



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 15, 2007

**DATE:** November 29, 2007

**SUBJECT:** U-2999-01-1 USE PERMIT REVIEW for a public garage on premises known as 2427 South Shirlington Road. (RPC #31-034-019)

**Applicant:**

Raymond Qassim  
Arlington Auto Sales Service, Inc  
2427 South Shirlington Road  
Arlington, Virginia 22204

**C.M. RECOMMENDATION:**

Renew the subject use permit for a public garage, subject to all previous conditions, with a County Board review in three (3) years (December 2010).

**ISSUES:** None.

**SUMMARY:** The subject use permit is for a public garage at the Arlington Auto Sales site approved by the County Board in September 2001. The public garage use operates in compliance with approved use permit conditions and County regulations. Therefore, staff recommends renewal of the subject use permit for a public garage, subject to all previous conditions, with a County Board review in three (3) years (December 2010).

**BACKGROUND:** The subject property is currently the site of Arlington Auto Sales (formerly Fair Auto Sales). In addition to the public garage, the site also contains a by-right auto sales use, which is not regulated by a use permit. The public garage use was last reviewed in September 2004 with a scheduled review in September 2007.

**DISCUSSION:** During the current year review, staff determined that the site did not comply with the approved landscaping plan which required a number of landscaping materials including White Oak trees, Dwarf Japanese Holly, Japanese Holly and Juniper shrubs. The applicant, who is the new owner of this business as of this year, was notified of the landscaping requirement. Since the County Board deferral in September, the applicant has significantly improved the landscaping at the site. Staff noted that the improved site landscaping provided the maximum amount of plantings feasible given the size and location of the planting areas on the site and approved an administrative change to reduce the required amount of landscaping shown on the original plan. The applicant continues to maintain the landscaping. The site is free of debris and is maintained in good condition.

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

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4848

Since the Last County Board Review (September 18, 2004):

Use Permit Conditions: With the new landscaping installed this fall, the public garage use operates in compliance with the approved use permit conditions.

Community Code Enforcement: The Code Enforcement Office reports that there are no complaints or violations on this site.

Fire Marshal's Office: The Fire Marshal's Office has not reported and issues regarding the continuation of this use.

Police Department: The Police Department has not reported and issues regarding the continuation of this use.

Civic Association: The site is located in the Nauck Civic Association. As of the date of this report, the civic association had not responded to staff's request for comments.

**CONCLUSION:** The public garage use operates in compliance with approved use permit conditions. The recently installed landscaping improves the appearance of the site which is well maintained and in compliance with County regulations. Staff has not received any complaints regarding the continuation of this use. Therefore, staff recommends renewal of the public garage use, subject to all previous conditions, with a County Board review in three (3) years (December 2010).

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.

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.