

Docket Item #8
SPECIAL USE PERMIT #2006-0089

Planning Commission Meeting
November 9, 2006

ISSUE: Consideration of a request for a special use permit to extend the operation of a general automobile repair business.

APPLICANT: Prime Auto Care
by Vanna So

LOCATION: 311 North Henry Street

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, NOVEMBER 9, 2006: 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 #2006-0089

11/09/06



I. DISCUSSION

REQUEST

The applicant, Vanna So, requests special use permit approval for an extension of the operation of a general automobile repair business known as Prime Auto Care located at 311 North Henry Street.

SITE DESCRIPTION

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 from 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.

BACKGROUND

An automotive rental business was first approved at the subject site in 1985. The business changed to general automobile repair in 1990 (SUP #1778-B). At that time a condition limiting the special use permit to a five year term was included. In 1992, the subject property was rezoned and the existing general automobile repair became a noncomplying use. 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 ended December 1, 2001 (SUP #96-0155). City Council approved another extension of five years, which ends December 1, 2006 (SUP2001-0107). The applicant is in compliance with all existing conditions and has worked with staff in the past regarding site improvements. The applicant no longer offers automobile rental services.

PROPOSAL

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. The applicant has described the operations of the business as follows:

Hours:	Monday- Friday 7:30am- 7:00pm Saturday: 9:00am- 5:00pm Sunday: Closed
Number of customers/day:	7 to 15
Noise:	The noise levels anticipated will be low and the compressor, which is the loudest tool used, is boxed in for further noise reduction.
Trash/Litter:	A three cubic yard trash bin is located on the property and it will be filled possibly once per week. The trash in the trash bin is collected once per week.
Hazardous Materials:	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.

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a general auto repair use requires one parking space for every 400 square feet. A general auto repair use with 3,912 square feet will be required to provide 10 off-street parking spaces. There are 20 parking spaces on the property for customers and employees.

ZONING/MASTER PLAN DESIGNATION

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 uses are not allowed in the CL zone, the business is a noncomplying use.

The existing use is not consistent with the Braddock Road Small Area Plan chapter of the Master Plan which designates the property CL (Commercial Low).

II. STAFF ANALYSIS

Staff does not object to allowing the applicant, Prime Auto Care, to continue operating as a general automobile repair garage 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. Ordinarily staff does not encourage the continued operation of a non-complying use. 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 North Henry Street is building, and is perhaps most visible in the 700 and 800 blocks of North Henry Street. Various applicants have also expressed interest in future office and commercial projects at other sites near the Braddock Metro station. However, redevelopment activity has not yet reached a point in the immediate vicinity of the property where vacating the existing automobile related use at 311 North Henry Street would greatly advance the redevelopment in the Braddock Road Metro Area, north of this block.

Second, 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. In fact, staff has received many letters from members of the community that indicate support of the continued Prime Auto Care operation at 311 North Henry Street. Consequently, staff has included a condition that will extend the Special Use Permit for an additional five years.

Staff recommends approval for the Special Use Permit request, subject to staff recommended 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. (SUP#1778-G)(P&Z)
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 shall be limited to 7:30AM to 7:00PM Monday thru Friday, and 9:00AM to 5:00PM Saturday, as requested by the applicant. (SUP#2001-0107)(P&Z)(PC)
4. 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. (SUP#2001-0107)(T&ES)

