

EXHIBIT NO. 1

3
5-20-08

Docket Item #2
SPECIAL USE PERMIT #2008-0017

Planning Commission Meeting
May 6, 2008

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

APPLICANT: Ahmad Z. "Zack" Mirza

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

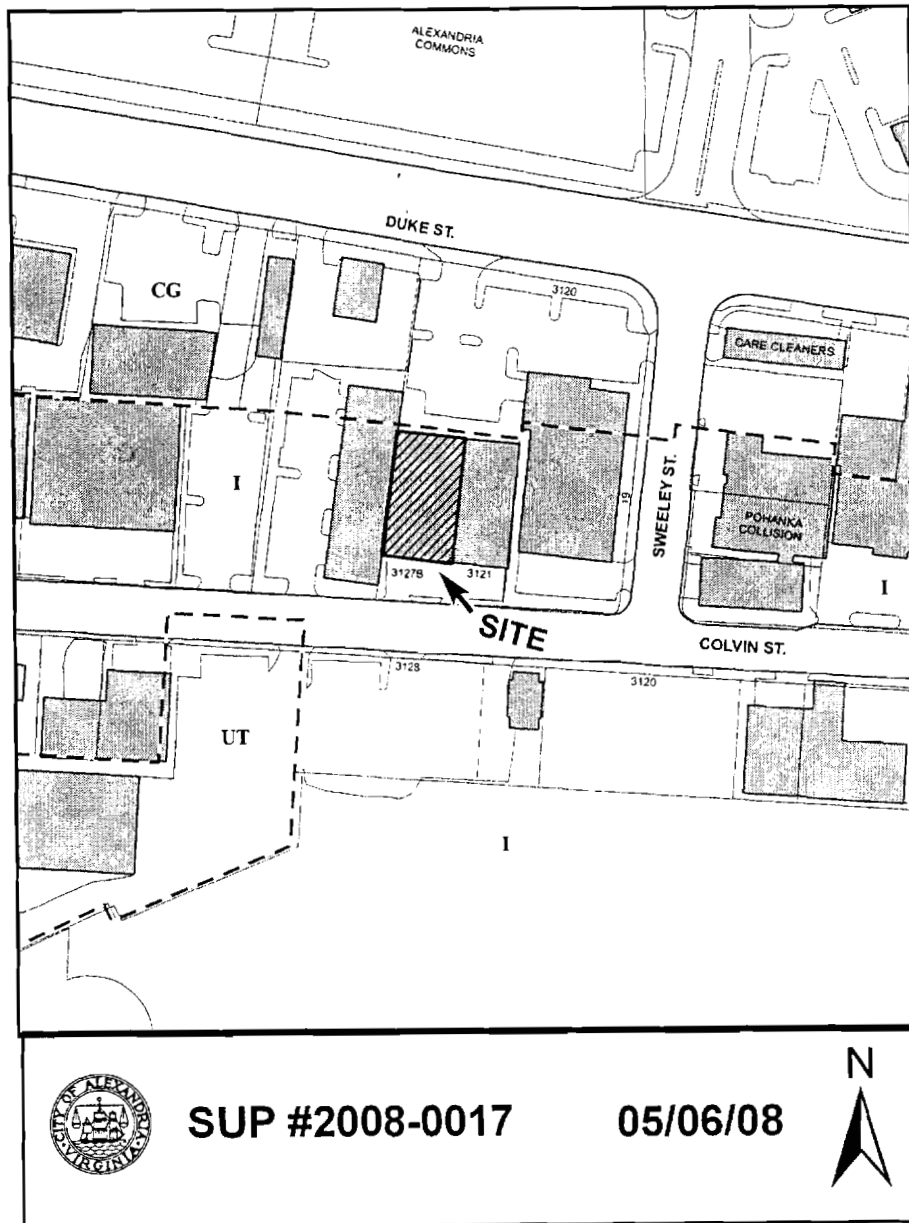
LOCATION: 3127 Colvin Street (Parcel Address: 3121 Colvin Street)

ZONE: I/Industrial

PLANNING COMMISSION ACTION, MAY 6, 2008: 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.



