



Special Use Permit #2016-0083
311 North Henry Street – Prime Auto Care

Application	General Data	
Public hearing and consideration of a request to continue operation of a noncomplying general automobile repair use.	Planning Commission Hearing:	January 5, 2017
	City Council Hearing:	January 28, 2017
Address: 311 North Henry Street	Zone:	CL/Commercial Low
Applicant: Prime Auto Care, Inc.	Small Area Plan:	Braddock Road Metro Station

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 5, 2017: On a motion made by Commissioner Brown and seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2016-0083 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner Wasowski absent.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown requested the applicant repair an interior fence on their property prior to the hearing by City Council and the applicant agreed.



Special Use Permit #2016-0083
311 North Henry Street



I. DISCUSSION

REQUEST

The applicant, Prime Auto Care, Inc, requests Special Use Permit approval to continue operating a noncomplying general automobile repair use at 311 North Henry Street.

SITE DESCRIPTION

The subject site consists of one lot of record with a combined frontage of approximately 103 feet along North Henry Street and borders along a public alley to the south for 115 feet for a total parcel area of approximately 12,056 square feet.

The subject site has been developed with a two-story building of approximately 3,912 square feet and is surrounded by a 20 space surface parking lot. Access to the parking lot is provided by a curb cut onto North Henry Street. The subject site is surrounded by a wooden fence of approximately six feet to three feet in height to the north, east and south.



Figure 1: Subject site as seen from North Henry Street.

The two-story building contains a three door garage with five indoor-bays and four hydraulic lifts. The subject building also contains a customer waiting room, restrooms, office, and storage space for the general automobile repair use. The subject site is directly north of an adjacent parking lot, the eastern border of the property is defined by Devers Court, while North Henry Street forms the western border of the property. The applicant also owns the parcel directly north of the subject site which is developed with a residential building. The 300 block of North Henry Street is characterized by two story buildings which are a mix of residential and commercial uses. Nearby uses within the same block include three churches, a private commercial school, office, retail, and several residential townhouses.

BACKGROUND

The subject site has a long history of automobile related uses, starting in June 1985 with City Council approval of an automobile rental facility through SUP #1778. The addition of a general automobile repair use to the existing automobile rental was approved by City Council in February 1990 through SUP #1778B, along with a five-year expiration date for the general automobile repair use set to expire on June 1, 1995. Annual reviews of the use were approved by City Council in 1991 – 1993 through SUP #1778C-E, respectively. In 1992, the subject site was rezoned from I/Industrial to CL/Commercial Low and the general automobile repair use became a noncomplying use. Staff administratively approved a change of ownership in May 1994 through SUP#1778-F. The first City Council review to continue a non-complying use based on

the five-year Condition was approved in July 1994 through SUP #1778-G. Similar five-year reviews and approvals from City Council were granted in November 1996 through SUP #96-0155, which also included a change of ownership; December 2001 through SUP #2001-0107, with a change of ownership to the current applicant, Prime Auto Care, Inc.; November 2006 through SUP #2006-0089; and again in September 2011 through SUP #2011-0040. All told, the general automobile repair use at 311 North Henry Street has been subject to five, five-year renewal requests and is requesting their sixth Special Use Permit request for continued operation.

Staff received a letter from the West Old Town Citizens Association finding that the continued operation of the general automobile repair use was reasonable and asked staff to review the state of the current fence to ensure it was in good repair, as required by Condition #15 of SUP #2011-0040. Staff conducted an inspection in December 2016 and found the applicant in violation of Condition #15 as several of the boards in the perimeter fence were broken or damaged. The applicant was notified of their violation and issued a written warning and the applicant repaired the fence immediately.