5. 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. (SUP#2001-0107)(T&ES)
6. No junked, abandoned, or striped vehicles shall be parked or stored inside. (SUP#1778-G) (T&ES)
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)(T&ES)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (SUP#1778-G)(T&ES)
9. No amplified sound or mechanical equipment noise shall be audible at the property line. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)(SUP#1778-G)
10. The parking lot shall be chained off when the business is closed. (SUP#1778-G)(P&Z)
11. Vehicle access shall be only form North Henry Street. (SUP#1778-G)(P&Z)
12. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey and robbery awareness program for employees. (SUP#96-0155)(Police)~~
13. **CONDITION AMENDED BY STAFF:** The applicant shall maintain landscaping and screening of the parking area. ~~to include installing~~ which shall include 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 and to the satisfaction of the Director of Planning and Zoning.~~ (SUP2001-0107)(P&Z)
14. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall expire in five years, on ~~December 1, 2006~~ December 1, 2011. (P&Z)
15. **CONDITION AMENDED BY STAFF:** The applicant shall ~~replace~~ maintain 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. 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. (SUP2001-0107)(PC)
17. All vehicles on the lot shall be stored in a neat and orderly manner. (SUP2001-0107) (P&Z)
18. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (SUP2001-0107)(P&Z)
19. ~~**CONDITION DELETED BY STAFF:**The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey and robbery awareness program for employees. (Police)~~
20. **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 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)
21. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to work to park off-street. (P&Z)
22. **CONDITION ADDED BY STAFF:** 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)

23. **CONDITION ADDED BY STAFF:** The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

STAFF: Richard Josephson, Acting Director; Department of Planning and Zoning
James Hunt, 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 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-2 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control Code, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials. (Sec. 5-1-99)

Code Enforcement:

- F-1 No comment.

Health Department:

- F-1 No comment.

Police Department:

- F-1 The Police Department has no objections to the extension of the Special Use Permit for Prime Auto Care Inc.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0089

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: 25 South Dove Street, Alexandria, VA 22314-4603

PROPOSED USE: General Auto Repair Shop
Extension of an 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



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

9/6/06

Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUCIL: 10



APPLICATION

SPECIAL USE PERMIT

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

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.

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? [X] 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 ?

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 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?

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

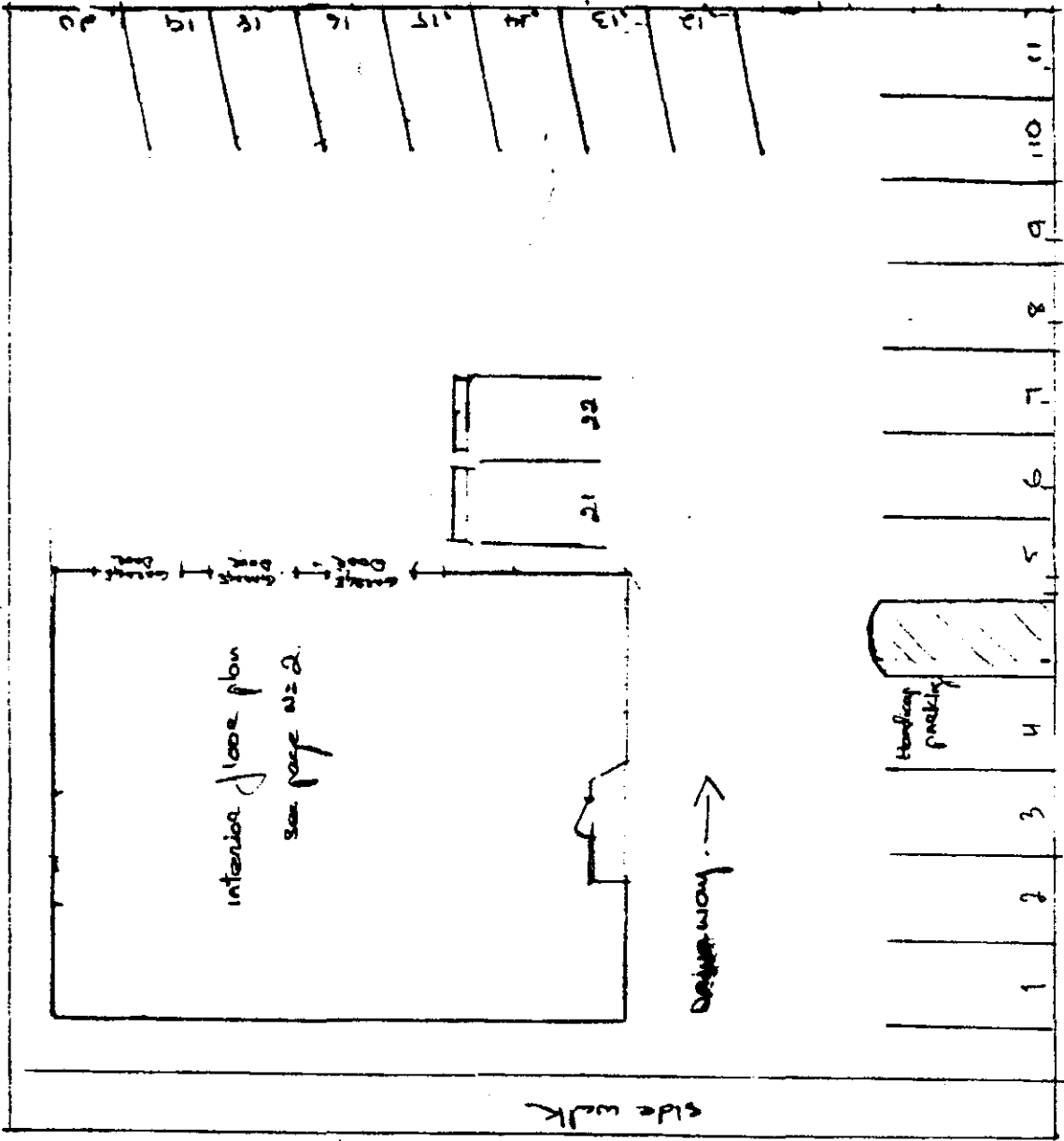
5. Will a loudspeaker or intercom system be used outside of the building?

