not required for our detailing
business. 7/16

Special Use Permit # 2001 - 0100

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

No loading/unloading at all

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

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?

Street access to the subject 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?

5,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5,000 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: _____

Thank you!
Ezel Alvarenga

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: detailing (car) + oil change

ET.
+ light, light
repair

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

None
Repair Fuses
Repair lights
general tune up

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

None hydraulic lifts or racks

None service pits

None 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)?

10 cars at the most

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.

WA
8/30/01

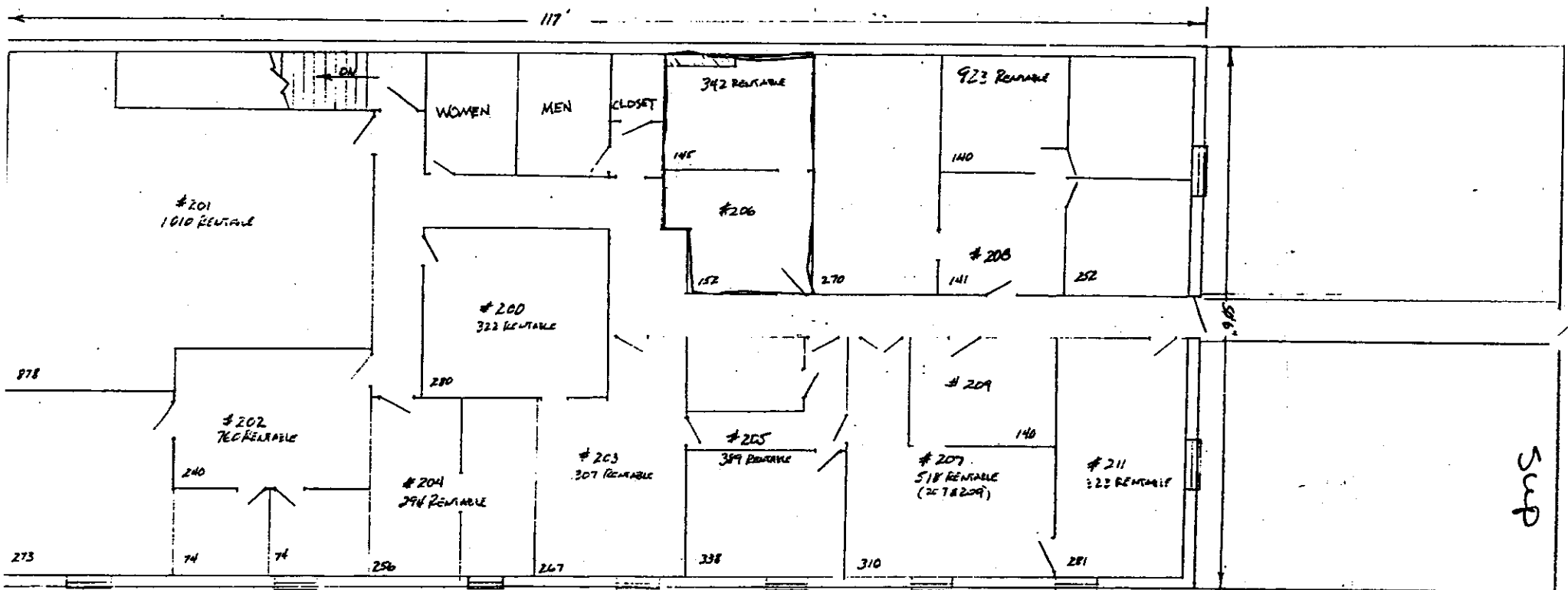
255.