PROPOSAL

The applicant proposes to continue operating a general automobile repair use at 311 North Henry Street to provide services including tune-ups, transmission repair, and maintenance. The applicant expects approximately ten customers per day and a staff of four individuals on site. The applicant would use the existing garage, which contains four hydraulic lifts and five indoor bays. All repair work would be conducted inside the building and vehicles awaiting repair and pick-up would be parked on the fenced-in surface parking lot. The applicant will maintain the existing fence which screens the parking lot from adjacent uses, including the residential uses to the west. Additional elements of the proposal are:

Hours of Operation: 7:30 a.m. – 7 p.m., Monday – Friday
9 a.m. – 5 p.m., Saturday

Service Areas: Four hydraulic lifts and five indoor service bays

Customers: Approximately 10 customers per day

Employees: Approximately 4 employees per day

Noise: All work to be performed indoors, some low noise is expected from small hand-held power tools. A larger compressor is boxed in to reduce noise.

Odors: No significant odors are expected.

Trash/Litter: Trash, approximately one three cubic yard trash bin is emptied weekly. Antifreeze and motor oil will be stored in gallon containers inside the facility and removed monthly by licensed contractors.

PARKING

Section 8-200(A)(17) of the Zoning Ordinance requires general automobile repair businesses to provide one off-street parking space for every 400 square feet of floor area. The proposed 3,912 square foot general automobile repair use is required to provide a total of 10 parking spaces. The applicant exceeds their parking requirement by providing 20 off-street parking spaces in their parking lot, in addition to five parking spaces counted by the garage bays, for a total of 25 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject site is CL/Commercial Low, having been rezoned from I/Industrial in 1992. Under the current CL/Commercial Low zoning, a general automobile use is not allowed in this zone and is considered a noncomplying use. Section 12-302 of the Zoning Ordinance however permits non-complying uses to operate indefinitely subject to restrictions, such as 12-302(F)(2) requiring the use to obtain a special use permit.

The subject site is situated within the boundaries of the Braddock Road Metro Station Small Area Plan which designates the property as CL/Commercial Low; therefore a general automobile repair use is inconsistent with the goals of the plan which envisions less intensive uses. However, the Braddock Metro Neighborhood Plan of the Small Area Plan does not identify the property for redevelopment or propose an alternative use at the site.

The subject property also lies within the boundaries of the Parker Gray Historic District and any proposed alterations to the exterior of the structure would require separate approval by the Board of Architectural Review, to include such things as signage or fencing.

II. STAFF ANALYSIS

Staff supports the continued operation of the general automobile repair use at this location. Since taking over the automobile repair use at this location in 2001, the applicant has operated a commercially successful business, consistently applied for their SUP renewals every five years, and has no complaints registered within the City's system. Staff also received several letters of support from adjacent businesses and residents who wish to see the applicant continue operating the business. The applicant has also maintained the unique design of the automobile repair garage which blends in with the character of the neighborhood and preserves the small scale residential character of the area. The applicant maintains a visually appealing fence which screens the parking lot and vehicles from nearby uses and further reduces the visual appearance of the general automobile repair use and parking lot in the neighborhood and from nearby residents. The subject site's location on North Henry Street, a heavily trafficked road, simultaneously provides convenient access for many of the applicant's clients, and generates low-level noise to cover any noises associated with the general automobile repair use.

Staff also supports removing the five year renewal requirement from the applicant's Special Use Permit. The applicant and previous owners have successfully renewed their use five times since the general automobile repair use was approved in 1990. A renewal clause is uncommon among noncomplying uses which typically must seek Special Use Permit approval once and may

continue operating without cyclical renewals. The removal of the five year renewal clause would provide the applicant with greater business security and enable the applicant to consider long-term investments in their business operations; bolstering their continued operations and long-term success within the City.

Staff has considered the long-term redevelopment plans envisioned in the Braddock Road Metro Small Area Plan and the Braddock Metro Neighborhood Plan and the compatibility of the applicant's use with plan goals. While a general automobile repair use is inconsistent with plan goal's, preserving the general automobile use does support the retention of neighborhood serving retail and services as envisioned in the plans. In addition, many of the large-scale redevelopment projects envisioned in the plans are concentrated further north around the Metrorail station and the immediately adjacent blocks and do not impact the subject site which is located further south in relation to the Metrorail station.

