



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 #2019-0019
Approved by Planning and Zoning: April 9, 2019
Permission is hereby granted to: Rafael Laguna
to use the premises located at: 4946 B 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.

4/9/2019

Date

Karl Moritz (Signature)

Karl Moritz, Director
Department of Planning and Zoning

DATE: April 9, 2019

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

FROM: Cara DelVecchio, Non-development Case Unit Intern, Land Use Services
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0019
Administrative Review for a Change of Ownership
Site Use: Light Automotive Repair
Applicant: Rafael Laguna
Location: 4946 B Eisenhower Avenue
Zone: OCM (100)/Office Commercial Medium (100)

Request

Special Use Permit (SUP) #2019-0019 is an administrative request to change the ownership of an existing automotive repair establishment from Sachindra De Saram to Rafael Laguna. The business proposes to continue operating as a light automotive repair shop under the name A & L Automotive. The business would continue to operate from 6 a.m. to 6 p.m. Monday through Friday and 6 a.m. to 4 p.m. on Saturdays, and offer light automobile repair services including oil changes, tune-ups, and brake pad changes.

Background

A new use permit was approved administratively in October 2017 through SUP #2017-0099 allowing the operation of a light automobile repair business at 4946-B and 4946-C Eisenhower Avenue (Parcel Address 4926 Eisenhower Avenue). The previous owner has reduced their space, therefore, requiring this change of ownership request. The facility is located in an industrial flex space building that also houses other auto related uses. There is a large vegetative buffer located between the industrial flex space center and the neighboring apartment complex.

Parking

Section 8-200(A)(18) of the Zoning Ordinance requires that the applicant provides one off-street parking space for every 400 square feet of space. For the combined tenant space of 1400 square feet, the applicant is required to provide four parking spaces. The applicant meets this requirement by providing four parking spaces inside the tenant space, including spaces under the vehicle lifts.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. Notice was also sent via email to the Cameron Station Civic Association. No comments were received regarding the application.

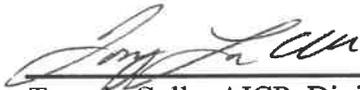
Staff Action

Staff supports the applicant's request for a change of ownership at this location. It is unlikely a change of ownership would generate or intensify any negative impacts arising from this use. The business would continue to provide convenient services to nearby residents. Staff has carried forward previous SUP conditions and amended conditions to reflect current language standards.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: April 9, 2019
Action: Approved



Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2019-0019

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the 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) (SUP #2017-0099)
2. Repair work done on the premises shall be limited to light automobile repair. Light automobile repair is defined as: Minor service work to automobiles or light trucks including tune-up, lubrication, alignment. Fuel system, brakes, mufflers, and replacement of small items but not to include general auto repair services, such as painting, body and fender work, frame straightening, undercoating, tire retreading or recapping and the like. (P&Z) (SUP #2017-0099)
3. No vehicle parts, tires or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2017-0099)
4. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP #2017-0099)
5. No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z) (SUP #2017-0099)
6. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2017-0099)
7. The hours of operation shall be restricted to between 6 a.m. and 6 p.m. Monday through Friday, and Saturday 6 a.m. to 4 p.m., the business does not operate Sunday. (P&Z) (SUP #2017-0099)
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) (SUP #2017-0099)
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) (SUP #2017-0099)

10. 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) (SUP #2017-0099)
11. 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) (SUP #2017-0099)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2017-0099)
13. 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. (P&Z) (T&ES) (SUP #2017-0099)
14. No debris or vehicle parts shall be discarded on the public right-of-way. (T&ES) (SUP #2017-0099)
15. Car washing is not permitted at this facility. (T&ES) (SUP#2017-0099)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES) (SUP #2017-0099)
17. **CONDITION AMENDED BY STAFF:** The use must comply with the City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP #2017-0099)
18. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2016-0070)
19. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (SUP #2017-0099)
20. **CONDITION AMENDED BY STAFF:** 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 has 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, or (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) (~~SUP #2017-0099~~)

21. 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) (SUP #2017-0099)
22. 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) (SUP #2017-0099)
23. 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) (SUP #2017-0099)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0019. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a light automotive repair use at 4946 B Eisenhower Avenue.


Applicant – Signature

11-15-19
Date

RAFAEL LAGONA
Applicant – Printed

11-15-19
Date