LIBERTY BUILDING

4105 DUKE STREET, ALEXANDRIA, VA.

2ND FLOOR



25 ft addition

ALL SQ. FT. REPRESENT USABLE
SQ. FT. - ADD 15% CORE FACTOR
FOR RENTABLE SQUARE FOOTAGE

NOT USABLE
S.F. REMOVED

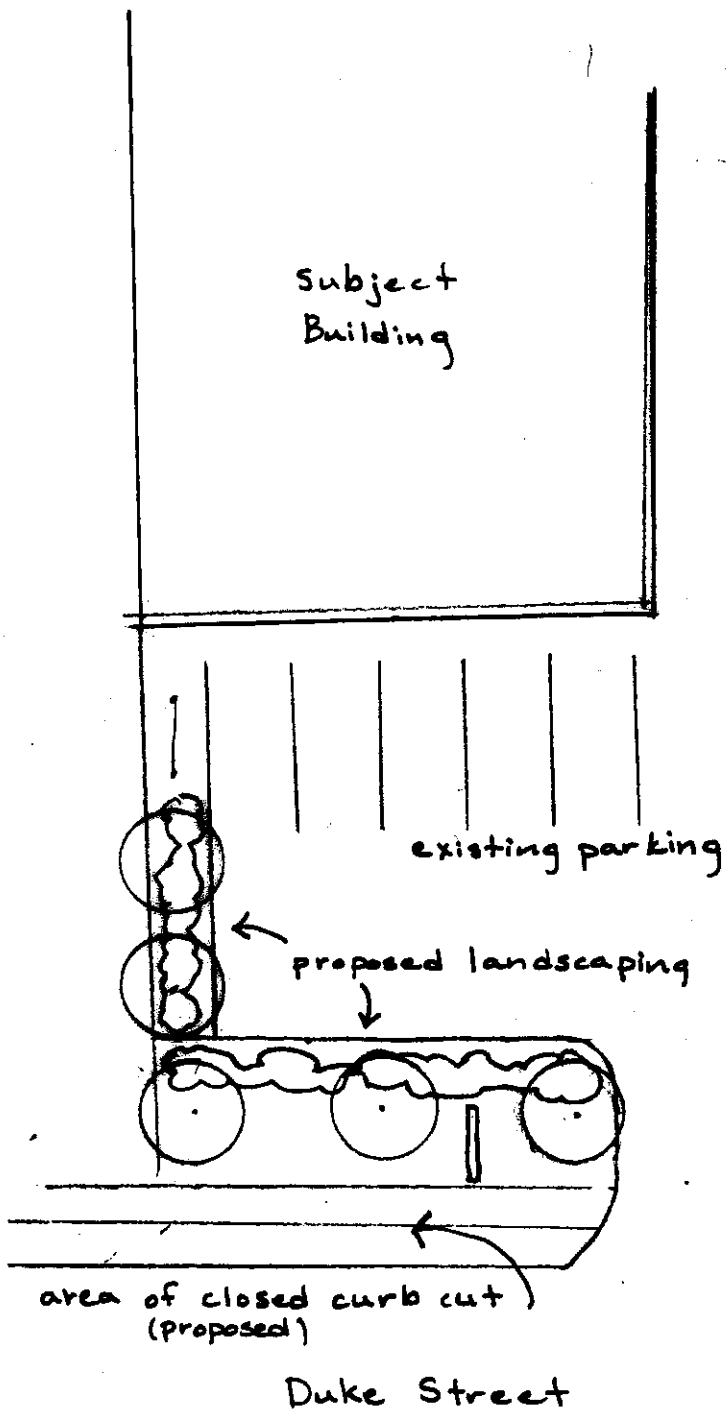
D-16

2001-0100

4103 - 4107 Duke St.

SUP # 2001-0100

Dept. of Planning & Zoning




PLAN OF
PROPOSED
CURB CUT
CLOSURE
AND PROPOSED
LANDSCAPING

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 8, 2001

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 

SUBJECT: SUP #2001-0100
4103-4107 DUKE STREET
APPLICANT, EZEL ALVARENGA

Staff was contacted recently by neighbors who wanted more of a buffer between their properties and the proposed light automobile repair establishment. Staff conveyed these concerns to the applicant who agreed to erect a fence between her property and the residential properties to the east and north.

Staff consequently recommends adding the following condition, "The applicant shall erect a fence along the eastern and northern property lines sufficient to largely screen the subject property from the adjacent residential uses. The exact height and fence materials shall be decided in consultation with and to the satisfaction of the Director of the Department of Planning and Zoning. The applicant shall construct the fence within one year of approval of this special use permit request. (P&Z)"

APPLICATION for SPECIAL USE PERMIT # 2001-0100

[must use black ink or type]

PROPERTY LOCATION: 4103, 4105-4107 Duke Street

TAX MAP REFERENCE: 060.01-01-03 + 5A00-09-27 ZONE: CL
060-01-01-04

APPLICANT Name: Ezel B. Alvarenga

Address: 3715A B. Munson Rd., F.C., VA 22041

PROPERTY OWNER Name: Ezel B. + Carlos Alvarenga

Address: Mehmet Akkoyun
3715A Munson Rd. F.C., VA 22041

PROPOSED USE: Detailing shop/light auto Repair
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Ezel B. Alvarenga
 Print Name of Applicant or Agent

Ezel B. Alvarenga
 Signature

3715A Munson Rd.
 Mailing/Street Address

703-931-1530
 Telephone # Fax #

Falls Church VA 22041
 City and State Zip Code

08-30-2001
 Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 11/08/01 RECOMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 11/17/01PH--See attached

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

Councilwoman Pepper suggested that some of the people in the audience who are sort of left with unresolved feelings about the sewers and other issues, get together with our staff and the applicant for maybe a three-way conversation so that they feel comfortable that it is all being worked out.

Councilwoman Woodson encouraged staff to continue to be proactive in reaching out and including our citizens and neighbors at the beginning of a process.

City Council approved the Planning Commission recommendation, **with an amendment to condition no. 65 to reflect the modifications to the affordable housing units by increasing the number of units from 22 to 25 (two efficiencies; thirteen one-bedrooms; and 10 two-bedrooms.)**

Council Action: _____

14. **SPECIAL USE PERMIT #2001-0100**

4103-4107 DUKE ST

Public Hearing and Consideration of a request for a special use permit to operate a light automobile repair garage; zoned CC/Commercial Community. Applicant: Ezel B. Alvarenga.

COMMISSION ACTION: Recommend Approval 7-0

*See representation below.

City Council approved the Planning Commission recommendation, **with an amendment to condition no. 19 by changing "one year" in the last sentence to "six months."; and amended condition no. 20. to read as follows: "20. No noise generated by or in connection with an automobile detailing business shall be audible at the residential property line."**

Council Action: _____

15. **SPECIAL USE PERMIT #2001-0093**

1321 LESLIE AV

COMMONWEALTH ACADEMY

Public Hearing and Consideration of a request for a special use permit for a private school; zoned CSL/Commercial Service Low. Applicant: Learning Foundations of Metropolitan Washington, Inc., doing business as Commonwealth Academy, by Duncan W. Blair, attorney.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the Planning Commission recommendation.

Council Action: _____

*Mayor Donley noted that the applicant made a representation that they will work with the abutting property owner with respect to its fence, i.e., material and height, and bring back to the Planning staff for approval.