

February 10, 2021

Robert Mitchel III, CPA, PC
Mitco Asset Management
Suite 201
124 Park Street SE
Vienna, VA 22180

Planning Commission & Board of Zoning Appeals
Town of Vienna
127 Center Street, South
Vienna, VA 22180

To Whom It May Concern,

Please accept this approval letter to show that we are agreeable to having Veterinary Surgical Centers Rehabilitation, LLC as a neighboring tenant on the first floor of 124 Park Street in Vienna, VA.

As previously incurred in the approval for VSC's 2013 Conditional Use Permit approval, VSC has proposed initial stipulations to mitigate potential concerns arising from this current 2021 Conditional Use Permit Application, these have been described as:

1. The proposed veterinary clinic will be properly sound proofed to eliminate animal noises during normal operation.
2. During construction/renovation of the new clinic, every effort will be made to minimize impact to existing tenants regarding noise, parking, and pedestrian access to the building.
3. The Town of Vienna's parking code states that the occupied first floor space used as an animal hospital requires six (6) parking spaces in the existing lot, this shall be less than the previously allocated amount of twenty-four (24) for the previous commercial tenant and is not expected to have a noticeable impact on parking conditions for other tenants as it will reduce the overall amount of required parking spaces for the building.

By my signature below, I show my acceptance of these initial stipulations and show our support for the approval of VSC's Conditional Use Permit Application for the first-floor space at 124 Park Street SE, Suite 100.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert Mitchel III", with a stylized flourish at the end.

Robert Mitchel III, CPA, PC