



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 16, 2011

DATE: April 7, 2011

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 South 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 an administrative review in six (6) months (October 2011) and a County Board review in one (1) year (April 2012).

ISSUES: This is a four (4)-month review of a vehicle service establishment located at 2427 Shirlington Road. An inspection by the Zoning Office has found issues related to the number of vehicles on site exceeding the permitted number.

SUMMARY: This is a four (4)-month review of a use permit for a vehicle service establishment located in the Nauck neighborhood. At the December 2010 review of the use permit staff found a number of violations of use permit conditions: no 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. The County Board renewed the use permit for four (4) months in order to give the applicant an opportunity to come into compliance with the use permit conditions and the landscape plan for the site. An inspection of the site on March 16, 2011 found the applicant to be in compliance with the use permit conditions that were cited in the December 2010 review; however, the inspection also found a number of cars parked on the site in excess of what is permitted by the site development plan for the site (required by Conditions #1 and 2). A follow-up inspection on March 25, 2011 found the applicant to be in compliance with all conditions and the site development plan. Staff recommends renewal of the use permit with an administrative review to monitor the applicant's compliance with the use permit conditions. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 2427 Shirlington Road, subject to all previously approved conditions, with an administrative review in six (6) months (October 2011) and a County Board review in one (1) year (April 2012).

County Manager: *BMD/GA*
Staff: Matthew Pfeiffer, DCPHD, Planning Division
PLA-5867

6.

BACKGROUND: The subject property is currently occupied by Arlington Auto Sales, previously Fair Auto Sales which both services and sells autos. The auto sales use is by-right and is not regulated by this use permit. During the latest County Board review, in December 2010, staff found a number of violations of use permit conditions including no 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. The County Board renewed the use permit for four (4) months in order to allow the applicant time during the spring planting season to bring the site into conformance with the landscape plan on file.

DISCUSSION: Since the Last County Board Review (December, 2010):

Use Permit Conditions: An inspection on March 16, 2011, found the applicant to be in compliance with the issues cited by the Zoning Office in the December 2010 review of the use permit; the site was planted in conformance with the landscape plan, no tires were stored on site, trash facilities were adequately screened, and community contact information was displayed on the office window. However, an additional four (4) cars were parked on site, which exceeds what is permitted through the site development plan on file (35 cars). Staff conducted a follow-up inspection on March 25, 2011, and found the number of cars parked on site to be within what is allowed by the site development plan on file. The applicant was found to be in conformance with all other use permit conditions.

Community Code Enforcement: No complaints or violations were identified at the site during the latest review period.

Civic Association: The site is located in the Nauck Civic Association. The president of the civic association has expressed no issues with the renewal of the use permit.

CONCLUSION: An initial inspection by the Zoning Office on March 16, 2011, found the applicant to have corrected all of the issues identified in the December 2010 County Board review, including having the site in compliance with the landscape plan on file. However, the inspection also found the site to have an excessive number of cars parked and out of compliance with the site development plan on file (Conditions #1 and 2). A follow-up inspection on March 25, 2011 found the correct number of cars parked on the site and the applicant in compliance with all use permit conditions. Staff is recommending an administrative review to monitor the number of cars parked on the site. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 2427 Shirlington Road, subject to all previously approved conditions, with an administrative review in six (6) months (October 2011) and a County Board review in one (1) year (April 2012).

PREVIOUS COUNTY BOARD ACTIONS:

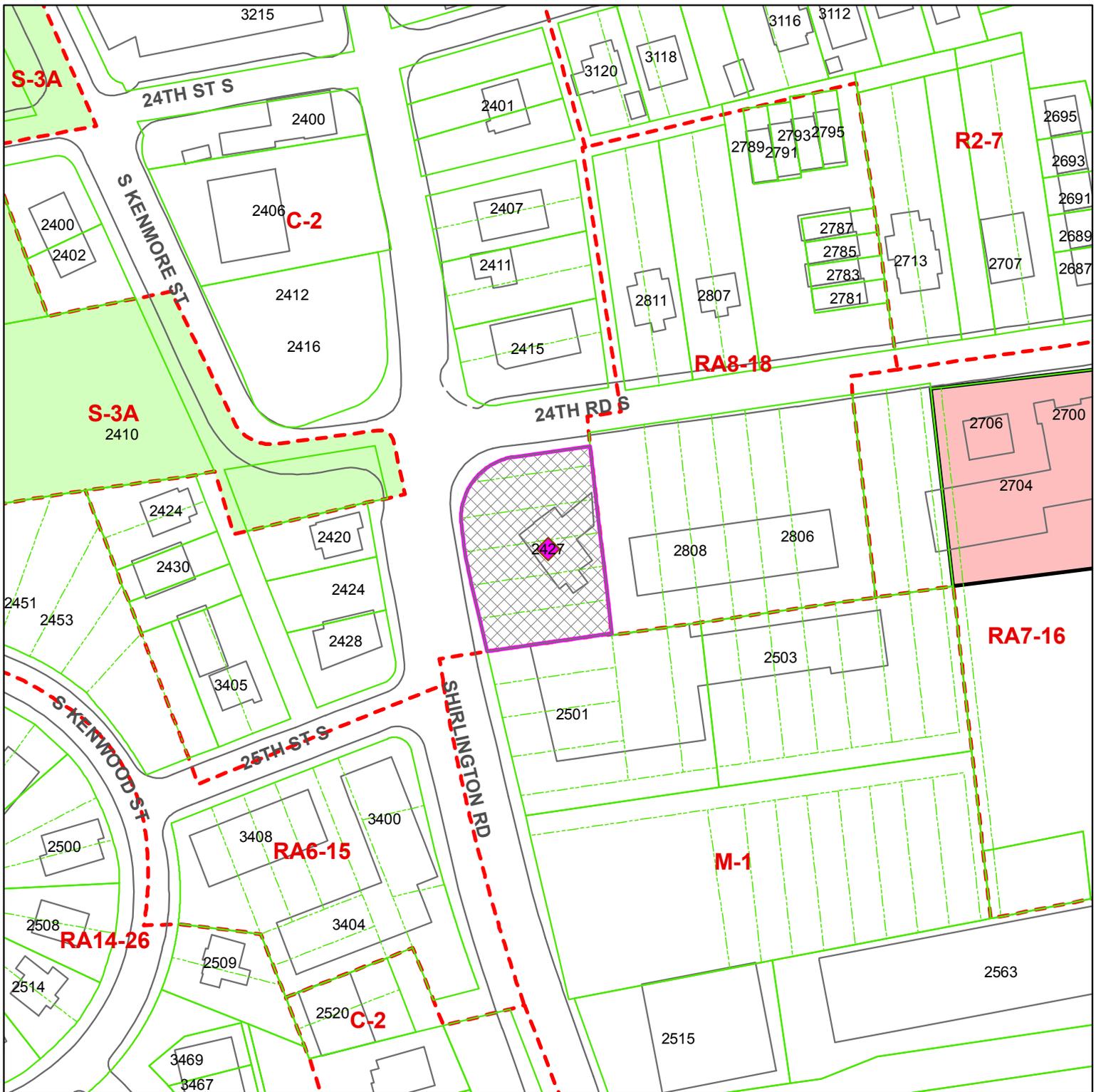
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| December 9, 1995 | Approved use permit U-2872-95-2 for a 2- bay public garage, subject to conditions and a one (1) year review. |
| December 7, 1996 | Continued use permit U-2872-95-2 for a 2-bay public garage, subject to conditions and a six (6) 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). |

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| 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). |
| December 11, 2010 | Renewed use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in four (4) months (April 2011) <u>Approved Conditions</u> |

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.