



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 13, 2007

**DATE:** September 18, 2007

**SUBJECT:** U-2064-76-2 USE PERMIT REVIEW for operation of a gas and go automobile service station located at 4601 Washington Blvd. (Sunoco, Inc.) (RPC #14-012-001)

**Applicant:**

Sunoco, Inc.  
4601 Washington Blvd.  
Arlington, Virginia 22201

**By:**

M. Catharine Puskar, Attorney/Agent  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew, subject to all previous conditions, with a review by the County Board in five (5) years (October 2012).

**ISSUES:** None.

**SUMMARY:** This is a use permit review for operation of an automobile service station. The use permit has operated in compliance with the use permit conditions. Therefore, staff recommends renewal, subject to all previous conditions, with a review by the County Board in five (5) years (October 2012).

**BACKGROUND:** In February 1991, the former tenant, Mobil Oil Corporation, was granted a use permit to renovate an existing automobile service station. Subsequently, the use permit has been continued several times. On October 2, 2004, the County Board approved an amendment to the comprehensive sign plan with an administrative review in one (1) year (October 2005) and a County Board review in three (3) years (October 2007). The October 2005 administrative review noted violations of Conditions #2, 5, and 6 and required an eight (8) month (June 2006) administrative review and a County Board Review in two (2) years (October 2007). The June 2006 administrative review noted that all previous violations had been corrected.

County Manager: \_\_\_\_\_

Staff: Stephanie Marsnick, DCPHD, Planning Division

PLA-4786

**DISCUSSION:** Since the last review, there are no violations.

**Since the Last County Board Review (October 2, 2004):**

Use Permit Conditions: The subject use has continued to operate in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement staff reports no issues with the subject use.

Fire Marshal's Office: The Fire Marshal's Office reports no issues with the subject use.

Police Department: The Police Department reports no issues with the subject use.

Civic Associations: The Ballston-Virginia Square, Bluemont, Waverly Hills, and Waycroft-Woodlawn Civic Associations' representatives have been notified of the use permit review. Staff has not heard back from the representatives as of this time.

**CONCLUSION:** There have been no violations since the last review. Therefore, staff recommends renewal, subject to all previous conditions, with a review by the County Board in five (5) years (October 2012).

PREVIOUS COUNTY BOARD ACTIONS:

April 27, 1946	Granted a use permit request (U-44-46-1) for a service station.
May 8, 1976	Deferred a use permit request (U-2064-76-2) for a service station to May 22, 1976.
May 24, 1976	Granted a use permit request (U-2064-76-2) for a service station with conditions.
September 9, 1978	Continued use permit (U-2064-76-2) for one (1) year.
November 27, 1979	Continued use permit (U-2064-76-2) for two (2) years.
November 14, 1981	Continued use permit (U-2064-76-2) with a review in six (6) months.
May 8, 1982	Continued use permit (U-2064-76-2) with a review in six (6) months.
November 6, 1982	Continued use permit (U-2064-76-2) for one (1) year.
November 19, 1983	Continued use permit (U-2064-76-2) for two (2) years.
November 16, 1985	Continued use permit (U-2064-76-2) for two (2) years.
November 7, 1987	Continued use permit (U-2064-76-2) for two (2) years.
July 11, 1989	Approved use permit amendment (U-2064-76-2) to permit modifications to the existing canopy and building signage with a review in one (1) year.
December 2, 1989	Deferred use permit amendment (U-2064-76-2) to renovate an existing gasoline station to the January 6, 1990 County Board meeting.
January 6, 1990	Approved a use permit amendment (U-2064-76-2) to renovate an existing gasoline station and with a review in one (1) year.
January 5, 1991	Took no action on use permit amendment (U-2064-76-2), thus allowing it to expire.

February 9, 1991	Approved a use permit (U-2064-76-2) to renovate an existing gasoline station with a review in one (1) year.
February 8, 1992	Continued use permit (U-2064-76-2) for operation of a gas and go automobile service station, with a review in one (1) year.
February 6, 1993	Continued use permit (U-2064-76-2) for operation of a gas and go automobile service station, with a review in three (3) years.
February 3, 1996	Continued use permit (U-2064-76-2) for operation of a gas and go automobile service station, with a review in five (5) years.
February 10, 2001	Continued use permit (U-2064-76-2) for operation of a gas and go automobile service station, with no further review.
October 2, 2004	Approved a use permit amendment (U-2064-76-2) to amend comprehensive sign plan, with an administrative review in one (1) year and review by County Board in three (3) years.

Approved Conditions:

1. Compliance with all conditions of the original County Board approval of May 24, 1976.
2. a. The canopy shall have recessed lighting and no message content or signs shall be installed on any portion of the canopy. No more than three (3) colors shall be permitted to be painted on the canopy. There shall be no exterior and internal lighting of the canopy. Changes to the canopy shall comply with the County's Canopy Sign Guidelines and are subject to prior administrative approval.  
  
b. The size and design of the sign on the convenience store building shall be consistent with the signage presented to and approved by the County Board on October 2, 2004. The total sign area shall not exceed 25 square feet. The Zoning Administrator may approve a change to the wording of the sign upon a finding that such change would be consistent with all other requirements of this comprehensive sign plan.
3. The height of the fascia for the pump island canopy shall not exceed 42 inches. The pump island canopy shall have recessed lighting and no signs shall be permitted on the fascia.
4. The applicant shall submit a tree protection plan which identifies all trees and shrubs to be saved on the site and the location, quantity, size and species of plant material to be added to the site. The plan shall be approved by the County Manager or his designee prior to the issuance of any permit.
5. Any trash storage facilities shall be enclosed so as to be screened from public view. The building elevation and dumpster enclosure shall be of dark colors which blend with the landscaping and reduce the visibility of the structures from the west. The dumpster enclosure shall be of durable materials as specified on the final site development and landscaping plan.
6. When the station is operating, compressed air, water service and restrooms shall be available to the public without charge.
7. A permit from the Virginia Department of Transportation Works for the installation of any landscaping within the state right-of-way shall be executed prior to the issuance of any building permits.
8. The applicant shall comply with all state and local environmental regulations. If any environmental incidents occur, the applicant shall inform the Zoning Administrator and notify the County of all procedures necessary to rectify the situation.

9. The developer (Mobil Oil Corporation) shall redesign any new construction to be compatible with the future widening (by others) of the North Glebe Road frontage of this site. The developer shall relocate the free-standing sign and rebuild any on-site islands and landscaping at their expense at the time of the reconstruction of North Glebe Road and the Washington Boulevard/North Glebe Road intersection. These changes shall be shown on a revised site development and landscaping plan.
10. Signs shall not be illuminated when the business is closed.