While the applicant has shown to be responsive to the considerations of operating in a mixed-use neighborhood, staff has nonetheless carried forward all conditions regulating the general automobile repair use to minimize potential impacts. Previous conditions carried forward include those such as Condition #2, which requires all repairs to be conducted indoors, Condition #6 prohibiting the parking and storage of junked or abandoned vehicles on-site, or Condition #9 which limits any mechanical noises from carrying past the property line. In addition, staff has amended Condition #15 to ensure the existing fence is kept in good condition to ensure it both screens the applicant's parking lot and does not become an eyesore for other users of the alleyways. Staff also deleted Condition #14, requiring the applicant to seek a renewal of their Special Use Permit in five years to continue operating their general automobile repair use to instead allow the applicant to operate a noncomplying use as other noncomplying uses which obtain one special use permit for the duration of their operations per Section 12-302 (F)(2) of the Zoning Ordinance. Language requiring the applicant to contact city departments to obtain information on public transportation options was deleted from Condition #21 and revised through Condition #27.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be granted to the applicant only or to any business or entity ~~corporation~~ in which the applicant has a controlling interest. ~~(SUP#1778-G)(P&Z)~~
2. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (SUP #2011-0040)

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. **CONDITION AMENDED BY STAFF:** 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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications.~~ online at [https://alexandriava.gov/uploadedFiles/tes/info/Automotive BMP manual.pdf](https://alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf) or by contacting T&ES at 703-746-4065. (T&ES) ~~(SUP #2011-0040)~~
6. No junked, abandoned, or stripped 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 from North Henry Street. (SUP#1778-G)(P&Z)
12. Condition deleted by staff. (P&Z)
13. The applicant shall maintain landscaping and screening of the parking area, which shall include a 3.00 foot tall open picket fence with evergreen shrubbery at the southwest corner of the site. (SUP2001-0107)(P&Z)
14. **CONDITION DELETED BY STAFF:** ~~The Special Use Permit shall expire five years from City Council approval. (P&Z) (SUP #2011-0040)~~
15. **CONDITION AMENDED BY STAFF:** The applicant shall maintain, and keep in good repair, 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) (SUP#2006-0089)

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. (P&Z) (T&ES) (SUP #2001-0107)
19. Condition deleted by staff. (P&Z)
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 ~~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 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 AMENDED BY STAFF:** The applicant shall require its employees who drive to work to park off-street ~~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.~~ (P&Z) (T&ES) ~~(SUP #2011-0040)~~
22. 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) (SUP#2006-0089)
23. 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) (SUP #2011-0040)
24. 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) (SUP #2011-0040)
25. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business and robbery readiness training for all employees. (Police) (SUP #2011-0040)

26. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at GoAlex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

STAFF: Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;
Sara Brandt-Vorel, 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:

Previous Conditions:

2. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (SUP2011-00040)
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. **CONDITION AMENDED BY STAFF:** 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 Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. online at [https://alexandriava.gov/uploadedFiles/tes/info/Automotive BMP manual.pdf](https://alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf) or by contacting T&ES at 703-746-4065. (T&ES) (SUP2011-00040)
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)
18. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (T&ES) (SUP2011-00040)
21. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to work to park off-street 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. (P&Z) (T&ES)

- 22. 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) (SUP#2006-0089)
- 24. 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) (SUP2011-00040)

New Conditions:

- R-1 **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

Previous City Code Requirements:

- C-1 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). (T&ES)
- C-2 In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES) (SUP2011-00040)
- C-3 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. (T&ES) (SUP2011-00040)

Fire Department:

- F-1 No comments or concerns.

Code Enforcement:

- F-1 No code comment for this request for an extension to an existing operating use group classification.

