

EXHIBIT NO. 1

3  
12-15-01

Docket Item # 3  
SPECIAL USE PERMIT #2001-0107

Planning Commission Meeting  
December 4, 2001

**ISSUE:** Consideration of a request for a special use permit extension for a general automobile repair and rental business.

**APPLICANT:** Vanna So

**LOCATION:** 311 North Henry Street  
Prime Auto Care

**ZONE:** CL/Commercial Low

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**PLANNING COMMISSION ACTION, DECEMBER 4, 2001:** On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #16. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff recommendation but recommended amending Condition #16 to allow the freestanding sign to remain because the applicant argued that its removal would cause a severe loss of business since customers would have a hard time finding the business without it. The Commission asked that the applicant investigate other sign options as this issue would surely be raised again when next the applicant came before the Planning Commission.

Speakers:

Vanna So, applicant, asked that he be allowed to retain the freestanding sign.

Carrie Meushaw, property owner, spoke in support of the application and stated that removal of the freestanding sign would put the applicant out of business. He also stated that the business and property are very well maintained.



SUP #2001-0107

12/04/01



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. (SUP #1778-G)
2. Repair work done on the premises shall be restricted to inside the building. (SUP #1778-G)
3. The hours of operation of the garage and car rental agency shall be limited to 7:30 A.M. to 7:00 P.M. Monday through Friday, and 9:00 A.M. to 5:00 P.M. Saturday, as requested by the applicant. (P&Z) (PC)
4. **CONDITION AMENDED BY STAFF:** ~~The applicant shall dispose of used oil, grease, etc., in accordance with Environmental Protection Agency (EPA) regulations. (SUP #1778-G)~~ 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 into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
5. **CONDITION AMENDED BY STAFF:** ~~The applicant shall indicate for the record the disposal methods and recycling companies used to handle any waste or used solvents, oils, etc. (SUP #1778-G)~~ 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)
6. No junked, abandoned or stripped vehicles shall be parked or stored outside. (SUP #1778-G)
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. (SUP #1778-G)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (SUP #1778-G)

9. **CONDITIONS AMENDED BY STAFF:** No amplified sound or mechanical equipment noise shall be audible at the property line. (SUP #1778-G) All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
10. The parking lot shall be chained off when the business is closed. (SUP #1778-G)
11. Vehicle access shall be only from North Henry Street. (SUP #1778-G)
12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP#96-0155).
13. **CONDITION AMENDED BY STAFF:** The applicant shall maintain landscaping and screening of the parking area, to include installing a 3.00 foot tall open picket fence with evergreen shrubbery at the southwest corner of the site, as generally shown on the staff plan (attached and dated 11-19-01) and to the satisfaction of the City Landscape Architect and the Director of the Department of Planning and Zoning and Community Development. ~~(SUP #1778-G) (P&Z)~~
14. **CONDITION AMENDED BY STAFF:** The special use permit shall expire in five years, on December 1, ~~2001~~ 2006. (P&Z) ~~(SUP#96-0155)~~
15. **CONDITION ADDED BY STAFF:** The applicant shall replace the existing six foot wooden fence that surrounds the majority of the lot with a new fence similar in material, height, and placement. (P&Z)
16. **CONDITION AMENDED BY PLANNING COMMISSION:** 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, except that no freestanding sign shall be allowed on the property and the existing freestanding sign shall be removed. ~~(P&Z) (PC)~~
17. **CONDITION ADDED BY STAFF:** All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
18. **CONDITION ADDED BY STAFF:** Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)

19. **CONDITION ADDED BY STAFF: The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police)**
20. **CONDITION ADDED BY STAFF: The Director of Planning and Zoning shall review the special use permit one year after approval 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)**
21. **CONDITION ADDED BY STAFF: No paint or coatings shall be applied outside the paint spray booth. (T&ES)**
22. **CONDITION ADDED BY STAFF: No material shall be disposed of by venting into the atmosphere. (T&ES)**
23. **CONDITION ADDED BY STAFF: The applicant shall maintain the parking lot and access in good condition and to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)**

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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.

DISCUSSION:

1. The applicant, Vanna So, requests special use permit approval for an extension of five years for the operation of the existing general automobile repair and rental business known as Prime Auto Care located at 311 North Henry Street.
2. The subject property consists of five lots of record with 104.5 feet of frontage on North Henry Street, 116 feet of depth and a total lot area of 12,122 square feet. The site is developed with a 3,912 square foot garage with two stories. Access to the property is limited to North Henry Street. A public alley borders the site on the south. A six-foot high wood fence is situated along the eastern boundary of the site.  
  