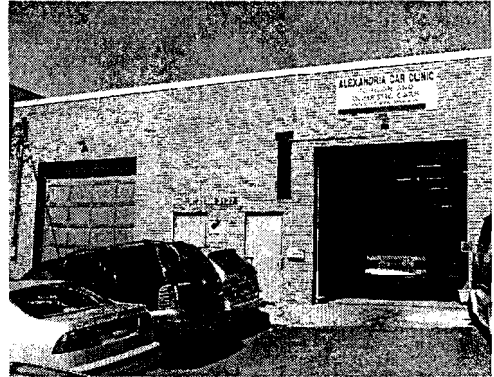
I. DISCUSSION

REQUEST

The applicant, Ahmad Mirza, requests special use permit approval for the operation of a general automobile repair business located at 3127 Colvin Street.

SITE DESCRIPTION

The subject property is one lot of record with 103 feet of frontage on Colvin Street, an average of 138.25 feet of depth and a total lot area of 13,795 square feet. The site is developed with an industrial warehouse building of 10,000 square feet containing two tenants: a light automobile repair business operated by the applicant, and a pet supplies/grooming/training establishment (with no overnight accommodation.) The applicant currently uses 5,000 square feet of the warehouse building for the existing business and proposes to operate general automobile repair in the same amount of space. Access to the property is from Colvin Street.



The surrounding area is occupied by a mix of industrial, retail, personal service, parking and institutional uses. Immediately to the north is a CVS drug store. A private parking lot and the City of Alexandria Traffic Control Center / Carpentry Shop are to the south. To the east on the same property is a pet grooming establishment, and to the east of that on a separate lot is the CVS drug store. To the west is the Colvin Center which includes a mix of retail, personal service, and industrial tenants, for a total of six businesses.

BACKGROUND

The applicant currently operates a light automobile repair business at this location. Staff received one complaint at this property in May 2007 regarding activity which may have constituted general automobile repair. Although no evidence of such activity was found, the applicant subsequently filed for the current special use permit. Staff has not received any complaints since May 2007.

PROPOSAL

The applicant seeks to expand his business to include those uses contained in the definition of general automobile repair, such as engine and transmission repair work.

Hours: Monday – Friday: 8:00 a.m. – 6:00 p.m.
 Saturday: 9:00 a.m. – 3:00 p.m.

Noise: Typical noises emitted from general automobile repair activities. Applicant will take steps to minimize noise impact on surrounding area.

Odors: Building has exhaust system to vent any odors that may occur.

Trash/Litter: Trash will be collected once a week by a commercial service (AAA).

PARKING

According to Section 8-200 (20)(d) of the Zoning Ordinance, an industrial building used for other than long-term storage purposes in Parking District #2 requires 1.1 parking spaces for every 500 square feet of non-office area. A general automobile repair business containing 5,000 square feet of non-office area will be required to provide 11 off-street parking spaces. This parking requirement has been met with six parking spaces outside of the building and space for six cars inside of the building.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203 of the Zoning Ordinance allows a general automobile repair business in the I/Industrial zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for industrial use.

II. STAFF ANALYSIS

Staff supports the application for a general automobile repair business at 3127 Colvin Street. Since the proposal is to increase the existing operation from light automobile repair to general automobile repair, the overall impact to the neighborhood will be slight. Any additional noise impact will be slight and would be typical in a neighborhood including a mix of industrial/retail/personal service uses. Staff does not anticipate any parking impacts since the applicant meets his parking requirement using on-site parking inside and outside of the building. The proposed condition of a one-year review would ensure that noise level and parking levels remain acceptable.

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

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the general automobile repair business shall be limited to between Monday-Friday, 8:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 3:00 p.m. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
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 not be discharged to the sanitary or storm sewers or be discharged onto the ground. (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 at 703-519-3400 ext.166. (T&ES)
6. 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)
7. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
8. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
9. 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)
10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

11. Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
12. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
13. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police)
14. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
15. 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)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext.166. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-4 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
- R-6 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-7 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)
- R-8 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-9 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)

- R-10 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 A new fire prevention code permit is required for the proposed operation.