Health Department:

- F-1 No Health Department comments.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0083

PROPERTY LOCATION: 311 N. HENRY ST.

TAX MAP REFERENCE: 004.01-14-17C ZONE: CL

APPLICANT:
Name: VANNA SO d/b/a PRIME AUTO CARE, INC.

Address: 311 N. HENRY ST., ALEXANDRIA, VA 22314

PROPOSED USE: AUTOMOBILE REPAIR

☒ 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ 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.

ROBERT C. BYRNES
Print Name of Applicant or Agent

Robert C. Byrnes 10/24/16
Signature Date

25 W. WORTLE ST. ALEX. VA
Mailing/Street Address

703-683-1614
Telephone #

22301
City and State Zip Code

RCBYRNES@VERIZON.NET
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

REVISED

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 311 N. HENRY ST., I hereby
 (Property Address)
 grant the applicant authorization to apply for the GENERAL AUTO REPAIR use as
 (use)
 described in this application.

Name: CAREY L. MEUSHAU Phone: (703) 932 4157
 Please Print
 Address: 3800 CHERSEA CT Email: C-MEUSHAU@HOTMAIL.COM
ALEXANDRIA, VA 22304
 Signature: [Signature] Date: 10-26-16

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

VANNA SO 100%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. VANNA SO	311 N. HENRY ST. ALEXANDRIA VA 22314	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CARY L. MEUSHAW	3800 CHELSEA CT ALEXANDRIA VA 22304	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE VANNA SO	NONE	NONE
2. CARY MEUSHAW	NONE	NONE
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/26/16
Date

ROBERT C. BYRNES
Printed Name


Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

PRIME AUTO CARE INC. IS A GENERAL AUTOMOTIVE REPAIR BUSINESS
WHOSE WORK INCLUDES TUNE UPS, TRANSMISSION REPAIR, MINOR
REPAIRS AND MAINTENANCE. THE HOURS OF OPERATION ARE FROM
7:30AM TO 7:00 PM. THERE ARE FOUR FULL TIME EMPLOYEES AND
BETWEEN FIVE AND TEN CUSTOMERS PER DAY. THE TOOLS AND
EQUIPMENT USED FOR REPAIRS ARE NOT DISRUPTIVE TO THE
ADJACENT NEIGHBORS. AN EXISTING SIX FOOT HIGH FENCE
LINES THE EAST, NORTH AND SOUTH PROPERTY LINES TO SCREEN
THE SITE FROM ADJACENT PROPERTIES. SINCE THE PROPERTY IS
LOCATED ON NORTH HENRY STREET, TRAFFIC NOISE MASKS ANY
NOISE FROM THE SHOP.

THE PROPERTY HAS BEEN USED AS AN AUTO REPAIR
SHOP FOR SIXTEEN YEARS WITHOUT NEIGHBORHOOD COMPLAINTS.
PRIME AUTO CARE INC. IS REQUESTING AN EXTENSION OF
ITS SPECIAL USE PERMIT 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,
☐ 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: AN EXTENSION OF AN EXISTING 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 5 AND 10 CUSTOMERS BETWEEN THE HOURS OF 7:30 AM AND 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 HOURS OF 7:30 AM AND 7:00 PM

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

Day:

Hours:

MONDAY THRU FRIDAY
SATURDAY

7:30 AM TO 7:00 PM
9:00 AM TO 5:00 PM

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 ARE LOW. THE LOUDEST EQUIPMENT IS THE COMPRESSOR AND IS BOXED IN FOR NOISE REDUCTION

- B. How will the noise 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? (i.e. office paper, food wrappers)

BOXES, HOSES, SMALL USED PARTS AND VARIOUS PAPER PRODUCTS.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

A THREE CUBIC YARD TRASH BIN IS LOCATED ON THE PROPERTY.

