



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 15, 2012

DATE: August 29, 2012

SUBJECT: U-3095-04-3 USE PERMIT REVIEW of a vehicle service establishment; located at 67 North Glebe Road (RPC# 20-033-003)

Applicant:

Osama Elkhawad
Barcroft Auto Center, Inc.
67 North Glebe Road
Arlington, Virginia 22201

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 (March 2013) and with a County Board review in three (3) years (September 2015).

ISSUES: This is a three (3)-year review for a vehicle service establishment located at 67 North Glebe Road. An inspection by the Zoning Division has found issues including: equipment being stored outside of the building; inoperable vehicles stored on the site; and an unscreened trash receptacle.

SUMMARY: This is a three (3)-year review of an existing use permit for a vehicle service establishment located in the Ashton Heights neighborhood. During an inspection of the site on August 9, 2012, an inspector identified a number of issues at the site: vehicle parts, tires, and repair tools were found to be stored outside of the building; inoperable vehicles were stored on the site; and a trash dumpster was not screened. Since informing the applicant of the results of the inspection, all of the aforementioned issues have been resolved with the exception of providing screening for the dumpster. The applicant has indicated to staff that the dumpster will be screened in compliance with Condition #10 by the end of September. Staff will inspect the site at the end of September to ensure that screening for the trash dumpster has been installed in

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Natalie Sun, DCPHD, Planning

PLA-6269

6.

compliance with Condition #10. Staff is recommending an administrative review in six (6) months to ensure that the applicant operates in compliance with use permit conditions. No other issues have been identified with the subject use. Should issues be identified during the administrative review, the applicant understands that the use permit could be brought to the County Board for an unscheduled review. Therefore, staff recommends that the County Board renew the use permit for a vehicle service establishment at 67 North Glebe Road, subject to all previously approved conditions, with an administrative review in six (6) months (March 2013) and with a County Board review in three (3) years (September 2015).

BACKGROUND: The subject property is currently occupied by Barcroft Auto Center, and the vehicle service establishment was previously operated by Bezuneh S. Beshe of Beshe Auto Repair, who discontinued operations in July 2007. The current use permit for a vehicle service establishment was originally approved by the County Board in 2004. The last County Board review for this use permit was September 2009, during which no issues were identified. The change of ownership of the vehicle service operation was not accommodated as part of the September 2009 review but is reflected in this review.



Source: Google Maps

DISCUSSION: Since the last County Board Review (September 2009):

Use Permit Conditions: An inspection on August 9, 2012 found that vehicle parts, tires and repair tools were stored outside of the building, which is a violation of Condition #3. In addition, “inoperable vehicles,” as defined by the Zoning Ordinance were found to be stored on the site, in violation of Condition #4. Finally, Condition #10 requires that the existing trash dumpster be screened by a brick wall or solid fence with a minimum of six (6) feet in height. Since informing the applicant of the results of the inspection, the applicant has corrected all of the violations with the exception of providing screening for the dumpster, which the applicant has indicated he will correct by the end of September.

Community Code Enforcement: The Code Enforcement Office has reported that there are no issues with the continuance of the use permit, if the dumpster screening is addressed.

Fire Marshal’s Office: The Fire Marshal’s Office has reported that there are no issues with the continuance of the use permit.

Police Department: The Police Department has reported that there are no issues with the continuance of the use permit.

Civic Association: The site is located within the Ashton Heights Civic Association. The Civic Association was contacted and has expressed no concerns with the subject use.

This vehicle service establishment is permitted in the “C-2” zoning district through use permit approval. The current applicant has agreed to the use permit conditions for the subject use, and has agreed to address noncompliance, which apparently arose because of a lack of understanding about the application of the use permit requirements upon acquiring the business. Staff finds that, as conditioned and assuming the dumpster screening is addressed, the subject vehicle service establishment will not cause undue adverse impacts on the surrounding community.

CONCLUSION: An inspection on August 9, 2012 revealed violations of Conditions #3, #4, and #10. It is recommended that an administrative review be scheduled in six (6) months to ensure compliance with the use permit conditions. Staff will inspect the site at the end of September to ensure that screening for the trash dumpster has been installed in compliance with Condition #10. Therefore, staff recommends renewal of the use permit for a vehicle service establishment at 67 North Glebe Road, subject to all previously approved conditions, with an administrative review scheduled for March 2013, and a County Board review in three (3) years.

