



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 11, 2010**

DATE: November 19, 2010

SUBJECT: U-2999-01-1 USE PERMIT REVIEW for a vehicle service establishment, located at 2427 Shirlington Road (RPC#: 31-034-019).

Applicant:

Raymond Qassim
Arlington Auto Sales Service, Inc
2427 Shirlington Road
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Renew the subject use permit for a vehicle service establishment, subject to all previously approved conditions, with a County Board review in four (4) months (April 2011).

ISSUES: This is a three (3) year review of a vehicle service establishment located at 2427 Shirlington Road. An inspection by the Zoning Office has found issues related to the landscape and landscape maintenance plan, storage of tires on site, and the screening of trash storage facilities.

SUMMARY: This is a three (3) year review of a use permit for a vehicle service establishment located in the Nauck neighborhood. An initial inspection by the Zoning Office on October 28, 2010 found a number of violations of use permit conditions related to the lack of a landscape maintenance plan on file with the Zoning Office, tires being stored on the site, inadequate screening of trash facilities and inadequate display of community liaison contact information. In addition, the site's landscaping was found to be inconsistent with the landscape plan on file with the Zoning Office. Following the initial inspection, the applicant has worked with staff to correct the issues cited. A subsequent inspection by the Zoning Office on November 16, 2010, has confirmed the applicant's compliance with conditions regarding tire storage, screening of trash facilities, and the display of community liaison information. In addition, the applicant submitted a new landscape plan on November 8, 2010 that includes a landscape maintenance plan. A short renewal of the use permit for four (4) months to allow an inspection during the 2011 spring planting season to determine compliance with the site's landscape plan is recommended. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 2427 Shirlington Road, subject to all previously approved conditions, with a County Board review in four (4) months (April 2011).

County Manager: *BMD/GA*
Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5764

11.

BACKGROUND: The subject property is currently occupied by Arlington Auto Sales, previously Fair Auto Sales. In addition to the vehicle service business, the site also contains a by-right auto sales use, which is not regulated by this use permit. The vehicle service use was last reviewed in September, 2007 and issues were identified that included the wrong landscaping materials installed at the site. At that time the current business owner, who had purchased the operation that year, submitted a revised landscaping plan to reduce the amount of landscaping on site, which was approved administratively. A subsequent review by the County Board in December 2007 found no issues with the use permit and the plantings consistent with the landscape plan.

DISCUSSION: Since the Last County Board Review (December, 2007):

Use Permit Conditions: An initial inspection by the Zoning Office on October 28, 2010 found violations of Conditions #1.a regarding submission and implementation of a landscape maintenance plan (no such plan was on file in the Zoning Office), #4 regarding storage of tires on site, #5 regarding screening of trash storage facilities, and #8 regarding display of community liaison contact information. The Zoning Office issued a written warning to the applicant at that time. This inspection also revealed plant materials that were inconsistent with the landscape plan. A subsequent inspection on November 16, 2010 found the applicant to be in compliance with Conditions #4, 5, and 8. The applicant submitted a new landscape plan on November 8, 2010, which included a landscape maintenance plan. Due to the approaching winter season, staff supports allowing the applicant until the spring planting season to demonstrate compliance with the approved landscape plan and to implement the landscaping maintenance plan. Staff is recommending a short renewal of the use permit in order to monitor compliance with the use permit conditions and approved landscape plan, and the implementation of the landscape maintenance plan.

Community Code Enforcement: There are no active complaints or violations at the site.

Civic Association: The site is located in the Nauck Civic Association. The president of the Nauck Civic Association has responded by email to staff on November 17, 2010 that there are no objections to the renewal of the subject use permit.