The surrounding land uses include residential to the east and west and a mix of commercial and residential to the north and south along North Henry Street.
3. An automotive rental business was first approved at the subject site in 1985. The automobile business changed to general automobile repair in 1990. At that time a condition limiting the special use permit to a five year term was included (SUP #1778-B). In 1992, the subject property was rezoned and the existing general automobile repair became a noncomplying use. The City Council approved an extension of five years for the business in 1994 (SUP #1778-G). Approval was granted in 1996 for the addition of an automobile rental business and another five year extension, which ends December 1, 2001 (SUP #96-0155). The subject application requests another five year extension.
4. The building includes an office and three service bays which can accommodate up to five vehicles at one time. Automobile repair work includes tune-ups, transmission repair, minor repairs and maintenance.
5. On November 13, 2001, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations.
6. Zoning: The subject property is located in the CL (Commercial Low) zone, and was rezoned from I-1 (Industrial) to CL on June 24, 1992. As automobile repair and automobile rental businesses are not allowed in the CL zone, the business is a noncomplying use.
7. Master Plan: The proposed use is not consistent with the Braddock Road Small Area Plan chapter of the Master Plan which designates the property CL (Commercial Low).

STAFF ANALYSIS:

Staff has no objection to allowing the applicant, Prime Auto Care, to operate as a general automobile repair garage and automobile rental business for an additional five years at 311 North Henry Street.

First, the subject site was rezoned in 1992 in anticipation of redevelopment that has not yet occurred. The Braddock Road Metro Small Area Plan calls for the redevelopment of the Henry Street corridor with non-industrial uses, but staff does not yet see the critical mass of market demand necessary to justify asking Prime Auto Care, an active and healthy business, to vacate its premises. Interest in redeveloping the Henry Street is building, and is perhaps most visible in the 700 and 800 blocks of North Henry Street with the Lofts and the On Site Sourcing projects. Various applicants have also expressed interest in future office and commercial projects at other sites near the Braddock Metro station and at the existing Hennage Printing site. However, redevelopment activity has not yet reached a point where vacating the existing automobile related use at 311 North Henry Street would greatly advance the redevelopment of the Henry Street corridor.

Secondly, staff finds that the business has an orderly appearance, utilizes a small-scale building architecturally compatible with the surrounding community, and has not generated any complaints from the neighborhood. Consequently, staff has included a condition that will extend the special use permit for an additional five years.

Staff does see opportunities for improvements to the site and describes these below.

- The landscaping and fence at the southwest corner of the property, as required in Condition #13 have been installed. However, staff believes that the fencing can be improved to better screen the adjacent parking, and recommends the addition of a new three foot picket fence at the southwest corner of the lot. A plan, proposed staff, identifies the proposed location for the new three foot picket fence. The attached photographs show the existing conditions. Condition number 13 has been amended to require compliance.
- The six foot wooden fence surrounding the property is leaning, sagging, and displays a patchwork of repairs. Staff recommends that the existing six foot wooden fence be replaced with a new six foot wooden fence. The fence should be better maintained as it is the main buffer between the subject property's rear parking and service area and the adjacent small-scale residential buildings. Photographs of the fence are attached, and a condition to this effect has been added.

- Staff also recommends that the freestanding sign be removed. There are two signs, one is a projecting sign with the name of the business and the second is a seven and half foot tall freestanding sign with a list of services. The projecting sign is adequate to direct patrons to the business. The second freestanding sign is supplemental but not necessary. The removal of the freestanding sign makes the noncomplying use less obvious, and helps it blend into the mixed commercial and residential neighborhood. Please see attached photographs.

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:

- F-1 The parking lot and vehicular access are in generally good condition with only minor repairs needed at the vehicular access from N. Henry Street.
- 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.
- 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 on 703/519-3400, extension 166.
- R-3 No paint or coatings shall be applied outside the paint spray booth.
- R-4 No material shall be disposed of by venting into the atmosphere.
- R-5 All loudspeakers shall be prohibited from the exterior of the building.
- R-6 The applicant shall maintain the parking lot and access in good condition and to the satisfaction of the Director of T&ES.

Code Enforcement:

- F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 This was recommended in the 1996 Special Use Permit however was never requested by the applicant.

