



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 21, 2012

**DATE:** April 2, 2012

**SUBJECT:** U-2387-83-1 USE PERMIT REVIEW of a vehicle service establishment for Exxon Incorporated; located at 1824 Wilson Blvd. (RPC# 17-010-018).

**Applicant:**  
Exxon Incorporated

**C.M. RECOMMENDATION:**

Renew the subject use permit, subject to the conditions of the staff report and with a five (5) year County Board review (April 2017).

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

**SUMMARY:** The use permit for a vehicle service establishment was approved by the County Board in August 1983 and has been amended and renewed on subsequent occasions. The vehicle service establishment has continued to operate in compliance with the approved use permit conditions. The surrounding civic associations have not expressed any issues as of the date of this report. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions and with a five (5) year County Board review (April 2017).

**BACKGROUND:** The vehicle service establishment use has been renewed several times over a 29 year period. In August 1989, the County Board approved a use permit amendment to modify the design of the canopy and to permit the installation of canopy lights. The County Board renewed the service station use in 1990 and 1994. In August 1994, the use was renewed with a five (5) year review. The review did not occur in 1999 as scheduled and was not reviewed again until April 26, 2003. The County Board reviewed the use permit because of a complaint filed by an area resident regarding noise from the car wash in the early morning hours. The use permit was renewed with two new conditions, Condition #8 and #9, to require that the applicant establish a community liaison and limit the hours of operation for the car wash from 7 a.m. to 12

County Manager:

*BMD/GA*

County Attorney:

*[Handwritten signatures]*

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-6166

7.

a.m. The most recent review of this service station occurred in April 2007 and no issues were identified at that time.

**The following graphic provides additional contextual information about the site:**



Source: Bing™ Maps

**Location of Exxon Vehicle Service Establishment:  
1824 Wilson Blvd**

**DISCUSSION:** The applicant has worked with staff throughout the use permit process to ensure that the vehicle service establishment use and associated car wash facilities continue to remain in compliance with use permit conditions. The General Land Use Plan (GLUP) calls for “Service Commercial” uses and it is currently zoned “C-2” Service Commercial – Community Business Districts.

[The Rosslyn to Courthouse Urban Design Study](#) identifies this area as an area that can “*add one or two buildings from two to five stories tall with ground floor retail uses along all streets where possible to create more continued street edges*”. Furthermore, the study states, “*continued ground floor retail/restaurant uses preferred, with pedestrian friendly building treatments, such as outdoor café/seating areas, glass doors and windows, awnings and banners*” (references can be found on page 30 of the Study). Mixed-use, commercial development is envisioned for this area. Potential redevelopment options are being explored for this site, but no plans have moved forward.

**Since the last use permit review (April 21, 2007):**

Use Permit Conditions: The vehicle service establishment has operated in compliance with the conditions of the use permit.

Community Code Enforcement: Community Code Enforcement has not expressed any concerns regarding the continuation of this use permit.

Fire Marshal's Office: The Fire Marshal's Office has not expressed any concerns regarding the continuation of this use permit.

Civic Associations: The site is located within the Radnor/Ft. Myer Heights Civic Association. Staff also notified the North Rosslyn, Colonial Village Commons Inc., and representatives of Colonial Village I, II, and III (residential buildings). The Radnor/Ft. Myer Heights and North Rosslyn Civic Associations responded reporting no issues regarding this use permit. The remaining civic associations have not provided comments as of the writing of the staff report.

**CONCLUSION:** The applicant has continued to maintain compliance with the approved use permit conditions during the use permit review period. Staff is not aware of any recent complaints or concerns regarding this use. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions and with a five (5) year County Board review (April 2017).

PREVIOUS COUNTY BOARD ACTIONS:

August 13, 1983	Approved a use permit (U-2387-83-1) for a gas-and-go station and car wash facility at 1824 Wilson Boulevard.
August 18, 1984	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in one (1) year.
August 17, 1985	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in three (3) years.
August 13, 1988	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with no further review.
August 12, 1989	Approved a use permit amendment (U-2387-83-1) for installation of signage and canopy treatments, except the requests for the canopy and spanner bar sign is denied, subject to all previous conditions, new condition #7 and with a review in one (1) year.
August 11, 1990	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in three (3) months.
November 17, 1990	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in one (1) year.
November 16, 1991	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in three (3) years.
November 19, 1994	Renewed a use permit (U-2387-83-1) subject to all previous conditions and with a review in five (5) years.
April 26, 2003	Renewed a use permit (U-2387-83-1) subject to all previous conditions and two new conditions, and with an administrative review in three months (July 2003) and a County Board review in one (1) year (April 2004).

April 24, 2004

Renewed a use permit (U-2387-83-1) subject to all previous conditions, with a County Board review in three (3) years (April 2007).

April 21, 2007

Renewed a use permit (U-2387-83-1) subject to all previous conditions, with a County Board review in five (5) years (April 2012).