- 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 ENCLOSES 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 method 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 ANTIFREEZE 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 GALLON BARREL OF DYNA CLEANER WILL BE USED TO
WASH HANDS, FACES ETC. THE CLEANER IS ENVIRONMENTALLY
SAFE AND WILL BE PUT INTO THE SANITARY SEWAGE SYSTEM.

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

THE SITE IS WELL LIT AND WE RELY ON THE POLICE
DEPARTMENT

ALCOHOL SALES

13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

19 Standard spaces
0 Compact spaces
1 Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A 10

Does the application meet the requirement?

☒ Yes [] No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

[] Yes [] No

- B. Where are off-street loading facilities located? AT THE REAR OF
THE BUILDING
- C. During what hours of the day do you expect loading/unloading operations to occur?
BETWEEN 7:30 AM AND 5:00 PM
- D. 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? N.A. square feet.

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

3BV per 10/27
12000 - Parcel
12000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 12000 sq. ft. (total)
3,912 - BLDG 3,912 BLDG

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: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- ☐ automobile or motor vehicle parking or storage lot.
☐ automobile or trailer rental or sales.
☐ automobile service station.
☒ automobile repair, including car wash.
☐ other: _____

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

GENERAL AUTOMOTIVE REPAIR, INCLUDING TUNE-UPS,
TRANSMISSION REPAIR AND MAINTENANCE.

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 one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