APPLICATION for SPECIAL USE PERMIT # 2001-0107

[must use black ink or type]

PROPERTY LOCATION: 311 N. Henry Street., Alexandria, VA 22314

TAX MAP REFERENCE: Map-64.01 Block-14 Lot-17 ZONE: CL

APPLICANT Name: Vanna So

Address: 323 N. Henry Street, Alexandria, VA 22314

PROPERTY OWNER Name: MEUSHAW DEVELOPMENT CO., INC.

Address: 1022 Duke Street., Alexandria, VA 22314

PROPOSED USE: General Auto Repair Shop

Extension of automobile repair and rental

**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.

PRIME AUTO CARE, INC.  
Print Name of Applicant or Agent

Vanna So  
Signature

311 North Henry Street.  
Mailing /Street Address

Tel (703) 548-0875 Fax. (703)836-5157  
Telephone # Fax #

Alexandria, VA 22314  
City and State Zip Code

9/20/01  
Date

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

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

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

ACTION - CITY COUCIL: \_\_\_\_\_

All applications must complete this form. Supplemental forms are required for child care facilities, restaurant, auto oriented uses and freestanding signs requiring special use permit.

1. The applicant is (check one) the  Owner.  Contract Purchaser.

Lessee or  Other:.....of the subject property.

State of 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.

Vanna So. 323 North Henry St. Alexandria, VA 22314

Sokhom Samreth. 46759 Woodmint Terrace. Sterling, VA 20164

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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? *N/A*

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing applicant.

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 8 1/2" 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 the patrons, and whether the use will generate any noise. ( Attach additional sheets if necessary)

Prime Auto Care Inc. is general automotive repair business whose repair work includes tune ups, transmission repair, minor repairs and maintenance. There are 20 parking places on premises for both employees and customers. Off street parking is located on South Henry Street if needed.

The hours of operation will be from 7:30a.m. to 7:00p.m. There will be four full time employees. Seven to fifteen customers are expected per day.

Prime Auto Care Inc. specializes in the repair of Lexus; however, all type of vehicles are welcomed. The tools and machinery used for repairs are not disruptive to the adjacent neighbors. An existing six foot high wood fence lines the East, North and South property lines to screen the site from the adjacent properties. Since the property is located on North Henry Street, the noise from the traffic hides any noise from the shop and the fence helps contain any unusual disturbances that may occur.

This property has been an automotive repair shop for years without neighborhood complains. Additionally, Prime Auto Care would like to extend the Special Use Permit which currently exists for an additional five years.

**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,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: Extend the Special Use Permit

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).

We expect between 7 to 15 customers each day between the hours of 7:30am to 7:00 pm

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

There will be 4 employees daily between the hour of 7:30am to 7:00pm.

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

Day	Hours:
<u>Monday thro. Friday</u>	<u>7:30am-7:00pm</u>
<u>Saturday</u>	<u>9:00am-5:00pm</u>

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

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

The noise levels anticipated will be low and the compressor, which is the loudest tool used, is boxed in for further noise reduction.

B. How will the noise from patrons be controlled?

N/A

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?

Boxes, hoses, small used parts and various paper products.

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

A three cubic yard trash bin is located on the property and it will be filled maybe once a week.

C. How often will trash be collected?

Once a week

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

There is a fence that runs on three sides of the property.

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 below:

All brands of antifreeze and motor oil will be stored for recycling and picked up monthly by a contractor. Approximate quantities are 30 gallons of anti-freeze and 100 gallons of oil per month.

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:

A 40 gallons barrel of Dyna Cleaner will be used to wash hands, faces etc. The cleaner is environmentally safe and will be flushed down the sink after use.

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

The site is well lit and we rely on the police department.

### 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?

10 parking spaces

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

19 Standard spaces

0 Compact spaces

1 Handicapped accessible spaces.

     Other.

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

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

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Pursuant to section 8-200(C) of the zoning ordinance, commercial and industrial uses may provide off-side 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 ?

No

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

No

C. Where are off-street loading facilities located?

N/A

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

Between 7:30am to 5:00 p.m.

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

Three times per week.

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

Street access 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?

12,000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 12,000 sq. ft. (total) of land

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: Extend the Special Use Permit

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

General Automobile Repairs.

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

- 4 .....hydraulic lifts or racks.
- 0 .....service pits
- 5 .....service bays.