CONCLUSION: An initial inspection by the Zoning Office on October 28, 2010 found the applicant to be in violation of Conditions #1.a, 4, 5, and 8. Since the initial inspection, the applicant has come into compliance with Conditions #4, 5, and 8, and has demonstrated willingness to work with staff to resolve the issue involving the planting of landscape materials. The Nauck Civic Association does not have objections to the renewal of this use permit. A short renewal to monitor the applicant's compliance with the landscape plan and implementation of the landscape maintenance plan during the spring planting season is recommended. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 2427 Shirlington Road, subject to all previously approved conditions, with a County Board review in four (4) months (April 2011).

PREVIOUS COUNTY BOARD ACTIONS:

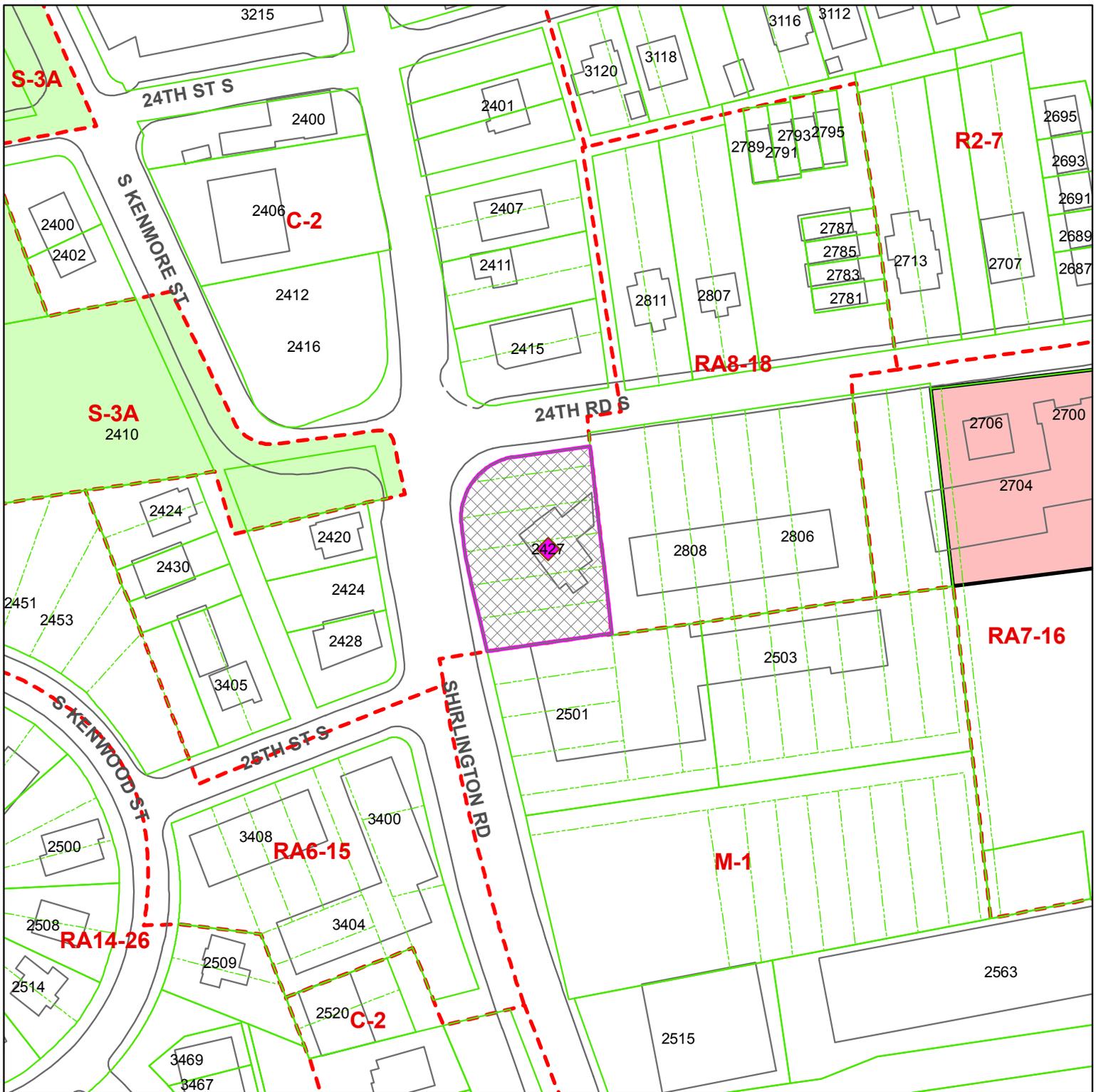
December 9, 1995	Approved use permit U-2872-95-2 for a 2- bay public garage, subject to conditions and a one (1) year review.
December 7, 1996	Continued use permit U-2872-95-2 for a 2-bay public garage, subject to conditions and a six (6) month review.
June 7, 1997	Continued use permit (U-2872-95-2) for a 2-bay public garage, subject to conditions, and a six (6) month review.
December 16, 1997	Continued use permit (U-2872-95-2) for a 2- bay public garage, subject to all previous conditions, and with a six (6) month review.
June 6, 1998	Continued use permit (U-2872-95-2) for a 2-bay public garage, subject to all previous conditions, and with a six (6) month review.
December 12, 1998	Continued use permit (U-2872-95-2) for a public garage with a review in nine (9) months.
September 18, 1999	Continued use permit (U-2872-95-2) for a public garage with a review in three (3) months.
December 14, 1999	Discontinued use permit (U-2872-95-2).
March 17, 2001	Deferred consideration for a use permit request (U-2999-01-1) for a public garage.
September 8, 2001	Approved use permit (U-2999-01-1) for a public garage subject to the conditions of the staff report, and with a review in one (1) year. (September 2002)
September 14, 2002	Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in one year (September 2003).
September 13, 2003	Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in one year (September 2004).