Health Department:

- F-1 No Comment

Parks & Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- F-1 The Police Department has no objections to the business adding a "General Mechanic" to the SUP.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0017

MAJ

PROPERTY LOCATION: Alexandria, VA 3127^B Colvin St. Parcel Add: 3121 Colvin St
TAX MAP REFERENCE: 061.04-01-43 ZONE: 1

APPLICANT

Name: Ahmad Zekeia Mirza
Address: 3127 Colvin St Alexandria Va. 22314

PROPERTY OWNER

Name: ~~Ahmad Zekeia Mirza~~ Seyhan Akbasli
Address: 3127 Colvin St Alexandria Va. 22314

PROPOSED USE:

obtain special permit for "General mechanic"
SEYHAN AKBASLI - ph: 561 899 2007

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

MIRZA, Ahmed Zekeia
Print Name of Applicant or Agent
3127 Colvin St
Mailing/Street Address
Alexandria Va 22314
City and State Zip Code

Signature
703-370-8870 703-370-8878
Telephone # Fax #
Zack779@msn.com
Email address
2/26/08
Date

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

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

SUP # 2008-0017

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

1. The applicant is the (check one):
- 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.

N/A

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 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

My Name is Ahmad Zekria Mirza and I am the sole owner and operator of Alexandria Car Clinic Inc, a car mechanic shop operating at 3127 Colvin Street, Suite B, Alexandria VA 22314. The company is a small business that has been, and continues, to lawfully operate in the City of Alexandria for over four years. Throughout the operation of the company I have never had any grievances or complaints I have always been compiling with all zoning and planning requirements and will continue in the City of Alexandria. The license number for the company is 40957-01 and the permit issued is 9-074-002, Repair Services and Occupations, Auto Repair Engine Repair any Type. Today, I am asking to have a special permit for use of a "General Mechanic" in repairs such as transmission and engine jobs.

Currently, we have three employees including myself and would not need any more employees for the special permit I am inquiring about. Our hours of operation will remain the same, which is from Monday thru Friday 8 a.m. to 6 p.m. and Saturday from 9 a.m. to 3 p.m. I have six parking spaces in front of my shop and will not need any additional parking for the special use permit because we go only by appointments. Out of the six parking lots two are used by one of my employees and I. My customers use the rest of the available parking spaces and other cars are inside the shop for repair. During the week I only have about 20 customers and that is by walk in and by appointments. The special use permit specified will generate no noise; only type of noise that will be generated and will be kept to a minimum is the drill gun as well as the cutting machine. This will only be used for about five minutes throughout the day. Till this day I have not received any complaints of noise or disturbance and will assure you that the noise will be kept to a minimum. Again, I thank you for your time and consideration in this matter.

Sincerely,

Ahmad Z. Mirza

Alexandria Car Clinic
3127 Colvin st
Alexandria Va. 22314
(703) 370-8870

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). Friday
Monday thru ~~Friday~~ from 8:Am till 6pm
and Saturday from 9:00am to 3pm. Expecting 5 customers a
month for the proposal use, this includes transmission and engines

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Currently, we have 3 employees including myself the owner
and would not need more than that and hours of operation are
listed above and remain the same

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

Day:	Hours:
<u>Monday thru Friday</u>	<u>8Am till 6pm</u>
<u>Saturday</u>	<u>9. Am till 3pm</u>
<u>Sunday</u>	<u>closed</u>
_____	_____

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 only be noise from a drill gun and
cutting machine but will be kept at a minimum noise for
a very short period of time, approximately maybe only 5 minutes per
day

- B. How will the noise from patrons be controlled?
I have provided a sitting area on the other
side of my shop for my customers to sit while there
is any patron.

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

There will be no odor and if there was
a potential odor we do have an exhaust system
to clear out the smell

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?

Triple AAA comes every Monday and picks
up our trash as well as engines

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

Two Yard Containers

C. How often will trash be collected?

trash will be collected once a week by
triple AAA on Mondays.

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

Before the day ends all my employees will
clean the inside as well as the outside to prevent
any littering.

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:

U.S filters comes every 3 to 4 weeks to
take oil, antifreeze and transmissions.

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. [X] 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?

The building has two main entrance and A very safe waiting area the customers, residents and employees, also every thing area are being marked and has sign.

ALCOHOL SALES

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

[] Yes. [X] 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?

We are provided already with six parking lots and do not need any additional ones because we go by appointments.

