



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** November 19, 2010

**SUBJECT:** U-3020-01-1 USE PERMIT REVIEW for a vehicle service establishment, located at 3427 Washington Blvd. (RPC #15-086-007)

**Applicant:**

Joseph M. Baird  
Baird Automotive  
3427 Washington Boulevard  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew the subject use permit for a vehicle service establishment, subject to all previously approved conditions, and with no further scheduled County Board review.

**ISSUES:** This is a five (5) year review of a use permit for a vehicle service establishment at 3427 Washington Blvd., and no issues have been identified.

**SUMMARY:** This is a five (5) year review of a use permit for Baird Automotive, a vehicle service establishment located at 3427 Washington Blvd.. Since the latest review in December 2005, the applicant has operated in compliance with all use permit conditions, and no issues or complaints have been identified. Therefore, staff recommends renewal of the use permit for a vehicle service establishment subject to all previously approved conditions, and with no further scheduled County Board review.

**BACKGROUND:** The subject vehicle service establishment was approved to occupy an existing building at this location on December 8, 2001. The current site contains a one-story building with two service bays and storage areas in the rear of the building. The applicant formerly operated a garage across Washington Boulevard from the existing site. The former site was purchased by the George Mason University Foundation to be redeveloped as an office building and parking garage. The use permit was renewed in 2002 and again in 2005. No issues or complaints were identified during either review.

County Manager: *BMD/GA*  
Staff: Matthew Pfeiffer, DCPHD, Planning Division  
PLA-5767

12.

**DISCUSSION:** Since the latest County Board Review (December, 2005):

Use Permit Conditions: The facility is in compliance with the conditions of the use permit.

Community Code Enforcement: No active complaints or violations on this site have been reported.

Civic Association: The site is located in the Ballston-Virginia Square Civic Association. The civic association has not responded to staff request for comment as of the date of this report.

**CONCLUSION:** Since the latest County Board review in December 2005, the applicant has operated in compliance with all use permit conditions, no issues have been identified, and no complaints have been received regarding the use. Therefore, staff recommends renewal of the use permit for an auto service establishment at 3427 Washington Blvd. subject to all previously approved conditions, and with no further scheduled review.

PREVIOUS COUNTY BOARD ACTIONS:

December 8, 2001                      Approved use permit for public garage subject to the conditions of the staff report and with a review in one (1) year (December 2002)

December 7, 2002                      Renewed use permit for public garage subject to the conditions of the staff reports and with a review in three (3) years (December 2005)

December 10, 2005                      Renewed a use permit for public garage subject to the conditions of the staff report and with a review in five (5) years (December 2010).

Approved Conditions:

1. The applicant agrees to submit a site development 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, parking, 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 building permits as applicable, or a certificate of occupancy.
2. The applicant agrees that the site development plan shall specify the location and screening of any equipment such as air conditioning compressors, transformers, or satellite dish antenna as applicable. They shall operate in compliance with the regulations of the County Noise Ordinance. 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 plan.
3. The applicant agrees that implementation of the approved site development plan shall be complete prior to the issuance of a certificate of occupancy.
4. 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 on front of the garage service bays.
5. 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.
6. 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 the site. There shall be no open storage of automobile parts or servicing materials.
7. The applicant agrees that no outside public address system shall be used on the subject site.
8. The applicant agrees that the hours of operation shall be limited to between 8:00 a.m. to 6:00 p.m., Monday through Friday.
9. The applicant agrees to identify an on-site liaison(s) who shall be available during the hours of operation to receive and respond to community concerns. The name and telephone number of the liaison(s) shall be clearly posted on site for the benefit of community residents. This information shall also be sent to the president of the Ballston Virginia Square Civic Association, the executive director of the Ballston Partnership, and the Zoning Administrator prior to the issuance of a certificate of occupancy.

10. 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-3020-01-1**

**3427 Washington Boulevard**

**RPC #15-086-007**



 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.