



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 22, 2010**

DATE: May 13, 2010

SUBJECT: U-3154-06-1 USE PERMIT RENEWAL for 45 secondary parking spaces for off-site users located at 4300 Arlington Blvd. (RPC#23-003-002)

Applicant:

Daniel Levin
Arlington Masonic Temple
4300 Arlington Boulevard
Arlington, VA 22204

C. M. RECOMMENDATION:

Renew the use permit for 45 secondary parking spaces at 4300 Arlington Blvd., subject to all previous conditions, and with a County Board review in five (5) years (May 2015).

ISSUES: This is a review of a use permit for secondary parking at the Arlington Masonic Temple at 4300 Arlington Blvd., and no issues have been identified.

SUMMARY: This is a use permit renewal of 45 secondary parking spaces at the Arlington Masonic Temple, 4300 Arlington Blvd., at the southeast corner of the Arlington Boulevard and South George Mason drive intersection. The Arlington Masonic Temple provides permit parking for employees of the National Guard Readiness Center, immediately adjacent to the subject site. The applicant is in compliance with the approved conditions and there have been no complaints regarding the use. Continued use of the parking lot by secondary users will have minimal impact on surrounding land uses and will mitigate on-street parking shortages in this area. Therefore, staff recommends renewal of the use permit, subject to all previously approved conditions, and with a County Board review in five (5) years (May 2015).

BACKGROUND: Since 2000, the Arlington Masonic Temple has leased its surface parking lot spaces daily to off-site users. In October 2004, the Masonic Temple was cited for illegal use of their parking lot for commuter parking. The Masonic Temple subsequently appealed the violation to the Board of Zoning Appeals (BZA). While the appeal was pending, the County Board directed staff to address the issue with a Zoning Ordinance Amendment. On January 24, 2006, the County Board approved a zoning ordinance amendment to allow secondary use of parking lots associated with lodges and places of worship. The amendment specifies that certain secondary uses may qualify for use permit review before the County Board if the number of

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5592

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secondary parking spaces exceeds 10 percent of the total number of parking spaces or if such use exceeds four days per 90-day period. Upon adoption of the Zoning Ordinance Amendment, the Masonic Temple withdrew their appeal to the BZA and filed an application for a use permit for secondary parking to continue to lease 90 percent of the parking lot daily to off-site users. The County Board approved the secondary parking use permit at the Arlington Masonic Temple site on May 20, 2006.

DISCUSSION: The Masonic Temple provides permit parking for employees of the National Guard Readiness Center, immediately adjacent to the subject site, Mondays through Fridays from 6 a.m. and 6 p.m. The parking lot is comprised of a total of 50 parking spaces, 45 of which are available to off-site users.

Pavement markings and signs limit southern driveway access to entrance-only, and limit the northern driveway to egress. This creates a one-way circulation pattern in the parking lot reducing conflicts along South George Mason Drive between vehicles entering and exiting the site and traffic on South George Mason Drive. In addition, there are signs posted prominently on site which indicate the use, general location of secondary parking spaces, and the days and hours of availability, in compliance with the approved conditions.

Since the last use permit review (May 5, 2007):

Use Permit Conditions: The applicant is in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement Office has not reported any with the use.

Police Department: The Police Department has not reported any issues with the use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the use.

Civic Association: The site is located within the Alcova Heights Civic Association and abuts the Barcroft School and Civic League. The Alcova Heights Civic Association has responded that the civic association has no objections to the use permit renewal (letter attached). The Barcroft School and Civic League has not provided a response on the use permit renewal.

CONCLUSION: The applicant is in compliance with the approved conditions and there have been no complaints regarding the use. Continued use of the parking lot by secondary users will have minimal impact on surrounding land uses and will mitigate on-street parking shortages in this area. Therefore, staff recommends renewal of the use permit, subject to all previously approved conditions, and with a County Board review in five (5) years (May 2015).

PREVIOUS COUNTY BOARD ACTIONS:

- May 20, 2006 Approved use permit (U-3154-06-1) for secondary parking at 4300 Arlington Blvd. subject to proposed conditions with a review in one (1) year (May 2007).
- May 5, 2007 Renewed use permit (U-3154-06-1) for secondary parking at 4300 Arlington Blvd. subject to the previously approved conditions, and with a review in three (3) years (May 2010).

Approved Conditions:

1. The applicant agrees that the parking of all vehicles on the site shall be consistent with the approved parking plan. The applicant agrees that a maximum of 45 secondary parking spaces shall be provided on the site, and that at no time shall there be more than 50 automobiles parked on the site.
2. The applicant agrees that the hours of operation of the secondary use shall be limited to between 6 a.m. until 6 p.m. daily.
3. The applicant agrees to restrict secondary parking site access to entrance-only at the southern entrance and exit-only at the northern exit onto South George Mason Drive. The applicant will provide signs and pavement markings indicating either entrance only or exit only at the respective southern and northern driveways.
4. The applicant agrees that the approved secondary parking plan may be modified with a use permit amendment as specified in Subsection 36.G.
5. The applicant agrees that all changes to the plan required as condition to the use permit approval shall be executed within four (4) months of the date of the approval by the County Board on May 20, 2006. Prior to filing a building permit, the applicant shall submit plans of the proposed parking lot modifications to the Transportation Division of the Arlington County Department of Environmental Services for review and approval.
6. The applicant agrees that no public address system shall be used on the subject site.
7. The applicant agrees to identify an on-site liaison that shall be available to respond to community concerns. The name, hours of availability, and telephone number of the liaison shall be provided to the presidents of the appropriate civic association(s), condominium association(s), and the Zoning Administrator.
8. The applicant agrees that limitations on the use of the parking lot shall be prominently posted on the site indicating the number of spaces available for secondary parking, the days and hours they are available to the secondary users, and the general location of spaces available for secondary parking use.