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

- 6 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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?

n/a

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

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?

n/a

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

n/a

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

N/A

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

10,000 sq. ft. (existing) + N/A sq. ft. (addition if any) = N/A sq. ft. (total)
= 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: _____



APPLICATION - SUPPLEMENTAL



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. *General auto repair*
- automobile repair, including car wash.
- other: _____

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

Repair cars with Engine and Transmission problems
also light Repairs (included Tune up - New and used
Tires.

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

- 6 hydraulic lifts or racks
- _____ service pits
- 6 service bays

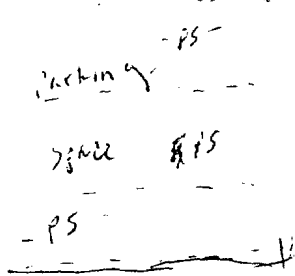
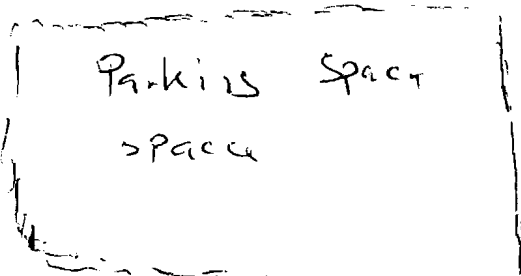
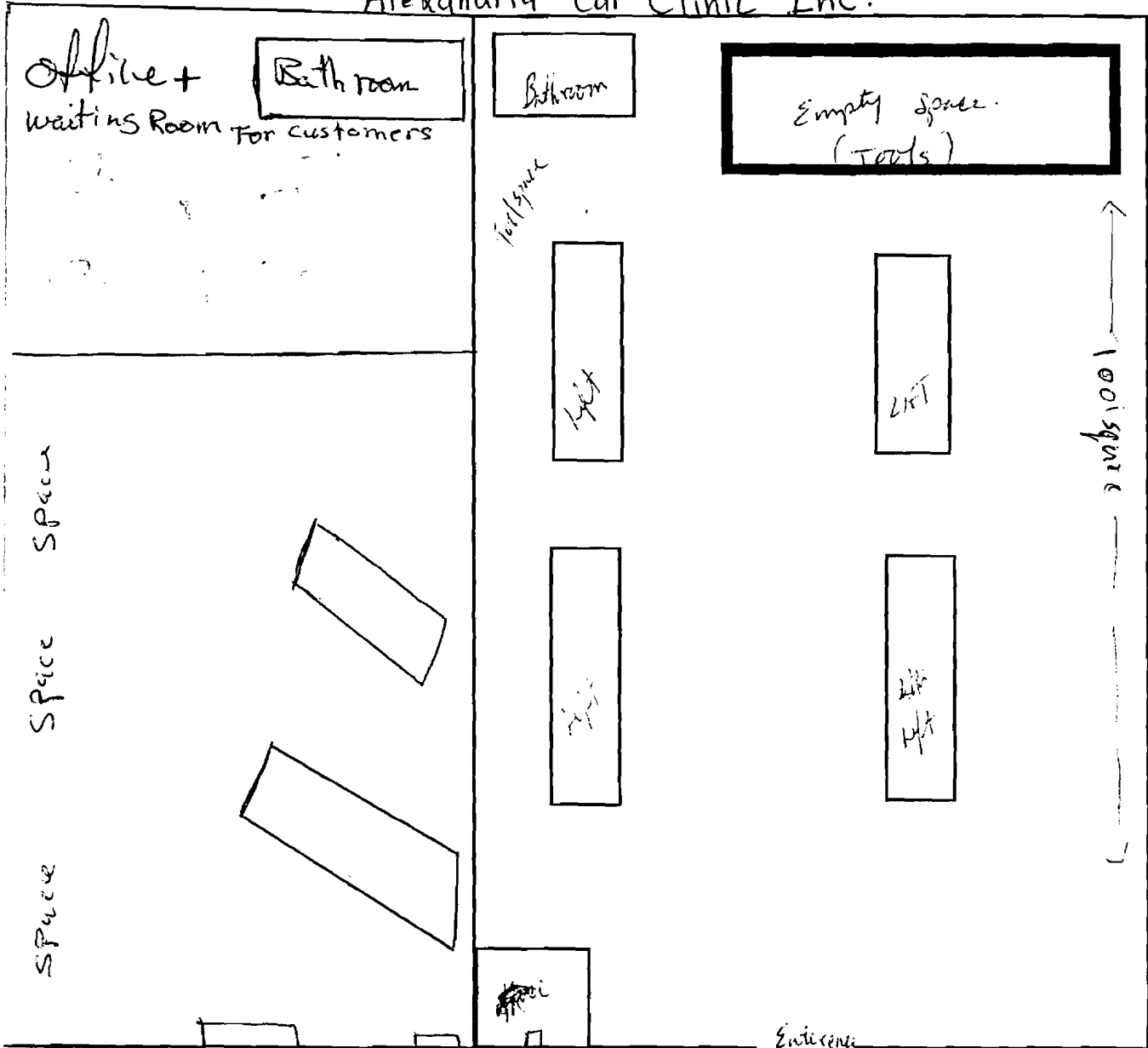
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Minimum Six cars will be on site for repairs.
Customers will be waiting for the repair for there car.