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

15 vehicles should be parked on-site at any one time. 4 should be employees and 11 should be customer vehicles. There are additional spaces for as many as 16 more vehicles if necessary (see parking lay out sheet 1A)

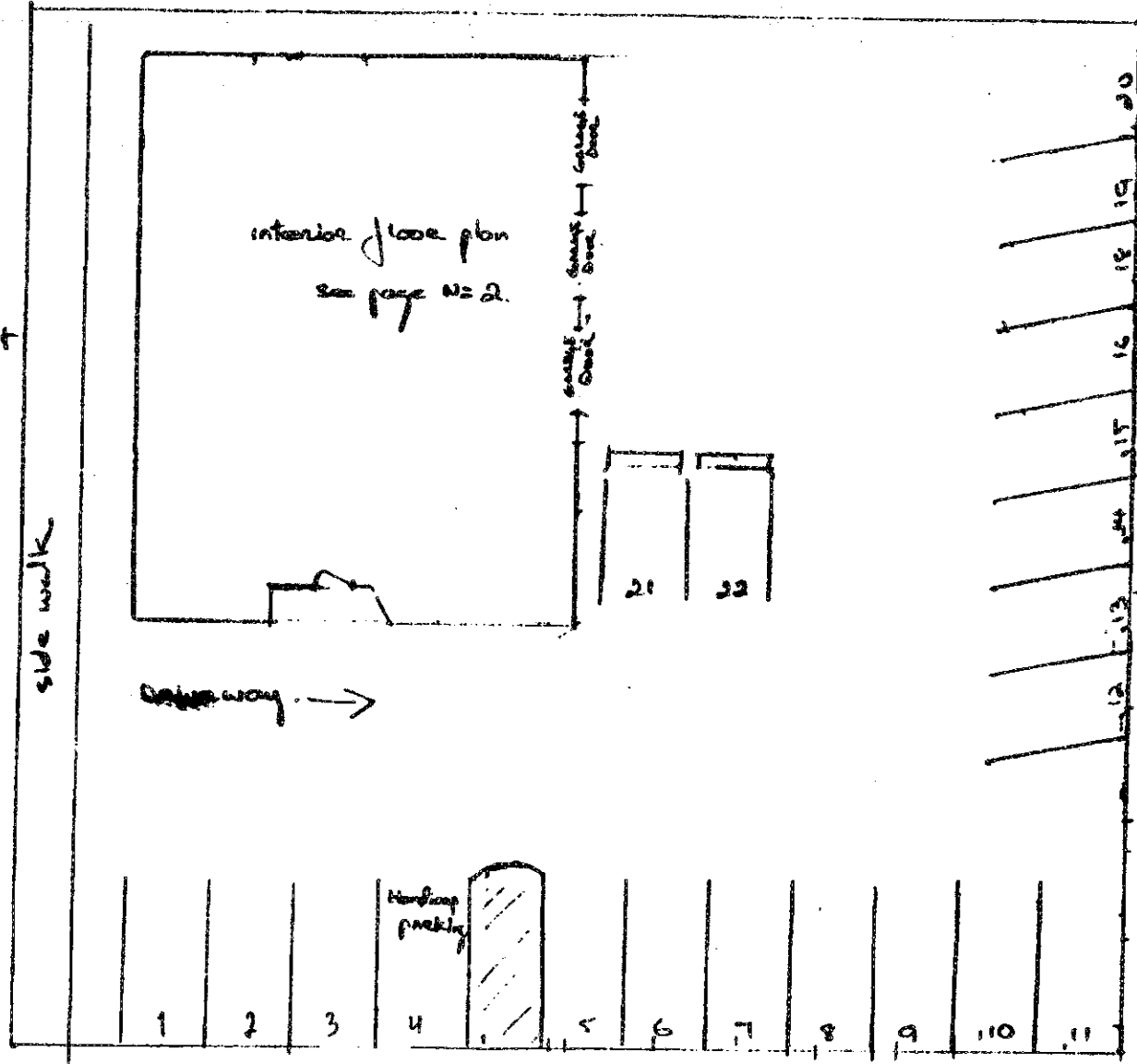
5. Will a loudspeaker or intercom system be used outside of the building?

- Yes.  No.

