



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 26, 2009

**DATE:** September 17, 2009

**SUBJECT:** U-3095-04-3 USE PERMIT REVIEW for automotive repair shop located at 67 North Glebe Road (RPC #20-033-003)

**Applicant:**

Bezunehe S. Beshe  
67 North Glebe Road  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew the use permit, subject to all previous conditions, with a review by the County Board in three (3) years (September 2012).

**ISSUES:** This is a review of an automotive repair shop and no issues have been identified.

**SUMMARY:** This is a use permit review for the operation of an automotive repair shop (public garage) located on North Glebe Road. The applicant is compliant with the conditions of approval. Therefore, staff recommends renewing the use permit, subject to all previous conditions with a review by the County Board in three (3) years (September 2012).

**BACKGROUND:** The current use permit for a public garage was originally approved by the County Board in 2004. The last County Board review for this use permit was September 2008, when staff recommended a one (1) year review because of issues with site maintenance, which were corrected quickly when brought to the applicant's attention.

**DISCUSSION:** Staff inspection of the site has indicated that the applicant is compliant with the use permit conditions. Therefore, staff recommends renewal of the subject use permit subject to all previous conditions with a review by the County Board in three (3) years (September 2012).

**Since the last County Board Review (September 13, 2008):**

Use Permit Conditions: The applicant is in compliance with the conditions of approval.

Community Code Enforcement: The Code Enforcement Office states the applicant is compliant with the use permit conditions.

County Manager: \_\_\_\_\_

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5347

Fire Marshal: The Fire Marshal does not report any concerns about the renewal of this use permit.

Police Department: The Police Department does not report any concerns about the renewal of this use permit.

Civic Associations: The site is located within the Ashton Heights Civic Association. The Civic Association was contacted, but to date has not provided staff with comments.

**CONCLUSION:** The applicant is currently in compliance with the conditions of approval. Therefore, staff recommends renewal of the use permit, subject to all previous conditions with a review by the County Board in three (3) years (September 2012).

PREVIOUS COUNTY BOARD ACTIONS:

- July 27, 1993 Approved use permit U-2778-93-1 for operation of an automobile body shop (no painting) subject to the conditions of the staff report, and with a review in one (1) year.
- July 9, 1994 Renewed use permit U-2778-93-1 for an automobile body shop (no painting), subject to all previous conditions, and with a review in three (3) years.
- August 2, 1997 Renewed use permit U-2778-93-1 for an automobile body shop (no painting), subject to all previous conditions, and with a review in three (3) months.
- November 8, 1997 Deferred to Dec 13, 1997 use permit review U-2778-93-1 for an automobile body shop (no painting).
- November 8, 1997 Deferred to Dec 19, 1997 use permit U-2921-97-1, for a comprehensive sign plan.
- December 16, 1997 Renewed use permit U-2778-93-1 for and automobile body shop (no painting), subject to all previous conditions and with a review in one (1) year.
- December 16, 1997 Approved use permit U-2921-97-1 for a comprehensive sign plan, subject to the conditions of the staff report.
- December 12, 1998 Discontinued use permit U-2778-93-1 for and automobile body shop (no painting).
- September 18, 2004 Approved use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with an administrative review in six (6) months (March 2005) and review by the County Board in one (1) year (September 2005).
- September 17, 2005 Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with a review by the County Board in one (1) year (September 2006).

September 16, 2006

Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with a review by the County Board in two (2) years (September 2008).

September 13, 2008

Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with an administrative review in six (6) months and review by the County Board in one (1) year (September 2009).

Approved Conditions (U-3095-04-3):

1. The applicant agrees to submit a site development and landscaping plan that meets the requirements of the Arlington County Zoning Ordinance with regard to parking, paving, lighting, screening, signage, landscaping, trash receptacles and trash enclosures. This plan shall be reviewed and approved by the County Manager or his designee prior to the issuance of a certificate of occupancy. The plan shall be drawn to scale and shall show the parking lot layout including customer parking spaces, employee parking spaces, spaces for vehicles in for repair, the building, and the landscaping.
  - a. The site development and landscaping plan shall be accompanied by a written plan that identifies maintenance schedules and procedures. This plan shall be implemented according to its schedule.
  - b. The lighting plan shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. No exterior site lighting is permitted from the building roof or parapet.
  - c. The site development plan shall include the location and screening of any mechanical equipment such as air conditioning convectors, transformers, or satellite antenna. Equipment shall be located as far from adjoining residences as possible, and shall be screened to minimize their impact.
  - d. The approved plan shall be implemented within four (4) months of the date of approval.
2. The applicant agrees that parking and storage of all vehicles on the site shall be consistent with the approved parking plan and there shall be no parking of vehicles in front of the garage service bays.
3. The applicant agrees that all repair services shall occur wholly within the building and no vehicle parts, tires or repair tools shall be stored or displayed outside of the building.
4. The applicant agrees that no “inoperative vehicles” as defined in the Zoning Ordinance Section 1, shall be stored on the site. Only vehicles fully equipped for safe operation including tires, wheels, and engine, shall be permitted to be stored on site. There shall be no open storage of vehicles for sale, nor automobile tires and/or other automobile parts.
5. The applicant agrees that no public address system shall be used on the subject site.
6. The applicant agrees that lighting on the property shall be directed and shielded so as not to affect adversely, through dissemination of light rays, any “R” or “RA” (residential) district which is contiguous to the site or across a street alley, sidewalk or other public right-of-way from the use.

7. The applicant agrees that the hours of operation shall be limited to between 7:00 a.m. and 9:00 p.m., Monday through Sunday, and agrees to comply with the County's Chapter 15, Noise Control Ordinance.
8. The applicant agrees to identify an on-site liaison that shall be available during the hours of the repair shop's operation to respond to community concerns. The name and telephone number of the liaison shall be clearly posted on the entrance to the repair shop for the benefit of community residents. This information must also be provided to the president of the Ashton Heights Civic Association and the County's Zoning Administrator prior to the issuance of a certificate of occupancy.
9. The applicant agrees that a screening wall or solid wood fence with a minimum height of six (6) feet shall be provided where a parking area for the storage of vehicles, including customer parking, abuts, any street, sidewalk, alley or other public right-of-way, or separating the site from "R" or "RA" Districts.
10. The applicant agrees that all trash receptacles located outside of the building shall be screened from public view by a brick wall or solid wood fence with a minimum of six (6) feet in height.
11. The applicant agrees that the use shall comply with all State and local environmental regulations regarding the storage and disposal of petroleum, oil, and all other chemicals. If any incident should occur which requires any type of notice or remedial action pursuant to State and local environmental laws, the applicant agrees to inform the County of the same, as well as to keep the County informed of all the procedures necessary to rectify the situation.