



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 17, 2011

**DATE:** August 25, 2011

**SUBJECT:** U-2318-81-2 USE PERMIT REVIEW of a transitional parking lot; located at 700 N. Piedmont St. (rear of 3902 Wilson Blvd)(RPC# 20-004-006)

**Applicant:**

S & S Car Wash, Inc.  
5901 Munson Court  
Falls Church, Virginia 22041

**C.M. RECOMMENDATION:**

Renew, subject to all previously approved conditions with no further scheduled County Board review.

**ISSUES:** This is a use permit review of a transitional parking lot and no issues associated with the use permit have been identified.

**SUMMARY:** This is a five (5) year review of a transitional parking lot associated with a public garage. During a zoning inspection for this review, staff confirmed that the transitional parking lot was parked according to the conditions of the use permit. As of the date of this report, there are no comments or concerns raised by County agencies or the neighboring civic associations. Therefore, staff recommends that the use permit be renewed, subject to all previously approved conditions with no further scheduled County Board review.

**BACKGROUND:** In December 1981, the property owner S & S Car Wash, Inc. was granted a use permit for a transitional parking lot. This use permit for a transitional parking lot was approved in conjunction with a public garage use permit request (U-2317-81-1) for The Bug and Bunny Clinic which still operates today. The subject use permit has since been renewed on several occasions. The pentagon-shaped site in which these two uses are located also includes two by-right commercial uses: an adjacent used automobile dealership and a restaurant. The use was last renewed in September 2006 by the County Board.

**DISCUSSION:** No complaints have been received about the use. A recent zoning inspection

County Manager:

*BMD/GA*

County Attorney:

*[Handwritten Signature]*

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-5980

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conducted for this review confirmed that the transitional parking lot was parked according to the conditions of the use permit.

**Since the last County Board review (September 16, 2006):**

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

Community Code Enforcement: There have been no reported complaints or violations.

Fire Marshal's Office: The Fire Marshal's Office did not report any concerns or violations.

Police Department: The Police Department did not report any concerns or violations.

Civic Associations: The Ashton Heights and Ballston-Virginia Square Civic Associations were notified of this use permit review. As of the date of this report, neither civic association has responded with comments.

**CONCLUSION:** The transitional parking lot is in full compliance with the conditions of the use permit. As of the date of this report, there are no comments or concerns raised by County agencies or the neighboring civic associations. Therefore, staff recommends that the use permit be renewed, subject to all previously approved conditions with no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

- December 12, 1981                      Approved use permit (U-2318-81-2) for a transitional parking lot, subject to the conditions of the staff report, and with a review in one year.
- December 4, 1982                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in two years.
- December 8, 1984                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions with the deletion of condition #3, and with a review in one year.
- December 7, 1985                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in two years.
- December 12, 1987                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in one year.
- December 3, 1988                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in two years.
- December 8, 1990                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in six months.
- June 4, 1991                              Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in three months.
- September 18, 1991                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in December 1992.
- December 12, 1992                      Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in December 1993.

December 11, 1993	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in three years.
December 7, 1996	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in six months.
June 6, 1997	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in one year.
June 6, 1998	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in three years.
June 9, 2001	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with a review in five (5) years (June 2006).
June 10, 2006	Deferred use permit review (U-2318-81-2) for a transitional parking lot to September 16, 2006.
September 16, 2006	Continued use permit (U-2318-81-2) for a transitional parking lot, subject to all previous conditions, and with an administrative review in six (6) months (March 2007) and a review by the County Board in five (5) years (September 2011).

Approved Conditions:

1. A solid, six-foot high screening fence shall be erected on the property line between the subject site and the adjacent single-family house.
2. Parking spaces shall be provided in accordance with the attached plat dated September 18, 1981. No more than 9 automobiles shall be parked on the site at any one time and these spaces shall be designated by appropriate surface marking such as striping.

## Marco Rivero

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**From:** Shawnell Harrison  
**Sent:** Thursday, August 18, 2011 3:34 PM  
**To:** Marco Rivero  
**Subject:** RE: U-2318-81-2 at 700 N Piedmont St

**Categories:** Green Category

That's correct

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**From:** Marco Rivero  
**Sent:** Thursday, August 18, 2011 3:28 PM  
**To:** Shawnell Harrison  
**Subject:** RE: U-2318-81-2 at 700 N Piedmont St

Hi Shawnell,

Thank you for your e-mail and call. Just to confirm, the lot that is designated for that particular use permit (which allows for only 9 spaces) is not in violation, correct? If that's the case, I will go ahead and recommend renewal with no further scheduled CB review (since it was already a 5 year review). Thanks!

Marco

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**From:** Shawnell Harrison  
**Sent:** Thursday, August 18, 2011 1:53 PM  
**To:** Marco Rivero  
**Subject:** RE: U-2318-81-2 at 700 N Piedmont St

Marco they are ok. I was combining both of the parking lots together. I didn't realize there were two separate lots until I sent you that email asking a few days ago.