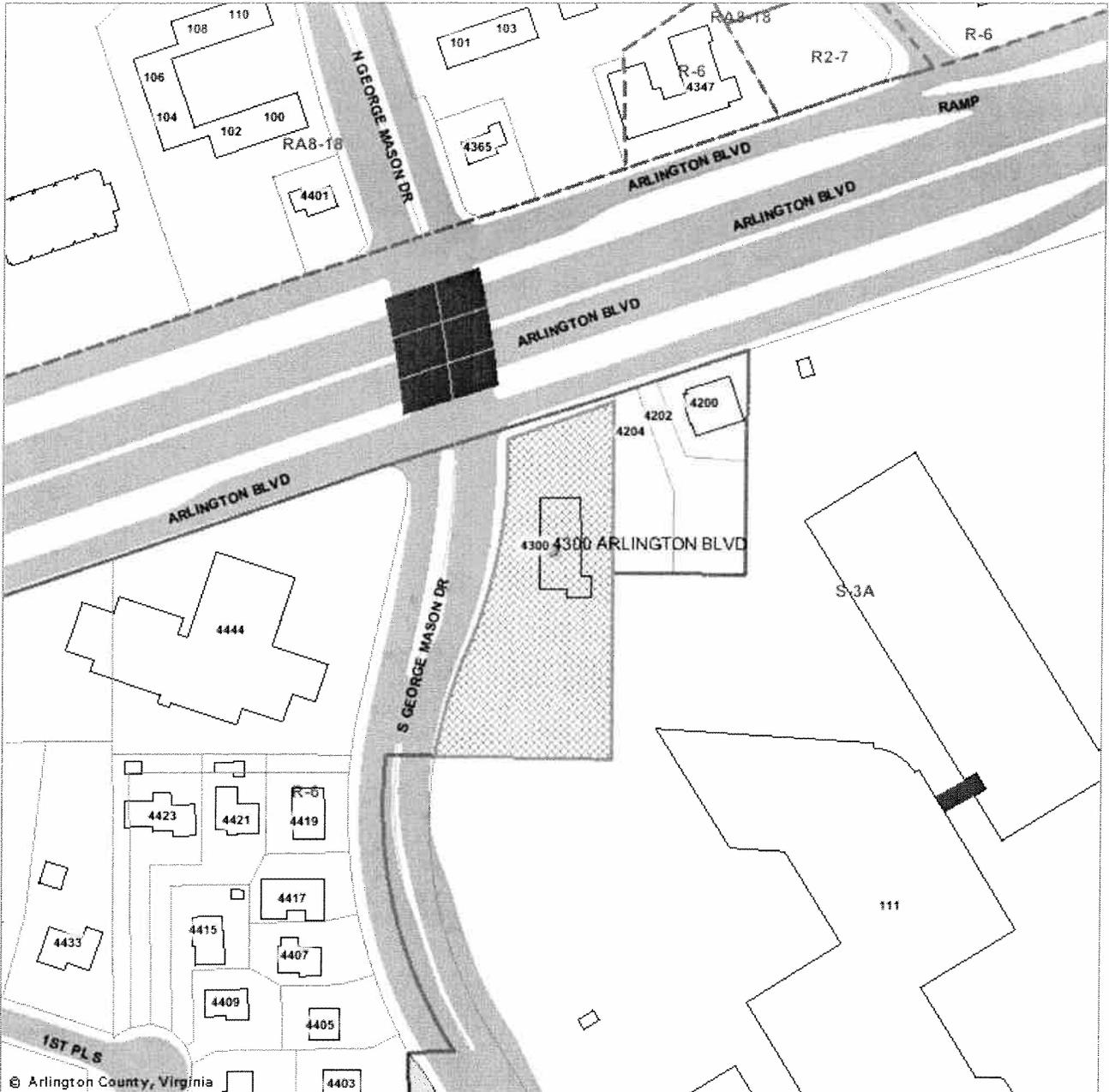
Melanie Jesick

From: Mjvness@aol.com
Sent: Friday, May 07, 2010 1:55 PM
To: Melanie Jesick
Subject: Use Permit U-3154-06-1

Dear Ms Jesick,

The Alcova Heights Citizens Association(AHCA) has no objections to the renewal of Use Permit U-3154-06-1 which allows for secondary parking for 45 spaces at Lot 1 South George Mason Drive, Arlington Masonic Temple, parking lot; 4300 Arlington Boulevard.

Marie Van Ness
President, AHCA



U-3154-06-1
4300 Arlington Blvd
RPC: 23-003-002

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