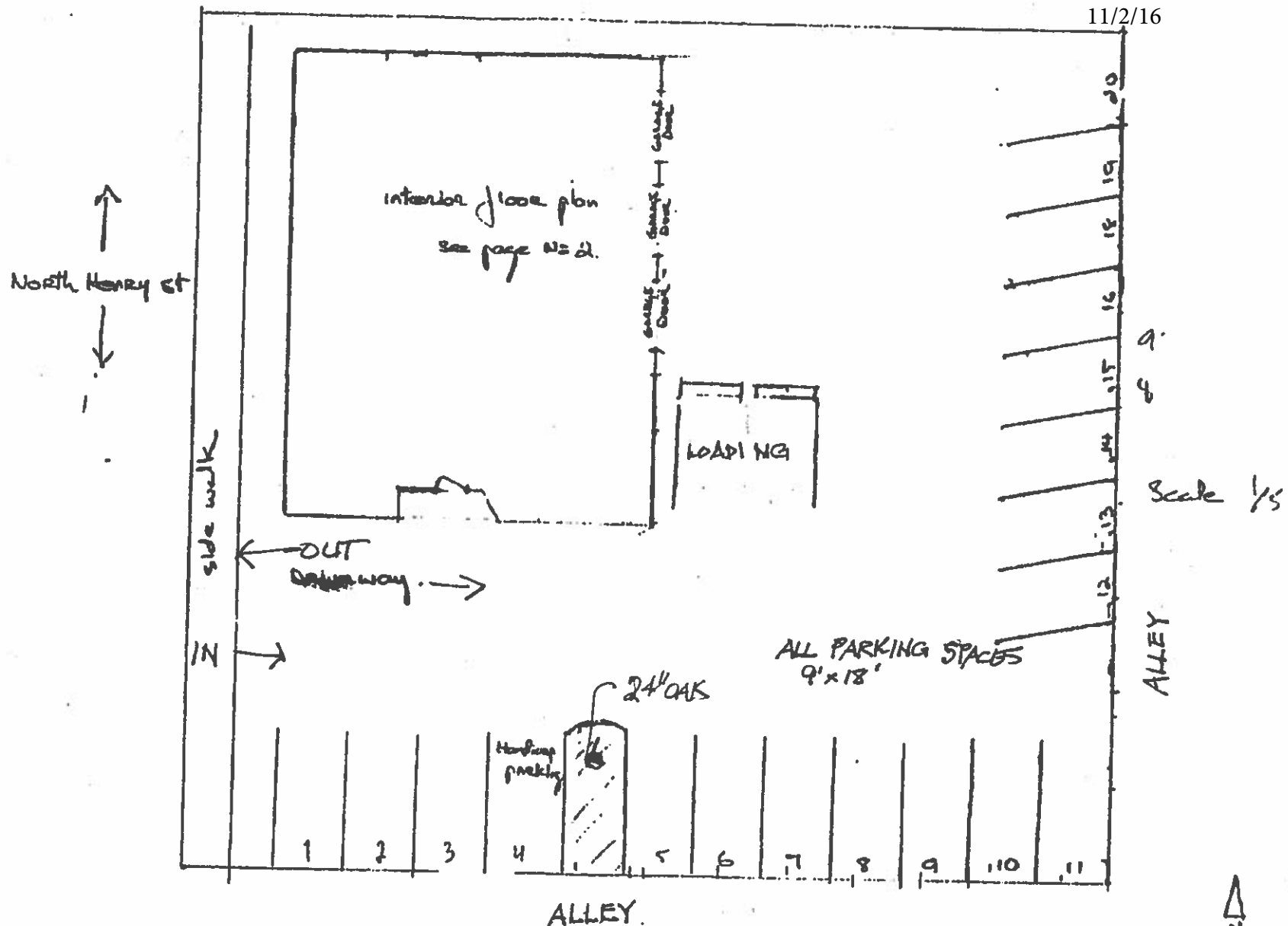
20 TOTAL VEHICLES - 4 EMPLOYEES' VEHICLES AND
16 CUSTOMER VEHICLES

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes ☒ No

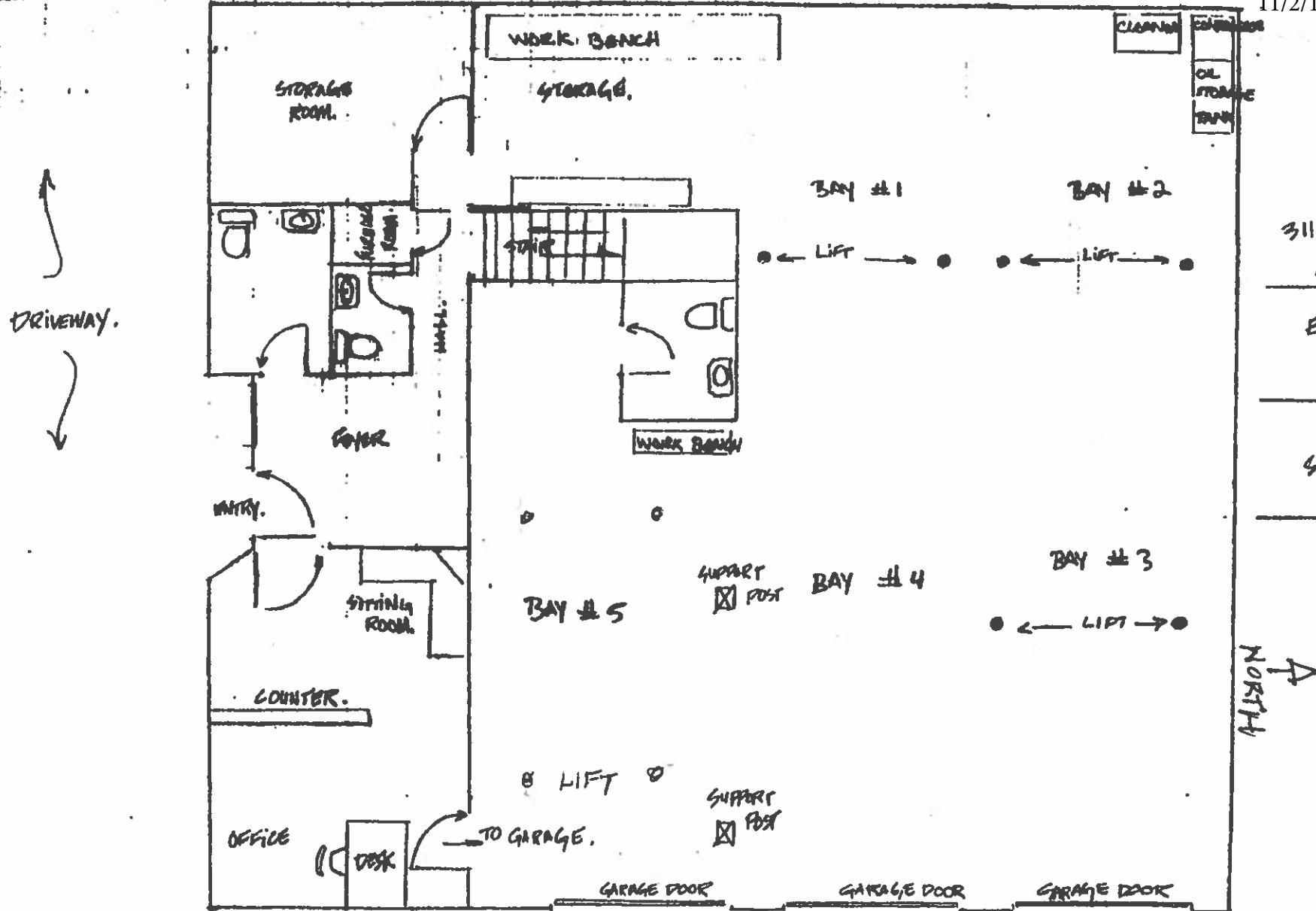
Please note: All repair work must occur within an enclosed building.