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**From:** Marco Rivero  
**Sent:** Thursday, August 18, 2011 1:16 PM  
**To:** Shawnell Harrison  
**Subject:** U-2318-81-2 at 700 N Piedmont St  
**Importance:** High

Hi Shawnell,

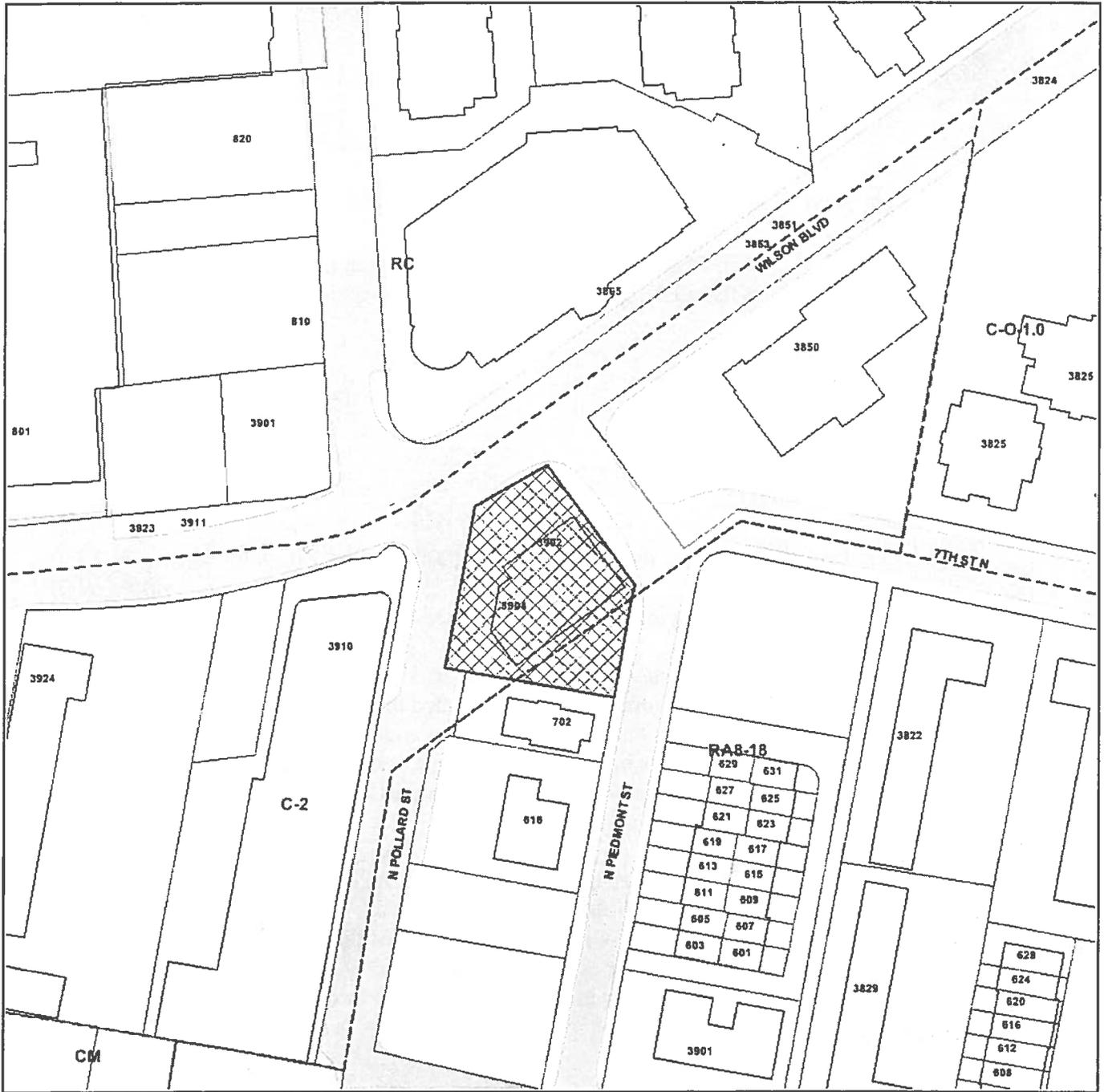
Would you be able to give me the contact information for the owners/managers of public garage for 700 N Piedmont St (associated with 3902 Wilson Blvd)? I remember you said that during your inspection you spoke with one of them. I need to confirm that they are still using the parking area for this transitional parking use. If they are, they need to comply with the conditions of the use permit which only allow for 9 parking spaces in the small lot. If not, staff will discontinue this request.

Thank you!

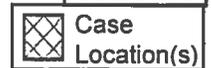
Marco

Marco Antonio Rivero  
Planner II (Acting BZA Coordinator)





**U-2318-81-02 USE PERMIT REVIEW**  
**700 N. Piedmont St. (rear of 3902 Wilson Blvd.) (S&S Car Wash)**  
**(RPC #20-004-006) \*- Transitional parking lot**



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