- Yes. No.

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

~~SUP 96-0155~~
SUP 2006-0089
22

Scale 1/5



North Henry St
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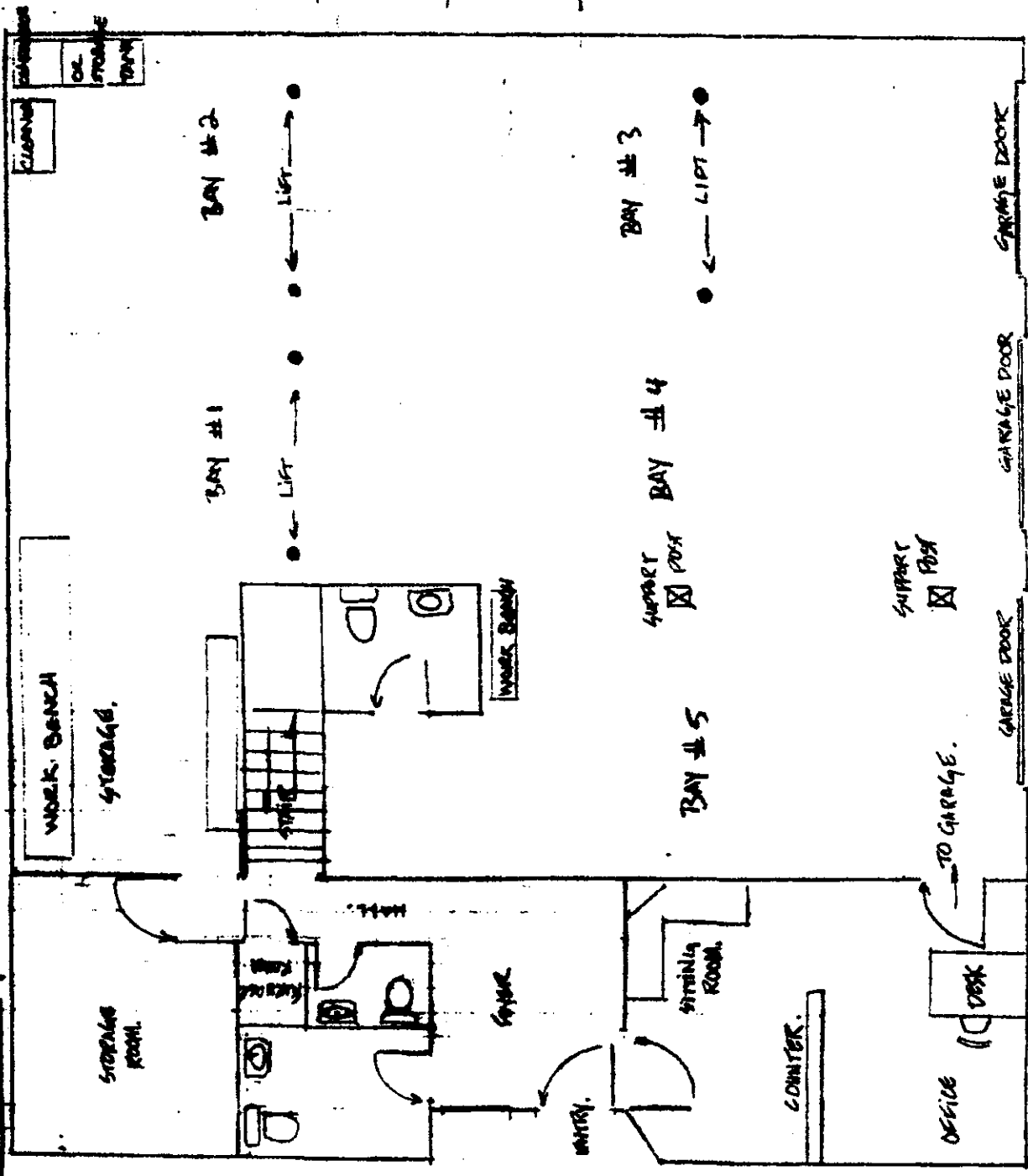
INTERIOR FLOOR PLAN page #2 | N. HENRY STREET

