



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** April 3, 2012

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

**Applicant:**

Ramin 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 quarterly administrative reviews (July and October 2012, and January 2013) and a County Board review in one (1) year (April 2013).

**ISSUES:** This is a one (1)-year 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 one (1)-year review of a use permit for a vehicle service establishment located in the Nauck neighborhood. During the review a site inspector identified a number of issues at the site: the total number of vehicles on site exceeded the permitted number, and vehicles were parked in spaces not identified on the plan; two (2) vehicles were being serviced outside of the service bay. Due to the ongoing issues identified at this site, it is recommended that frequent administrative reviews be scheduled to ensure that the applicant operates in compliance with use permit conditions. Should issues be identified during any of the aforementioned administrative reviews, the applicant understands that the use permit could be brought to the County Board for an unscheduled review. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 2427 Shirlington Road, subject to all previously approved conditions, with administrative reviews in July and October 2012 and January 2013, and a County Board review in one (1) year (April 2013).

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

*MNC*

Staff: Matthew W. Pfeiffer, DCPHD, Planning

PLA-6164

12.

**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. 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. During the latest County Board review in April 2011, the applicant was found to have corrected previous violations of use permit conditions; however, an additional four (4) cars were parked on site than the number permitted on the approved site development plan on file. A subsequent inspection found no issues at the site.



Location of  
Shirlington  
Auto Exchange

Source: Bing Maps

**DISCUSSION:** Since the last County Board Review (April 2011):

Use Permit Conditions: An inspection on March 28, 2012, found an additional four (4) cars were parked on site, which exceeds what is permitted through the site development plan on file (35 cars). In addition, some cars were parked in locations not delineated on the site development plan as vehicle spaces representing a violation of Condition #2, which requires that the site shall be maintained according to the parking element of the site development plan. Finally, two (2) vehicles were observed having work performed on them outside of the garage building service bays representing a violation of Condition #3, which requires that all work be performed inside the garage service bays.

Community Code Enforcement: There is one (1) complaint on file regarding accusations that vehicle painting was being performed outside of the garage service bay; the complaint was investigated, but no violations were issued.

Fire Marshal's Office: No complaints or violations were identified at the site during the latest review period.

Police Department: 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 Nauck Civic Association has commented that the civic association supports renewal of the applicant's use permit.

**CONCLUSION:** An inspection on March 28, 2012 revealed violations of Conditions #2 and 3. It is recommended that a number of regular administrative reviews be scheduled to ensure that compliance with use permit conditions is achieved at this 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 administrative reviews scheduled for July and October 2012 and January 2013, and a County Board review in one (1) year (April 2012).

PREVIOUS COUNTY BOARD ACTIONS:

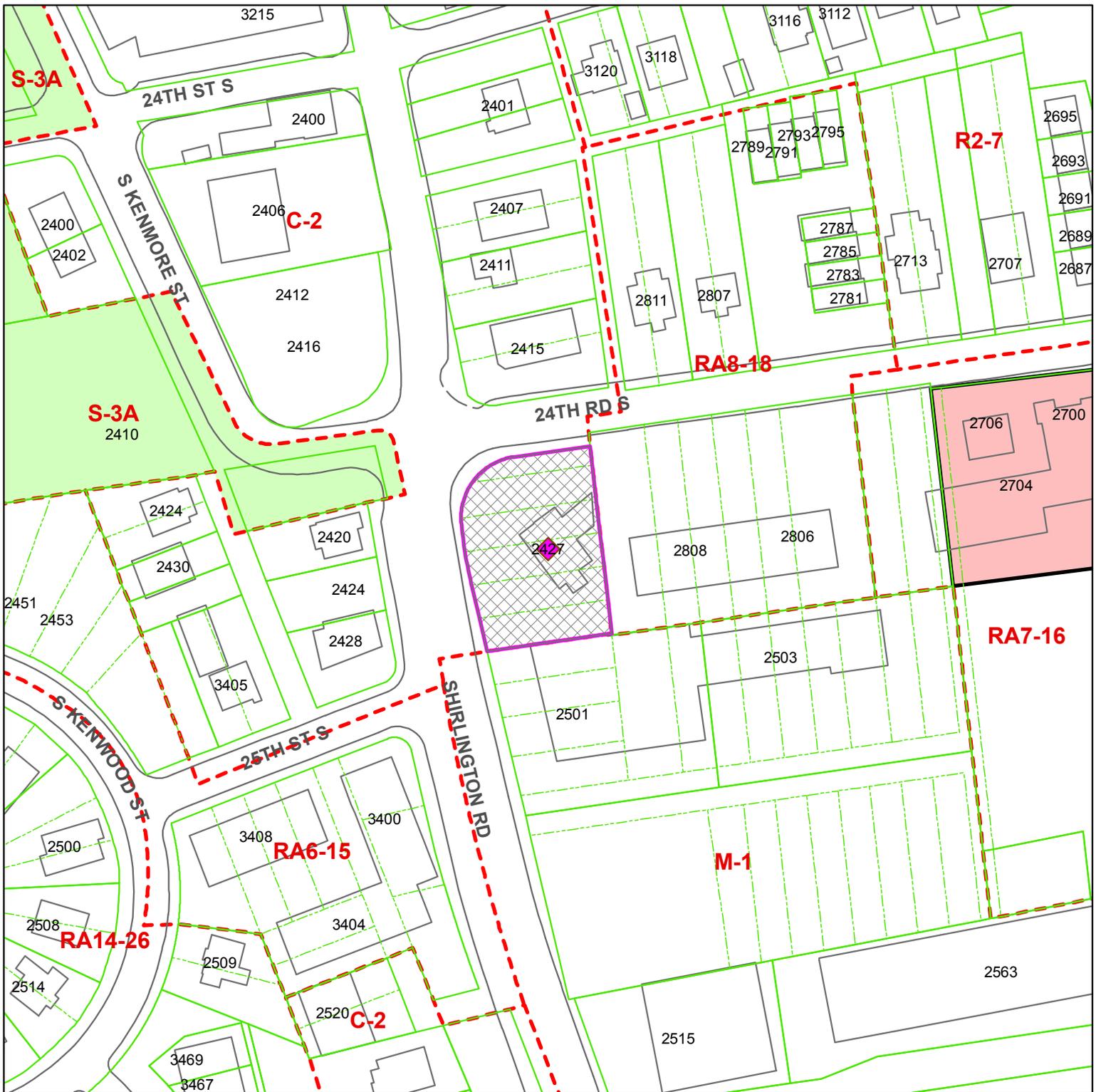
December 9, 1995	Approved use permit U-2872-95-2 for a 2- bay public garage, subject to conditions and a one (1) year review.
December 7, 1996	Continued use permit U-2872-95-2 for a 2-bay public garage, subject to conditions and a six (6) month review.
June 7, 1997	Continued use permit (U-2872-95-2) 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).
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)
April 16, 2011	Renewed use permit (U-2999-01-1) for a public garage subject to all previous conditions with a review in one (1) year (April 2013)

### 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.