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.

Alexandria Car Clinic Inc.



3127 Colvin street

Colvin Street

MAY



APPLICATION



SPECIAL USE PERMIT # 2008-0017

PROPERTY LOCATION: Alexandria, VA 3127^B Colvin St. Parcel Add: 3121 Colvin St.
TAX MAP REFERENCE: 061.04-01-43 **ZONE:** 1

APPLICANT

Name: Ahmad Zekeia Mirza
Address: 3127 Colvin St Alexandria Va. 22314

PROPERTY OWNER

Name: ~~Ahmad Zekeia Mirza~~ Seyhan Akbasli
Address: 3127 Colvin St Alexandria Va. 22314

PROPOSED USE:

obtain special permit for "General mechanic"
SEYHAN AKBASLI OWNER
ph: 561 699 2007

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MIRZA, Ahmad Zekeia
Print Name of Applicant or Agent
3127 Colvin St
Mailing/Street Address
Alexandria Va 22314
City and State Zip Code

[Signature]
Signature
703-370-8870 703-370-8878
Telephone # Fax #
Zack779@msn.com
Email address
2/6/08
Date

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

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 7-0. 5-6-08
ACTION - CITY COUNCIL: 5/20/08- CC approved PC recommendation 7-0

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4. SPECIAL USE PERMIT #2008-0021
1400 DUKE STREET
CHILD CARE AND SCHOOL
Public Hearing and Consideration of a request to operate a child care facility and a private school; zoned OCM(50)/Office Commercial Medium. Applicant: Jerry Pnevatkatos

PLANNING COMMISSION ACTION : Recommend Approval 6-0

5. SPECIAL USE PERMIT #2008-0022
1669 NORTH QUAKER LANE (Parcel Address: 1667 North Quaker Lane)
RESTAURANT
Public Hearing and Consideration of a request to operate a restaurant; zoned CL/Commercial Low . Applicant: Wen Ti Zheng

PLANNING COMMISSION ACTION : Recommend Approval 6-0

6. SPECIAL USE PERMIT #2008-0023
211,215, 217 & 217 1/2 NORTH PATRICK STREET
NON-CONFORMING OFFICE USE
Public Hearing and Consideration of a request for the continued operation of a non-conforming office use with surface parking and open space; zoned RB/Residential. Applicant: Dr. Barry Carpenter

PLANNING COMMISSION ACTION : Recommend Approval 6-0

7. SPECIAL USE PERMIT #2007-0029
625 BURNSIDE PLACE (Parcel Address: 619 Burnside Place)
POTOMAC RECYCLING
Public Hearing and Consideration of a request to amend a special use permit to increase the allowed daily tonnage at a waste recycling facility ; zoned I/Industrial. Applicant: Sandra Crippen by Duncan Blair , attorney

PLANNING COMMISSION ACTION : Recommend Approval 6-0

END OF ACTION CONSENT CALENDAR

City Council approved the action consent calendar, with the removal of docket items 3, 4, 5, 6, 7, which were considered under separate motions. The approval was as follows:

3. City Council approved the Planning Commission recommendation with an amendment to require a six month review and the submission of a waste management plan within 15 days to the Planning Department for review . **(separate motion)**

4. City Council approved the Planning Commission recommendation.