

DATE: May 29, 2015

TO: Alex Dambach, Division Chief  
Department of Planning and Zoning

FROM: Ann Horowitz, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2015-0049  
Administrative Review for a Change of Ownership  
Site Use: General Automobile Repair  
Applicant: Automotive Service Garage  
Location: 500-510 North Fayette Street  
Zone: CRMU/M – Commercial Residential Mixed Use/Medium

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### **Request**

Special Use Permit #2105-0049 is a request to change the ownership of a general automobile repair business, located at North Fayette Street from Automotive Service Garage, Inc. by Dennis A. Whitestone to Automotive Service Garage by Dennis A. Whitestone and Jeffrey L. Yates. No additional changes to the operation are planned.

### **Background**

The site has accommodated an automobile repair business since 1940 and became a non-complying use in 1992 after a rezoning from I-2 to CRMU/M. City Council approved SUP#2832 for an expansion of the business in 1994 and SUP#95-0098, a one-year review of the business in September 1995. Most recently, City Council approved SUP#2013-0037 to expand the number of vehicles stored on-site from 32 to 56. A recent SUP inspection revealed compliance with all SUP conditions.

### **Parking**

According to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair business requires one off-street parking space for every 400 square feet of space. The applicant's business occupies 14,500 square feet of space and is required to provide 37 off-street parking spaces. The applicant exceeds its parking requirement with 87 spaces.

### **Community Outreach**

Public Notice has been provided through eNews and the City's website. Additionally, notification of the proposed change of ownership has been sent to the Braddock Station Civic Association, the West Old Town Civic Association, and the Colecroft Owners Association. Staff has received no public comments regarding the application.

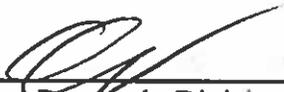
### **Staff Action**

Staff supports the SUP change of ownership request for a general automobile repair business at 500-510 North Fayette Street. The business has operated as an established use in the neighborhood for several years. Nonetheless, the Braddock Metro Neighborhood Plan, a part of the Braddock Road Small Area Plan, forecasts the future redevelopment of this site. In response,

staff has added Condition 23, requiring a five and ten year review of the use and its compatibility with redevelopment plans. Conditions have been carried forward from previous Special Use Permit reports. Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: May 29, 2015  
Action: Approved



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Alex Dambach, Division Chief

- Attachments: 1) Special Use Permit Considerations  
2) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT #2015-0049**

The new 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 #2832)
2. The hours of operation shall be limited to 7 a.m. to 7:30 p.m., Monday through Friday. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2013-0037)
3. No more than 56 vehicles shall be parked or stored outside on the premises at any time. No more than 22 lifts may be located to the rear of the building. Said lifts shall allow no more than one vehicle to be stacked on top of another (double lift) and shall use a hydraulic lift system and motor or other low-noise mechanical system to the satisfaction of the Director of Planning & Zoning. (P&Z) (SUP#2013-0037)
4. All vehicles stored on the property shall be parked in a neat and orderly fashion at all times. (P&Z) (SUP #2832)
5. 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) (SUP#2013-0037)
6. 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 #2832)
7. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2013-0037)
8. The area around the garage shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP #2832)
9. Condition deleted. (SUP#2013-0037)
10. The garage doors facing Oronoco Street shall remain closed at all times, except for entry into and exit from the garage. (P&Z) (PC) (SUP #2832)
11. No vehicles shall be loaded or unloaded on the public right-of-way. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP#2013-0037)
12. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP #2832)

13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (P&Z) (PC) (SUP#2013-0037)
14. The applicant shall screen the vehicle lifts using a landscaped fence system or other screening to the satisfaction of the Director of Planning & Zoning. Prior to installation, the applicant shall submit to the Director of Planning & Zoning for review and approval a screening plan that shall include, at a minimum, the location of all: property lines, fencing, planting strips, lifts, surface parking spaces, dumpster locations, and lift motors. (P&Z) (SUP#2013-0037)
15. 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#2013-0037)
16. 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#2013-0037)
17. 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#2013-0037)
18. 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#2013-0037)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES) (SUP#2013-0037)
20. 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#2013-0037)
21. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP#2013-0037)
22. **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