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

Plot Plan with Parking layout - page No 1A

North Henry St  
↑  
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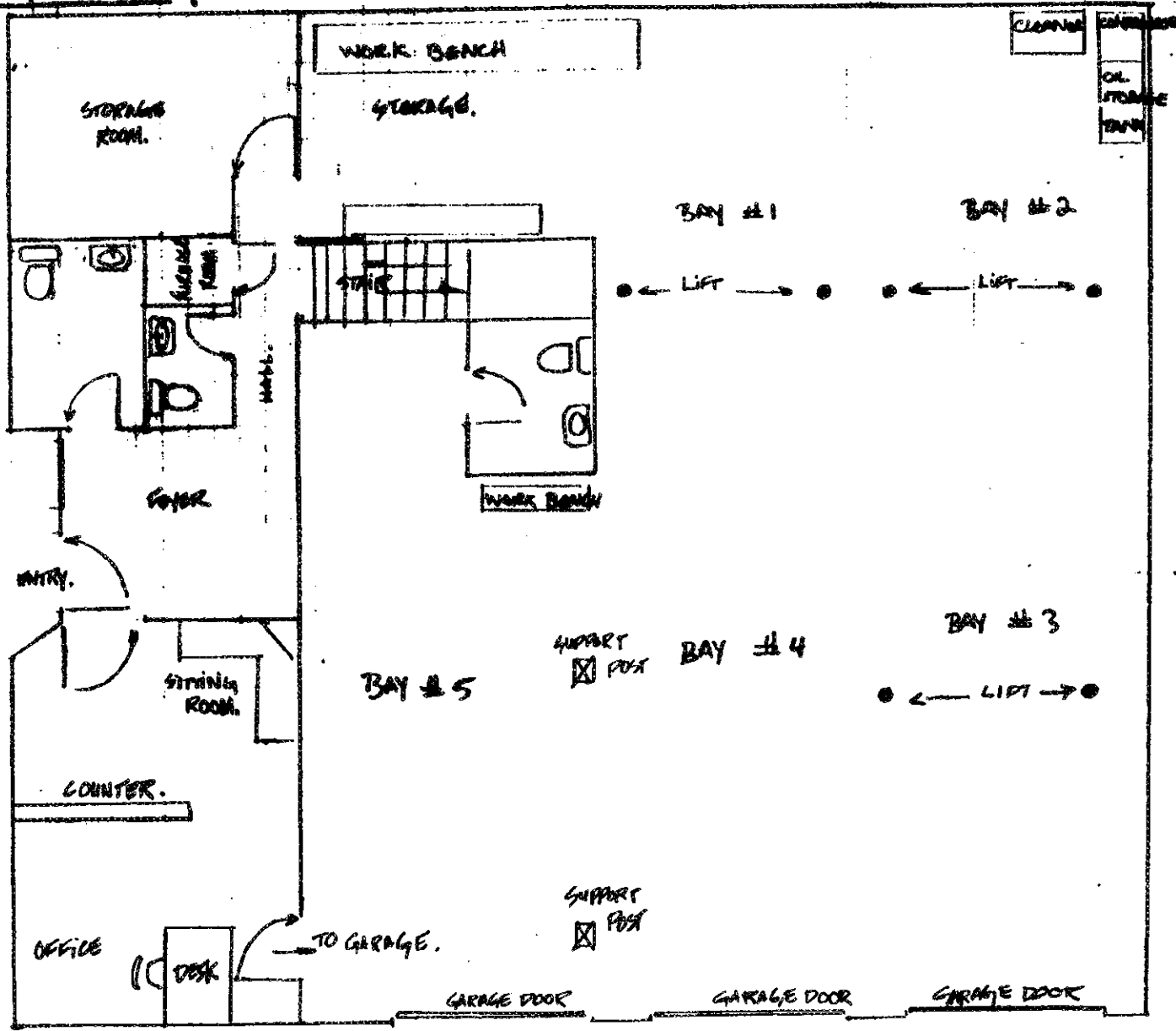


Scale 1/8"