September 18, 2004	Continued use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in three years (September 2007).
September 15, 2007	Deferred use permit (U-2999-01-1) for a public garage to the December 15, 2007 County Board meeting.
December 15, 2007	Renewed use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in three years (December 2010).

Approved Conditions:

1. The applicant agrees to submit a site development and landscaping plan to the Zoning Administrator. The plan shall meet the standards of the Arlington County Zoning Ordinance with regard to such matters as paving, lighting, screening, signage, landscaping, trash receptacles and trash enclosures. This plan shall be reviewed and approved by the County Manager or his designee for conformity with Ordinance standards. The plan shall be approved prior to the issuance of a building permit.
 - a. The site development and landscaping plan shall be accompanied by a written plan that identifies maintenance schedules. The maintenance schedule shall be consistent with landscape standards used by the County Department of Parks, Recreation, and Community Resources. This plan shall be implemented according to this schedule.
 - b. The lighting plan shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. No exterior lighting is permitted from the building roof, parapet, or walls.
2. The applicant agrees that the parking and storage of all vehicles on the site shall be consistent with the parking element of the approved site development plan, and shall include designated spaces for employees, and all customer vehicles. There shall be no parking of vehicles in front of the garage service bays.
3. All automobile repair services shall occur within the service bay areas of the garage building. There shall be no servicing of vehicles outside the garage building.
4. No inoperative vehicles, as defined in 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 automobile parts.
5. Any trash storage facilities shall be enclosed so as to be screened from public view. The enclosure shall be of durable materials as specified on the final site development and landscaping plan.
6. No public address system shall be used on the subject site.
7. Hours of operation shall be limited to between 8:00 a.m. to 7:00 p.m., Monday through Saturday.
8. The applicant agrees to identify an on-site liaison who shall be available during the hours of operation to receive and respond to community concerns. The name and telephone number of the liaison shall be clearly posted on site for the benefit of community residents. This information shall also be sent to the presidents of the appropriate civic associations, condominium associations, and the Zoning Administrator prior to the issuance of a certificate of occupancy.

9. The applicant agrees to 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.



U-2999-01-1

2427 Shirlington Road

RPC #31-034-019



 Case Location(s)

Scale: 1:1,200

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