PREVIOUS COUNTY BOARD ACTIONS:

July 27, 1993	Approved use permit U-2778-93-1 for operation of an automobile body shop (no painting) subject to the conditions of the staff report, and with a review in one (1) year.
July 9, 1994	Renewed use permit U-2778-93-1 for an automobile body shop (no painting), subject to all previous conditions, and with a review in three (3) years.
August 2, 1997	Renewed use permit U-2778-93-1 for an automobile body shop (no painting), subject to all previous conditions, and with a review in three (3) months.
November 8, 1997	Deferred to Dec 13, 1997 use permit review U-2778-93-1 for an automobile body shop (no painting).
November 8, 1997	Deferred to Dec 19, 1997 use permit U-2921-97-1, for a comprehensive sign plan.
December 16, 1997	Renewed use permit U-2778-93-1 for and automobile body shop (no painting), subject to all previous conditions and with a review in one (1) year.
December 16, 1997	Approved use permit U-2921-97-1 for a comprehensive sign plan, subject to the conditions of the staff report.
December 12, 1998	Discontinued use permit U-2778-93-1 for and automobile body shop (no painting).
September 18, 2004	Approved use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with an administrative review in six (6) months (March 2005) and review by the County Board in one (1) year (September 2005).
September 17, 2005	Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the

conditions, with a review by the County Board in one (1) year (September 2006).

September 16, 2006

Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with a review by the County Board in two (2) years (September 2008).

September 13, 2008

Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with an administrative review in six (6) months and review by the County Board in one (1) year (September 2009).