311 N HENRY STREET
ALEX, VA - 22314.

EXISTING GARAGE
FLOOR PLAN

SCALE: 1/4" = 1' 0"

~~SUP 96-0155~~
SUP 2006-0089



DRIVEWAY. →
20,

DATE: 11/15/06

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

Re: Extend the Special Use Permit for Prime Auto

Dear Dept. of Planning & Zoning:

My name is Vanna So and I live next door to Prime Auto Care for over ten years. I am the owner and manager of Prime Auto Care Inc., 311 North Henry Street.

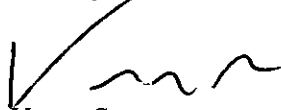
I would like to let you know that I love living and doing business here in Old Town Alexandria. Working for Prime Auto Care Inc. is the only income source that I have to pay for my family every day living expenses and my two mortgages here in Alexandria.

I would like to extend the Special Use Permit, which already exists for least an additional five more years.

This is the only way that I can afford to pay for my mortgages and living here in Alexandria by staying and doing business here at 311 North Henry Street. It took me over nine years to built up customers; I cannot afford to loose this customers who have support me over the last ten years. In this matter, I asked that you help me to extend my Special Use Permit for an additional five years.

Again, thank you for your consider and understanding.

Thank you



Vanna So



September 25, 2006

Mr. James Hunt
Alexandria Department of Planning and Zoning

Dear Mr. Hunt:

It is with great pleasure that I recommend the renewal of the Special Use Permit for Prime Auto Care (311 Henry Street).

As the neighbor directly across the street, and someone who runs a business out of my home, I feel that I can speak with authority as to the problems a mechanic can cause in a residential neighborhood—the nature of the business can cause excessive noise, parking problems, and the facility itself could be an eyesore. None of this is remotely true for Prime Auto Care.

Prime Auto Care has not only been a quiet and respectful neighbor to me for more than five years, but they maintain a neighborhood-appropriate building and a beautiful garden. Furthermore, Vanna and his employees have taken time to become friendly neighbors, helping whenever they are needed.

I look forward to having Prime Auto Care as a neighbor for many years. Please let me know if there is anything else I can do to help.

Sincerely,

A handwritten signature in cursive script that reads "Claire Liston".

Claire L. Liston

28 September 2006

To: City of Alexandria
Department of Planning and Zoning

I write in support of the request by Prime Auto Care for a renewal of its business license at its present location, 311 North Henry Street. Their garage is just across the back alley from me, and I bought my house there in early 1998.

I am pleased to call Prime Auto Care my neighbors. I don't have any problem at all with a garage being in my "back yard". In fact, I have found it extremely convenient to have them so close whenever I need work done on my car. A trustworthy, efficient, and fair-priced auto repair shop such as Prime Auto Care is an asset to our community, and I hope you will allow them to remain in our community.