Google Maps 311 N Henry St





PRIME AUTO CARE
311 N. HENRY ST.
ALEXANDRIA, VA



311 N HENRY STREET
ALEX. VA. 22314.

EXISTING GARAGE
FLOOR PLAN

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

PRIME AUTO CARE
811 N HENRY STREET
ALEXANDRIA, VA



311 N. HENRY ST. - WEST

SUP2016-0083
Application Materials
11/2/16



311 N. HENRY ST. - SOUTH

SUP2016-0083
Application Materials
11/2/16



311 N. HENRY ST. - EAST

SUP2016-0083
Application Materials
11/2/16

October 25, 2016

To the City of Alexandria Zoning and Planning Department,

Vanna So, owner and operator of Prime Auto, has been my neighbor since I moved to the 1000 block of Queen Street in 1993. His business is located directly behind my property.

I have never had any difficulty with Mr. So running his business at 311 North Henry Street. The property is kept clean, I do not notice any excessive noise from the business, and he and his employees have always been courteous.

I am in favor of Mr. So's permit being renewed.

With best regards,

A handwritten signature in cursive script that reads "Helen McNiell".

Helen McNiell



October 19, 2016

Planning and Zoning
Alexandria City Hall
301 King St # 2100
Alexandria, VA 22314

Re: Prime Auto Care 311 N. Henry St. Alexandria

To Whom It May Concern:

As a business owner and neighbor of Prime Auto Care, I have had the opportunity to interact with the owner and observe his place of business and surrounding area. I have always found the business to be professional and thorough, and respectful of neighbors and their properties. If I can be of any further assistance in this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Leonardo'.

Matthew Leonardo

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

October 21, 2016

Attention: Department Of Planning and Zoning

We 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 nineteen 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

Myron & Karen McCrensky
314 N. Patrick Street
Alexandria, VA 22314
703-739-2425

October 19, 2016

To Whom It May Concern:

I have known Vanna So "the owner" for over twenty years and we have brought all our vehicles to Prime Auto Care for many years for maintenance and repair.

We are very happy to have a quality auto repair shop in Old Town such as Prime Auto Care to serve our community. It very convenient and it makes our life much easier. I really want to see Prime Auto Care continue to stay and serve our local community for many years to come.

