

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2021-00023

Approved by Planning and Zoning: April 8, 2021

Permission is hereby granted to: Vijay Laxmi LLC

to use the premises located at: 4936B Eisenhower Avenue

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

April 8, 2021

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: April 8, 2021

TO: Tony LaColla, Division Chief, Land Use Services
Department of Planning and Zoning

FROM: Anna Kohlbrenner, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2021-00023
Administrative Review for a Special Use Permit for a New Use
Site Use: Light Automobile Repair in an industrial or flex space center
Applicant: Vijay Laxmi LLC
Location: 4936B Eisenhower Avenue
Zone: OCM (100)/Office commercial medium

Request

The applicant, Vijay Laxmi LLC, proposes a light automotive repair shop at 4936B Eisenhower Avenue. The applicant anticipates serving five customers daily and would operate with two employees. The hours of operation would be 8 a.m. to 5 p.m., Monday through Friday, and 8 a.m. to 4 p.m., Saturday. The shop will be closed on Sunday. There would be four parking spaces in the lot and one parking space in the garage.

Parking

Section 8-200 (A) (18) requires one parking space for every 400 square feet of floor area. The proposed use would occupy approximately 1,800 square feet of floor area and would need to provide five spaces. The applicant can provide parking for one vehicle inside the building and four parking spaces in the designated parking area.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. Staff has not received any comments or concerns related to the request.

Staff Action

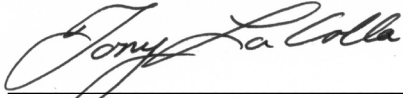
Staff supports the applicants request to operate a light auto repair shop at 4936B Eisenhower Avenue. This small-scale automobile repair shop is not expected to produce neighborhood impacts, as there are several automobile repair shops in the surrounding area and in the same industrial/flex space complex. Conditions have been added to mitigate potential neighborhood impacts.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: April 8, 2021

Action: Approved



Tony LaColla, Division Chief

- Attachments:
- 1) Special Use Permit Conditions
 - 2) Statement of Consent
 - 3) Department Comments

CONDITIONS OF SPECIAL USE PERMIT #2021-00023

The new owner is responsible for ensuring compliance with all applicable codes and ordinances and ensuring that the following conditions are adhered to at all times. Violation of any of the SUP conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
3. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
4. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
5. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z) (T&ES)
6. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
7. The hours of operation shall be limited to between 8 a.m. to 5 p.m., Monday through Friday and 8 a.m. to 4 p.m., Saturday. (P&Z)
8. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

9. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
10. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries found here:
https://www.alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf (T&ES)
11. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)
12. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
13. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z)
14. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)
15. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the department of transportation and environmental services. (T&ES)
16. Car washing is prohibited at this site. (T&ES)
17. Repair work done on the premises shall be limited to light automobile repair. (P&Z)
18. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

20. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F – finding

Transportation & Environmental Services:

F-1 Not in floodplain.

R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)

R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

R-4 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (P&Z)

R-5 Car washing is prohibited at this site (T&ES)

R-6 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)

R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

Code Enforcement:

C-1 A building permit and plan review are required prior to the start of construction.

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-3 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-4 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

F-1 A fire prevention permit is required for this use and occupancy condition - repair garages, service stations, and motor fuel dispensing facilities.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2021-00023. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a light automobile repair use at 4936B Eisenhower Avenue.



Applicant – Signature

04/09/2021

Date

SACHINDRA DESARAM

Applicant – Printed

04/09/2021

Date