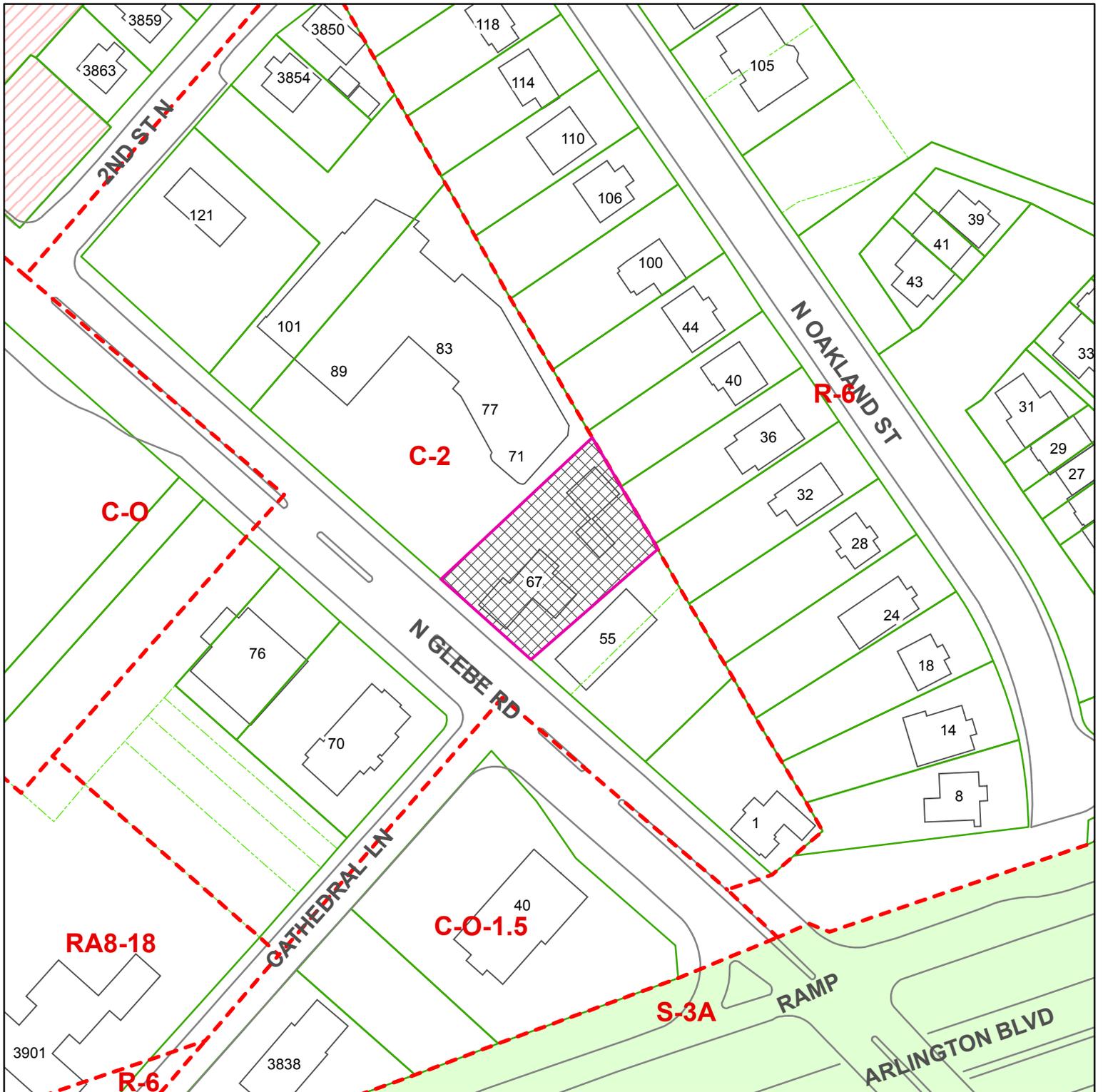
September 26, 2009

Renewed use permit U-3095-04-3 for an automotive repair shop, subject to the conditions, with a review by the County Board in three (3) years (September 2012).

Approved Conditions:

1. The applicant agrees to submit a site development and landscaping plan that meets the requirements of the Arlington County Zoning Ordinance with regard to parking, paving, lighting, screening, signage, landscaping, trash receptacles and trash enclosures. This plan shall be reviewed and approved by the County Manager or his designee prior to the issuance of a certificate of occupancy. The plan shall be drawn to scale and shall show the parking lot layout including customer parking spaces, employee parking spaces, spaces for vehicles in for repair, the building, and the landscaping.
 - a. The site development and landscaping plan shall be accompanied by a written plan that identifies maintenance schedules and procedures. This plan shall be implemented according to its schedule.
 - b. The lighting plan shall include fixtures designed to adequately light the site while shielding artificial light from neighboring residents. No exterior site lighting is permitted from the building roof or parapet.
 - c. The site development plan shall include the location and screening of any mechanical equipment such as air conditioning convectors, transformers, or satellite antenna. Equipment shall be located as far from adjoining residences as possible, and shall be screened to minimize their impact.
 - d. The approved plan shall be implemented within four (4) months of the date of approval.
2. The applicant agrees that parking and storage of all vehicles on the site shall be consistent with the approved parking plan and there shall be no parking of vehicles in front of the garage service bays.
3. The applicant agrees that all repair services shall occur wholly within the building and no vehicle parts, tires or repair tools shall be stored or displayed outside of the building.
4. The applicant agrees that no “inoperative vehicles” as defined in the 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 vehicles for sale, nor automobile tires and/or other automobile parts.
5. The applicant agrees that no public address system shall be used on the subject site.
6. The applicant agrees that lighting on the property shall be directed and shielded so as not to affect adversely, through dissemination of light rays, any “R” or “RA” (residential) district which is contiguous to the site or across a street alley, sidewalk or other public right-of-way from the use.

7. The applicant agrees that the hours of operation shall be limited to between 7:00 a.m. and 9:00 p.m., Monday through Sunday, and agrees to comply with the County's Chapter 15, Noise Control Ordinance.
8. The applicant agrees to identify an on-site liaison that shall be available during the hours of the repair shop's operation to respond to community concerns. The name and telephone number of the liaison shall be clearly posted on the entrance to the repair shop for the benefit of community residents. This information must also be provided to the president of the Ashton Heights Civic Association and the County's Zoning Administrator prior to the issuance of a certificate of occupancy.
9. The applicant agrees that a screening wall or solid wood fence with a minimum height of six (6) feet shall be provided where a parking area for the storage of vehicles, including customer parking, abuts, any street, sidewalk, alley or other public right-of-way, or separating the site from "R" or "RA" Districts.
10. The applicant agrees that all trash receptacles located outside of the building shall be screened from public view by a brick wall or solid wood fence with a minimum of six (6) feet in height.
11. The applicant agrees that the use shall 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-3095-04-3

67 N. Glebe Rd.

RPC 20-033-003

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

Department of Community Planning, Housing and Development



 Case Location(s)
Scale: 1:1,200

Planning Division