Sincerely,



Myron McCrensky

October 19, 2016

To the Department of Planning and Zoning
Re: Prime Auto Care

To Whom It May Concern:

Our business is writing this letter of support for Prime Auto Care to be approved to remain at its current Henry Street location. Our office is two doors down from the auto shop, and we have nothing but the highest respect for Vanna and his team at Prime Auto Care.

Personally, I am also an Old Town resident and have lived across the street from Prime Auto Care for the past 14 years. I would be absolutely devastated if the store was forced to move; Vanna is the only mechanic I have ever trusted!

Please call or email me if you have any questions.

Regards,



Rebecca Edwards
Senior VP
Edwards Educational Services, Inc.
(c) 571-275-0365
Rebecca@edwardsedservices.com

325 North Henry Street, Alexandria, VA 22314
P 703.837.0223 F 571.257.5006 W edwardsedservices.com

Jay Zane
314 N. Henry Street
Alexandria, VA 22314

October 31, 2016

Attention: Department of Planning and Zoning

To Whom It May Concern:

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 twenty 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,

Jay Zane

A handwritten signature in blue ink that reads "Jay Zane". The signature is stylized, with the first name "Jay" written in a cursive script and the last name "Zane" in a more formal, slightly cursive script. The ink is a light blue color.

Old Town Sign, Co.
1021 Queen Street
Alexandria, VA
22314

Oct 24, 2016

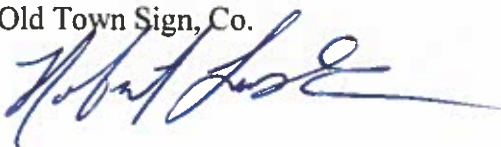
Planning and Zoning
301 King Street
Alexandria, VA 22314

Regarding Prime Auto Care,

Prime Auto Care is our neighbor and also a fellow business owner. We hold them in high regard as they work very hard to keep their business looking great. Often I hear the sound of the leaf blower, as the owner makes sure his business always looks inviting to his clients and future prospects. If you have any questions or concern, feel free to give us a call at 703-549-7446.

Sincerely,

Robert Lusk
Old Town Sign, Co.

A handwritten signature in blue ink, appearing to read "Robert Lusk", with a long, sweeping horizontal stroke extending to the right.

To: Sara Brandt Vorel
Subject: RE: Notice of Special Use Permit Application

From: West Old Town Citizens Association [<mailto:wotca1@gmail.com>]
Sent: Monday, December 05, 2016 12:41 PM
To: Sara Brandt Vorel
Subject: Re: Notice of Special Use Permit Application

Dear Ms. Brandt-Vorel,

The West Old Town Citizens Association has reviewed the SUP extension request for the Prime Auto Auto Care on Henry Street. We think their request for a five year extension is reasonable. However, the fencing around the business is in very poor shape and is not consistence with the image the neighborhood strives to project. When Huhn's gas station (corner of Henry and Oronoco) requested a SUP a few years ago, the City required some site improvements as a part of the process. We'd like to encourage staff to pursue a similar approach with Prime Auto Care and make repair and/or installation of a new fence a condition of the SUP extension. Photos are attached for reference.

Thank you,

THE WEST OLD TOWN CITIZENS ASSOCIATION EXECUTIVE BOARD

Leslie Zupan, President
Keil Gentry, Vice President
Peter Prahar, Vice President
Heidi Ford, Secretary
Donna Reuss, Treasurer

On Mon, Nov 21, 2016 at 1:21 PM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

Good Afternoon,

I wanted to inform you of a Special Use Permit request which has been submitted in your area. Robert Byrnes, on behalf of Vanna So, has submitted a request to continue operation of a noncomplying general automobile repair business located at 311 N. Henry Street, commonly known as Prime Auto Care, Inc. I've attached the application to this email which provides additional information on the proposed use. Please let me know if you have any questions or concerns.

Best,
Sara

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: [703.746.3819](tel:703.746.3819)
Fax: [703.838.6393](tel:703.838.6393)