14  
20

SUP 96-0155

SUP 2001-0107



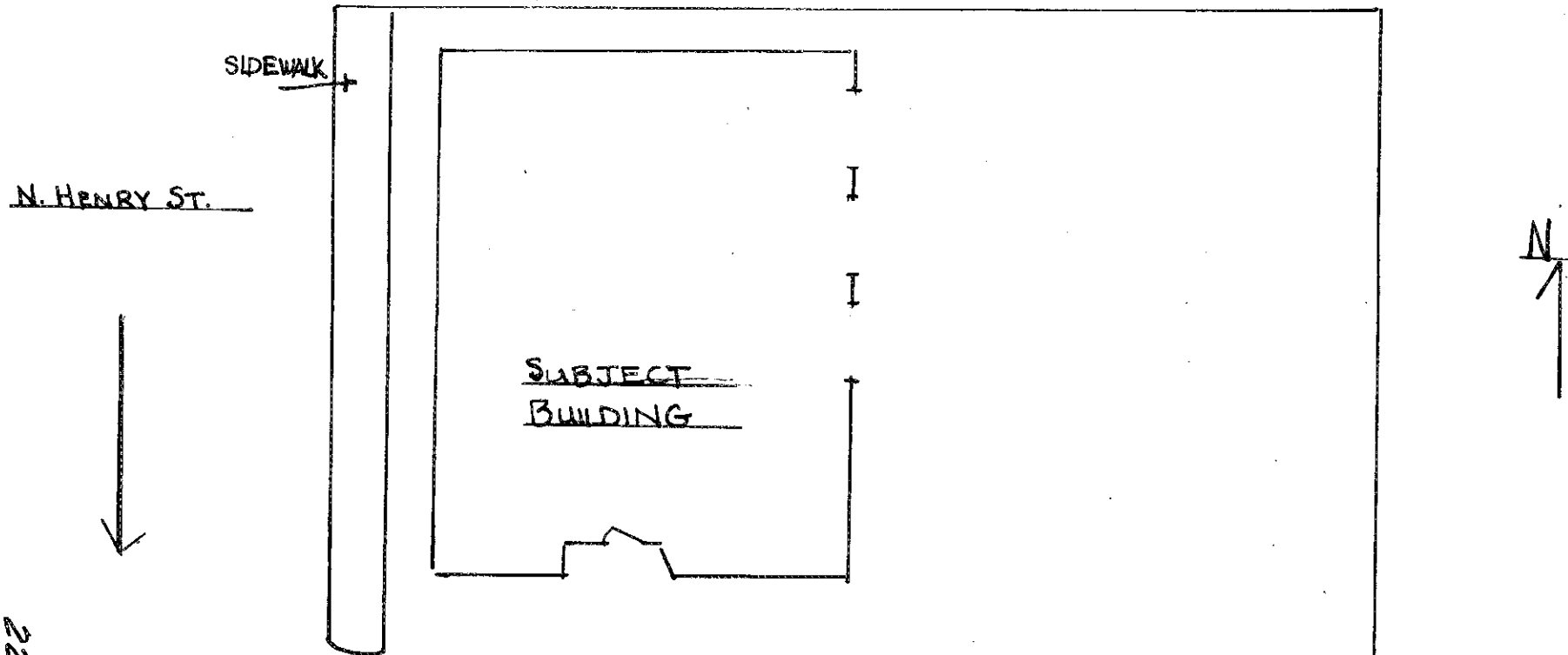
311 N HENRY STREET  
MEX. VA. 22314.