I think it worth noting that Prime Auto Care provides jobs and services to the city in a manner that does not impose any additional traffic burdens on the Route 1 corridor.

I would be pleased to provide whatever additional assistance you may deem helpful in the course of Prime Auto Care's re-application process.

Very truly yours,



Michael Gaw
1013 Queen Street
Alexandria, VA 22314

City of Alexandria

September 21, 2006

To whom it may concern:

I am writing on the behalf of my neighbor Vanna So, owner and operator of Prime Auto Care, Inc. I understand Vanna wishes to renew his Special Use Permit, and must show evidence of neighborhood support to do so.

We have been close neighbors of Prime Auto for many years. It is a responsibly run business that keeps tidy grounds. I have had no complaints about Prime Auto for any reason. In fact, I use the shop regularly to service my family's cars. Please renew Mr. So's special use permit.

Sincerely,

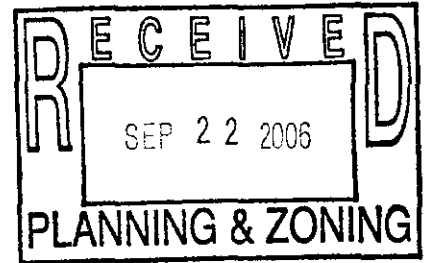
Helen McNiell

Helen McNiell
1019 Queen Street
Alexandria, VA 22314

703-684-7729

24

Paul Harris
3 West Oak St.
Alexandria, VA 22301
703/683-4166 FAX: 703/683-4198
pcharris007@comcast.net



September 21, 2006

Mr. James Hunt
Department of Planning and Zoning
P.O. Box 178
Alexandria, VA 22313

Dear Mr. Hunt:

I am a long-time tax paying resident of the City of Alexandria, and a loyal customer of Prime Auto Care Inc, 311 North Henry Street. I am writing this letter because I understand the company's Special Use Permit is coming up for renewal.

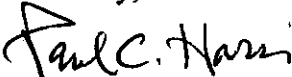
I want you to know just how much I value the friendly and professional people at Prime Auto Care, and how much the establishment enriches the quality of my life in Alexandria. It is a clean, reliable and impeccably honest business that is justifiably proud of the high quality of service it provides to its many customers.

Especially important for me is Prime Auto Care's extremely convenient location – only a short walk from my home in Rosemont. That means I do not have to arrange for alternate transportation when I drop off an auto for repair, a primary consideration for me.

I have always appreciated Prime Auto Care's clean appearance on Henry Street. Indeed, one would never even know from looking the front that it is an auto repair establishment. From the City of Alexandria's perspective, I can't imagine that there is any better example of a neighborhood business performing valuable services to customers.

As far as I'm concerned, Prime Auto is a Prime Reason why I enjoy living in Alexandria. I trust that you will renew its Special Use Permit without condition.

Sincerely,


Paul C. Harris

To whom it may concern,

Prime Auto Care is a very good neighbor, for an area that has both commercial and residential inhabitants; this has been an excellent partnership.

The professionalism of the personal and the up-keep of the ground and building fit well with in the neighborhood. His place of business is always clean, every day an employee can be seen policing the grounds.

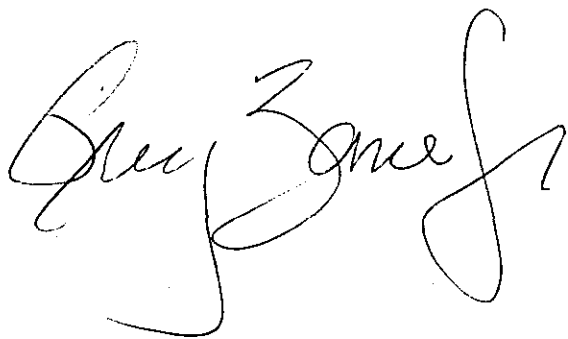
Vanna is a caring person; he respects those around him and is always polite and courteous.

