



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 16, 2017

**DATE:** September 8, 2017

**SUBJECT:** U-3371-13-1 USE PERMIT REVIEW for a gymnastics facility (Dynamic Gymnastics); located at 1435 N. Quincy St. (RPC# 15-040-048).

**Applicant:**

Dynamic Gymnastics  
1435 N. Quincy Street  
Arlington, Virginia 22207

**C.M. RECOMMENDATION:**

Renew the use permit, subject to the previously approved condition, with a County Board review in nine months (June 2018).

**ISSUES:** The location of this site is at the Buck property, which the County Board has the option to purchase with an anticipated closing in November 2017. Dynamic Gymnastics is requesting to continue operating at the site for an additional period following the County's acquisition of the Buck property. A separate staff report addresses the proposed short-term lease to allow Dynamic Gymnastics to remain on the property until May 31, 2018.

**SUMMARY:** This is a three (3) year review for a gymnastics facility located at 1435 N. Quincy St. This address is located at the Buck property which the County Board anticipates purchasing in November 2017. Dynamic Gymnastics has requested to continue operating in the space, which is addressed in a separate staff report providing for continued operations at the site until May 31, 2018. No violations of the approved use permit condition have been identified, and no issues have been reported by County agencies. Therefore, staff recommends renewal of the use permit, subject to the previously approved condition, and with a County Board review in nine (9) months (June 2018). It is anticipated that the use permit will not be renewed at the time of the review because Dynamic Gymnastics' lease will have ended.

County Manager:

County Attorney:

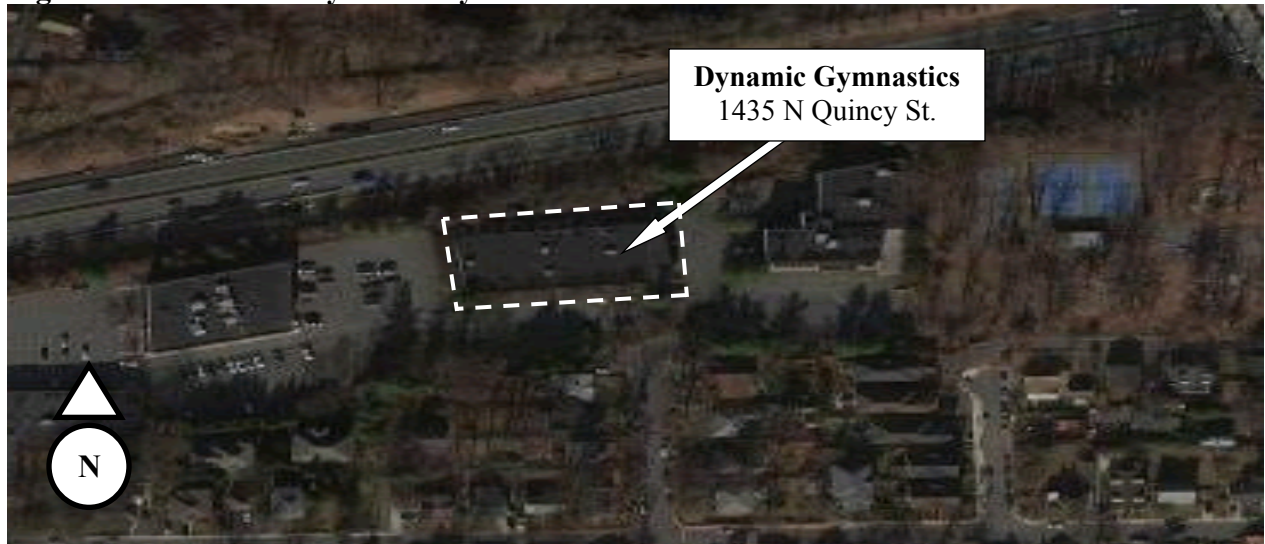
Staff: Cedric Southerland, DCPHD, Planning Division

PLA-7617

18. A.

**BACKGROUND:** The County Board approved the use permit for Dynamic Gymnastics on September 21, 2013, and subsequently renewed it in September 2014. A gymnastics facility is considered a health club for the purposes of zoning; uses that include classes or instruction to children require a use permit as per ACZO Sec. 8.1. The use operates within a 15,743 square foot building, located in a light industrial area mixed with commercial. U.S. Interstate 66 bounds the site to the north and residential properties to the south. The property is zoned [“M-1” Light Industrial](#) and is designated on the [General Land Use Plan as “Low” Residential](#). The site is part of the larger property that the County intends to acquire in November 2017.

**Figure 1: Location of Dynamic Gymnastics**



Source: Google Maps

**DISCUSSION:** Since the last renewal in 2014, there have been no use permit violations or other issues identified by County agencies. The owner has requested to continue to lease the property, which is addressed in a separate staff report providing for the approval of a new lease with a term ending May 31, 2018, at which time they will have to vacate the site. The use has not had an adverse effect on the surrounding neighborhood. Therefore, staff recommends renewing the use permit, subject to the previously approved condition with a County Board review in nine months (June 2018). At the time of review, it is expected the use permit will not be renewed because Dynamic Gymnastics will no longer be permitted to occupy the space.

**Since Use Permit Renewal (September 20, 2014):**

Zoning Enforcement: There are no zoning issues with this site.

Code Enforcement: Code Enforcement reports no concerns regarding the continuation of this use permit.

Fire Marshal's Office: The Fire Marshal's Office reports no concerns regarding the continuation of this use.

Police Department (ACPD): The Police Department reports no concerns regarding this use.