EXISTING GARAGE  
FLOOR PLAN

SCALE:  $\frac{1}{4} = 1' 0"$

SUP 96-0155

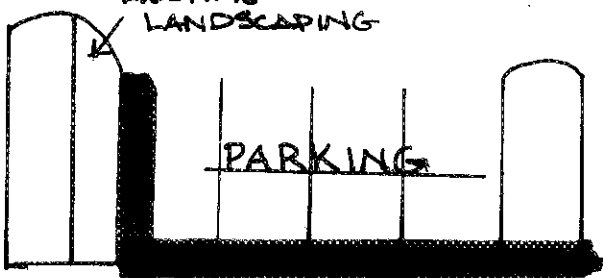
SUP 2001-0107



22

ENTRANCE/EXIT

EXISTING LANDSCAPING



SOUTHWEST CORNER

PROPOSED PICKET FENCE, 3 FEET HIGH

YEATON ALLEY

CITY OF ALEXANDRIA, 11.19.01  
MAP IDENTIFYING  
LANDSCAPING AND FENCE,  
DISCUSSED IN CONDITION #13

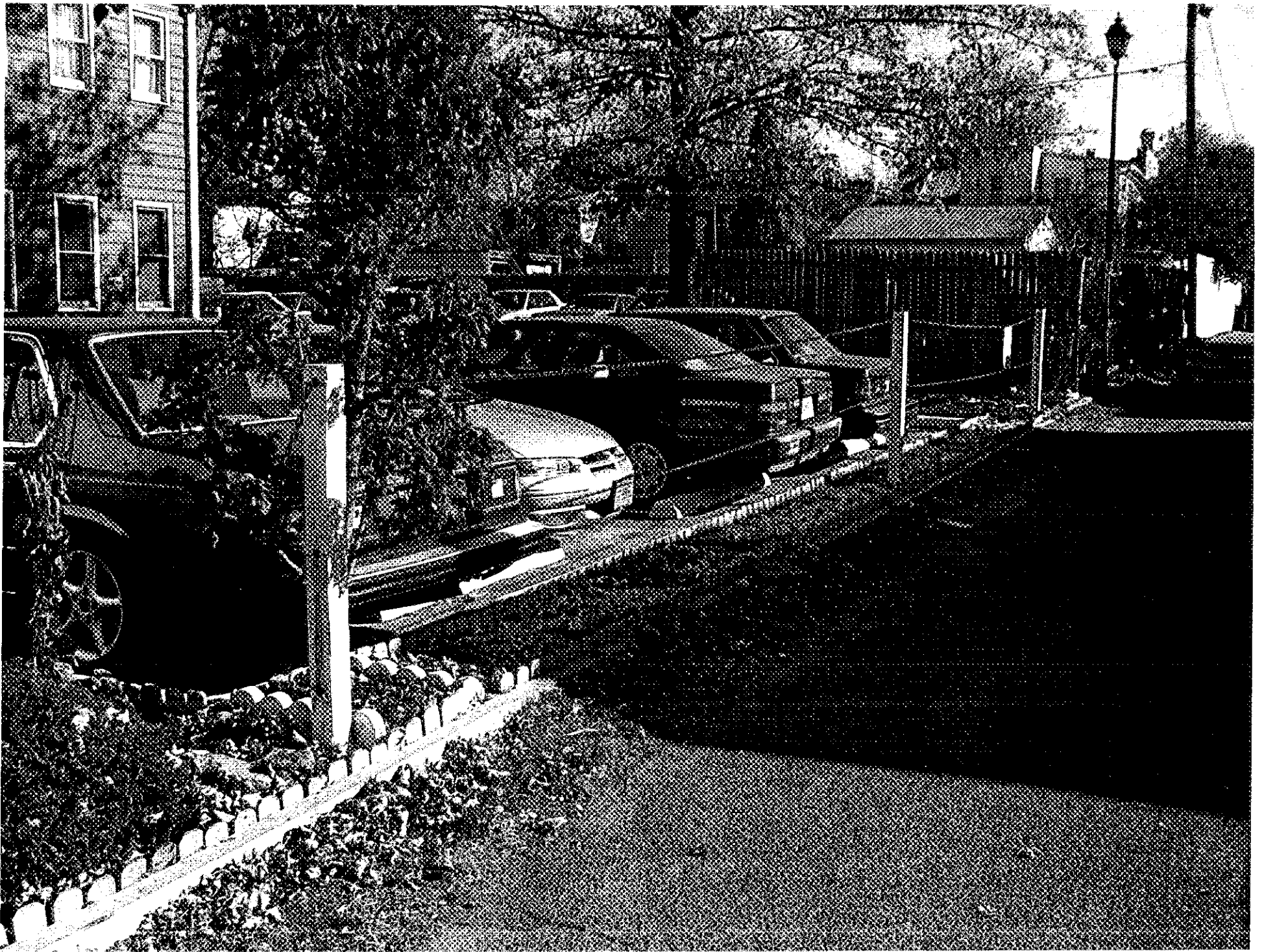
SUP 2001-0107



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SUP 2001-0107

311 N. HENRY ST. , SOUTHWEST CORNER, FREESTANDING SIGN PROPOSED FOR REMOVAL & EXISTING LANDSCAPING  
SUP # 2001-0107



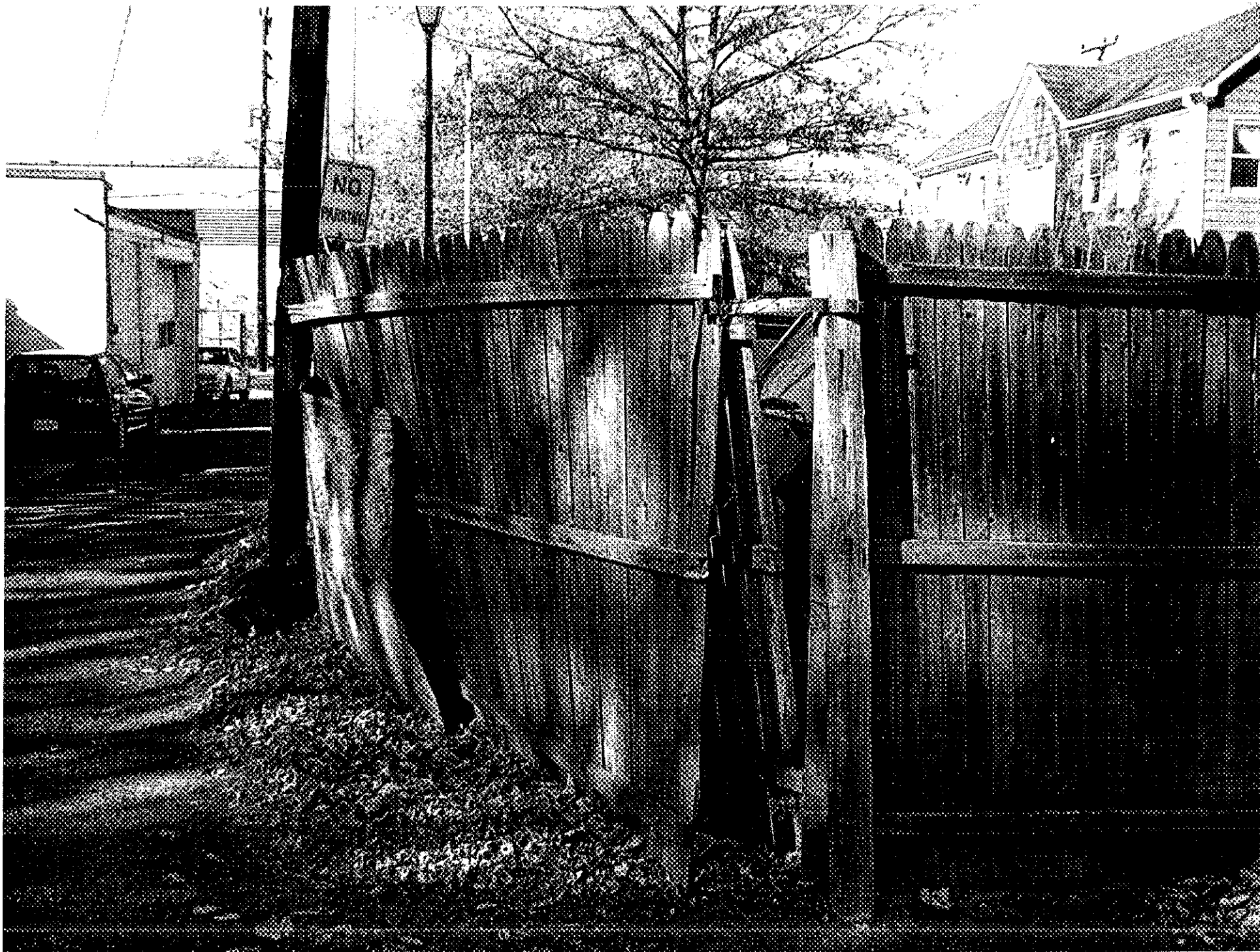
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311 N. HENRY ST.  
SUP # 2001-0107

SOUTHWEST CORNER



25



311 N. HENRY ST.  
SUP # 2001-0107

WOODEN FENCE AT PROPERTY LINE  
ALONG ALLEY



26

311 N. HENRY ST.  
SUP # 2001-0107

WOODEN FENCE AT PROPERTY LINE  
ALONG ALLEY

APPLICATION for SPECIAL USE PERMIT # 2001-0107

[must use black ink or type]

PROPERTY LOCATION: 311 N. Henry Street., Alexandria, VA 22314

TAX MAP REFERENCE: Map-64.01 Block-14 Lot-17 ZONE: CL

APPLICANT Name: Vanna So

Address: 323 N. Henry Street, Alexandria, VA 22314

PROPERTY OWNER Name: MEUSHAW DEVELOPMENT CO., INC.

Address: 1022 Duke Street., Alexandria, VA 22314

PROPOSED USE: General Auto Repair Shop

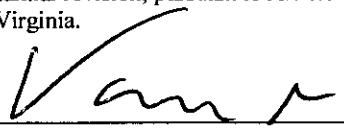
Business use of automobile repair and rental

**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.

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**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.

PRIME AUTO CARE, INC.  
*Print Name of Applicant or Agent*

  
*Signature*

311 North Henry Street.  
*Mailing /Street Address*

Tel (703) 548-0875 Fax. (703)836-5157  
*Telephone # Fax #*

Alexandria, VA 22314  
*City and State Zip Code*

9/20/01  
*Date*

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

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

ACTION - PLANNING COMMISSION: 12/4/01 Recommend Approval 7-0

ACTION - CITY COUCIL: 12/15/01PH--CC approved the Planning Commission recommendation.