He and his company have been supportive in local fund raising events.

Never has there been trouble with over crowding of parking lots, horns blowing, and crazy customers.

Sincerely,

Grey Zane Jr.
314 N. Henry St.
Alexandria Va. 22314
703-836-8978

A handwritten signature in cursive script that reads "Grey Zane Jr." The signature is written in black ink and is positioned below the typed name and address.

Myron Mckrensky
Karen Larkin
314 N. Patrick St. &
1007 Queen St.
Alexandria, VA 22314

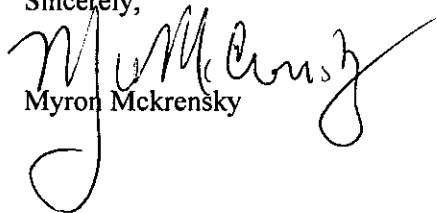
September 20, 2006

To Whom It May Concern:

Prime Auto Care have been taking care all of our vehicles over nine years. I am please to say that we are happy and thankful that they are here.

They have been a big helps to our family and neighbour. We would like to see Prime Auto Care continue to do business here in Alexandria.

Sincerely,


Myron Mckrensky

Booker Wilkins
316 N. Henry Street
Alexandria, VA 22314
703-548-3988

September 23, 2006

Attention: Department Of Planning and Zoning

We are as neighbour and community would like to see that Prime Auto Care Inc. continue to do business here in our community as long as they can.

Prime Auto Care had been parts of our community, they help us to maintained our personal and business vehicles for over nine years. We cannot afford not to have Prime Auto Care not to be able to stay here in our community.

We need quality business like Prime Auto Care to do business here in Alexandria.

We depend on them to keep our vehicles maintained and they makes our life easier. They are so convenient, dependable and they kept the area clean, which is important for property owner.

Very truly,


Booker Wilkins

Maya Fiorenni
310 N. Henry Street
Alexandria, VA 22314

September 21, 2006

To Whom It May Concern:

Prime Auto Care had been around in our neighbour about ten years. I am please to say that Vanna So and his company had been helpful to our families and community.

Mr. Vanna So always kept his place clean and in an order. His parking lot always keep clean and his landscape had lift up the neighbour.

We would like to see that Prime Auto Care continue to stay here and serve the community as long as they can.

Sincerely,

A handwritten signature in black ink that reads "Maya Fiorenni". The signature is written in a cursive style with a large, looped initial 'M'.

Maya Fiorenni
310 N. Henry St.
703-519-3980

Ron Sykes
308 N. Henry Street
Alexandria, VA 22314

Mr. James Hunt
Department of planning and Zoning

Dear Mr. Hunt:

I have been asked by Prime Auto Care, 311 Henry Street, to write a letter in support of renewal of its Special Used Permit. It is a pleasure to do so.

I have been a Prime Auto Care customer for many years because of their reliable, professional and trustworthy service. They have a very clean operation, including an extremely comfortable lounge area where customers can wait for oil changes or other small jobs.

It has been my pleasure to recommend Prime Auto Care to a number of my friends, and they have thanked me for it without exception. We all value the shop's fast and honest service, a quality that sadly seems all too rare these days.

It is wonderful having Prime Auto Care in our neighbourhood.

Sincerely,

Ron Sykes

A handwritten signature in black ink that reads "Ronell Sykes". The signature is written in a cursive style with a large, looping initial "R".



APPLICATION

SPECIAL USE PERMIT # 2006-0089

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: 25 South Dove Street, Alexandria, VA 22314-4603

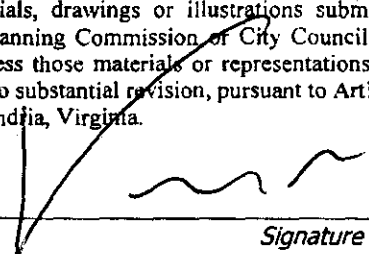
PROPOSED USE: General Auto Repair Shop
Extension of an automobile repair and rental

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 of 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

9/6/06

Date

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

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

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 11/9/06

ACTION - CITY COUNCIL: 11/18/06 - CC approved the PC recommendation 7-0