Approved Conditions:

1. The pump island canopy shall have recessed lighting, and no signs shall be permitted on the fascia.
2. The height of the fascia for the pump island canopy shall not exceed 42 inches or to be approved by the County Manager.
3. The existing identification sign shown at the intersection of Wilson Boulevard and North Rhodes Street shall be allowed to remain for its useful life; however, at such time as replacement is made, the sign shall be limited to a maximum area of 49 square feet and be mounted on a brick base with a maximum height of 3 feet, to a maximum total height of 10 feet.
4. Any trash storage facilities shall be enclosed so as to be screened from public view. The enclosure shall be of durable materials as specified in the final site development and landscaping plan.
5. Air and water service shall be available to the public during normal business hours.
6. A final site development and landscaping plan shall be approved by the County Manager prior to the issuance of a building permit. This plan shall specify the location, dimensions, and materials for signs, on-site lighting, trash receptacles and storage enclosures, as well as the location, quantity, size and species of plant material and identify ten percent of the site for landscaping.
7. Each identification sign shall be a monument-style, ground-mounted identification and price sign limited in area to a maximum of 46.7 square feet and mounted on a brick base with a maximum height of three (3) feet. The total height of each sign shall not exceed 10 feet. The price portion of each sign shall not exceed 59 percent of the total sign area.
8. The applicant shall designate a community liaison to coordinate with nearby residents and neighbors to address concerns that may be related to the automobile service station and car wash. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Colonial Village Home Owners Association.
9. The hours of operation of the car wash shall be from 7:00 AM to 12:00 AM. The applicant also agrees to close the doors when the car wash is not permitted to be used.

March 28, 2004

Re: Application U-2387-83-1  
RPC #17-010-018

Dear Board Members of Colonial Village Home Owners Association,

This letter is to inform you that the liaison between the property at 1824 Wilson Blvd. and Colonial Village Home Owners Association will be Ms. Kalyani Tanna. Kalyani is an officer of Tanna's Inc. and she can be contacted at 301-346-4515.

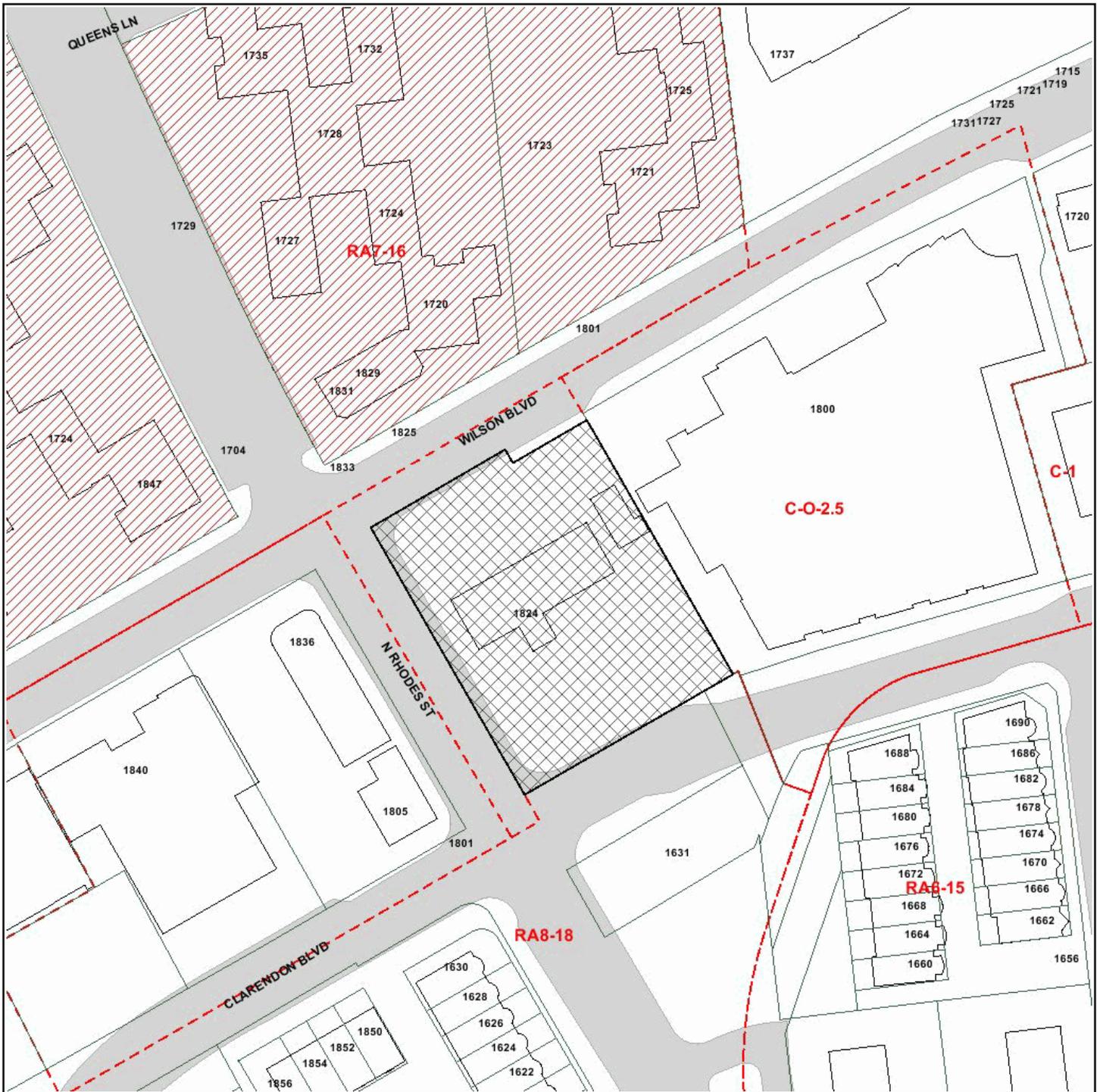
If you have any further questions, or need any further information please don't hesitate to contact either Kalyani or myself.

Best Regards,  
Mahesh Tanna  
President  
Tanna's Inc.

Second Contact:

Mahesh Tanna: 703-368-0498

(as of 3/26/12).



**U-2387-83-1 USE PERMIT REVIEW**  
**1824 Wilson Blvd. (Exxon)**  
**(RPC #17-010-018)**

  
**North**

 Case  
 Location(s)

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