Child Care Services (CCS): The Child Care Office reports that there are no issues with the use and supports the renewal of the use permit.

**PUBLIC ENGAGEMENT:** Staff contacted the Ballston-Virginia Square Civic Association in July 2017 via email regarding the renewal of the subject use permit. The civic association discussed the use permit at their meeting on July 24, 2017 but has not provided an official comment as of the date of this report. Additionally, the Joint Facilities Advisory Commission (JFAC) recommended that the County Board acquire the Buck property to support County use of the site.

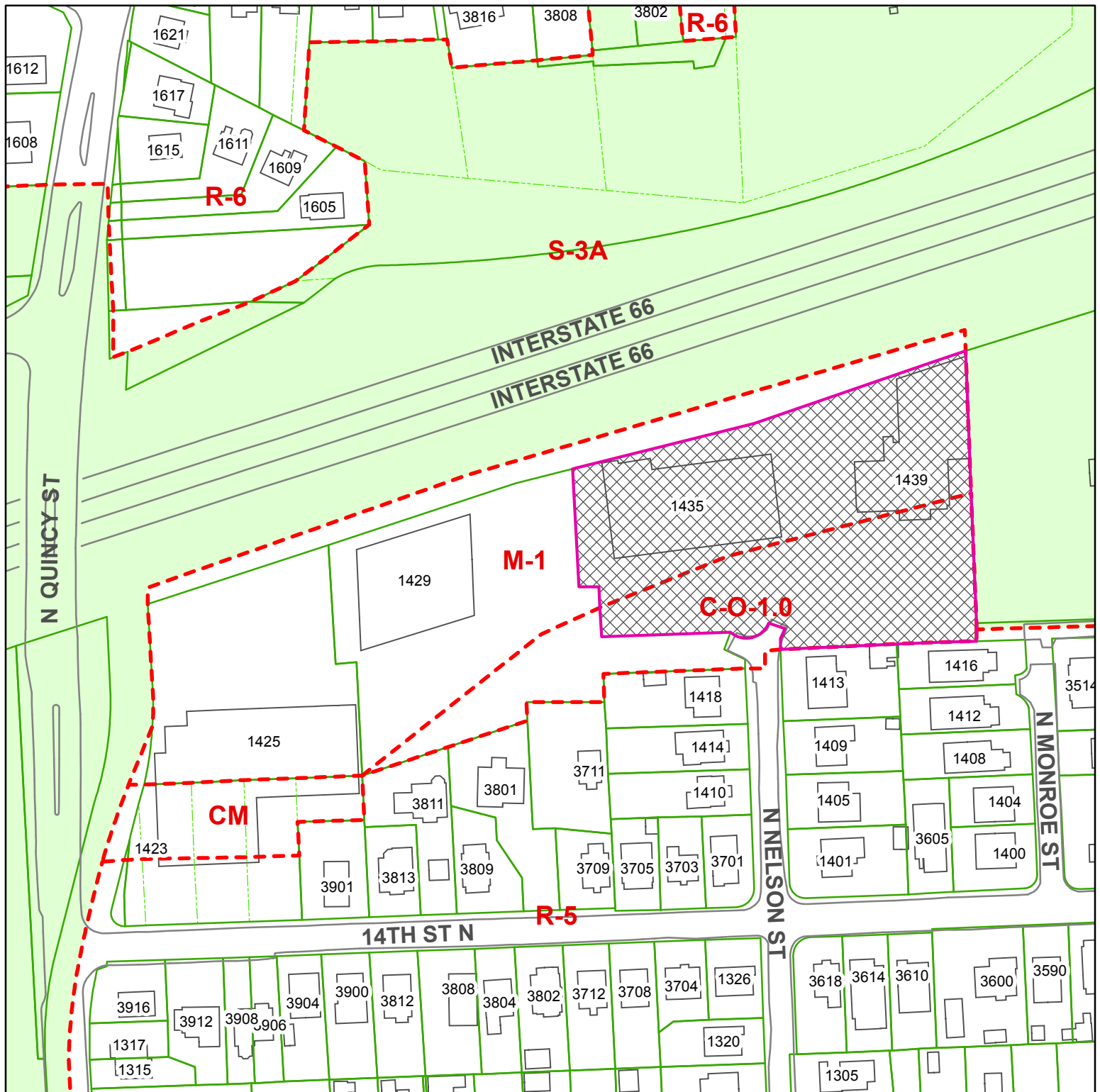
**CONCLUSION:** No use permit violations or other issues have been identified during the last three years. The continued use of the property for the purposes of a gymnastics studio will not result in undue, adverse impacts to the surrounding neighborhood or streets. Due to the anticipated purchase of the property by the County, and subject to the County Board's approval of a new lease (addressed in a separate report), Dynamic Gymnastics will continue to lease the space until May 31, 2018. Therefore, staff is recommending renewal of the use permit, subject to the previously approved condition, with a County Board review in nine months (June 2018).

PREVIOUS COUNTY BOARD ACTIONS:

September 21, 2013	Approved use permit U-3371-13-1 for Dynamic Gymnastics for one (1) year.
September 20, 2014	Approved use permit U-3371-13-1 for Dynamic Gymnastics for three (3) years (September 2017).

Approved Use Permit Condition (Dynamic Gymnastics):

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit (if required) prior to the issuance of a Certificate of Occupancy.




**U-3371-13-1**

**1435 N. Quincy St.**

**RPC # 15-040-048**



 Case Location(s)  
Scale: 1:1,800

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**

County Use Only  
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By \_\_\_\_\_  
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