

DATE: December 23, 2015

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

FROM: Sara Brandt-Vorel, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2015-0127  
Administrative Review for Change of Ownership  
Site Use: General Automobile Repair  
Applicant: VAG Auto Body LLC  
Location: 612 B South Pickett Street  
Zone: I/Industrial

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**Request**

Special Use Permit #2015-0127 is a request to change ownership of an existing general automobile repair business from RS Collision Center of Alexandria, LLC to VAG Auto Body, LLC. The applicant proposes to maintain all previous conditions from the prior SUP. The applicant proposes to operate a general automobile repair business, which provides auto body repairs, vehicle painting – including paint preparation – and basic mechanical repairs.

**Background**

In March 2004, City Council approved a general automobile repair facility at this location (SUP #2004-0001). In 2010 and 2014 staff administratively approved change of ownership requests through SUP #2010-0024 and SUP #2014-0095, respectively.

**Parking**

Established in SUP #2004-0127 the applicant is required to provide 13 parking spaces. Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 4,800 square feet is required to provide a minimum of 12 parking spaces (one space for each 400 square feet of floor area), in addition to one space for 400 square feet of office area for a total of 13 spaces.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Summers Grove Homeowners Association, Cameron Station Civic Association, and the Cameron Station Community Association were sent an e-mail with information about the current application. Staff received one public comment in regards to the general concentration of automotive uses and concerns regarding property maintenance for businesses along South Pickett Street.

**Staff Action**

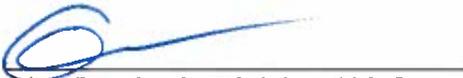
Staff does not oppose the applicant's request for a change of ownership for the business as the continued automotive use at the site aligns with the prevailing industrial uses along South Pickett Street. To address the public comment, staff met with the applicant and property owner to discuss the concerns. As the Eisenhower West community is an area of redevelopment, staff amended Condition 20 to include five year staff-level review in December 2020 to assess the compatibility of a general automobile repair uses with the redevelopment potential of the site. The fixed-date, full-hearing review in 2023 to assess redevelopment and land use compatibility of the site remains as a component of Condition 20. The November 2023 date has been applied to recent SUPs in the area, including the cases at 600, 617, 620, 672, and 682 South Pickett Street.

Staff has carried forward previous SUP conditions regarding hours of operation, parking, vehicle storage, and disposal of waste. Conditions 22 and 23 which previously allowed car washing on site were removed and replaced with Condition 24 which prohibits car washing at this location.

Staff hereby approves the Special Use Permit request.

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

Date: December 23, 2015  
Action: Approved

  
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Alex Dambach, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2015-0127**

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#2004-0001)
2. The applicant shall provide at least 13 parking spaces. (P&Z) (SUP#2004-0001)
3. 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. No vehicles shall be parked in a location whereby their damage is readily visible from passing vehicular traffic on South Pickett Street. (P&Z) (SUP#2014-0095)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2004-0001)
5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z) (SUP#2004-0001)
6. No repair work, painting, detailing, or car washing shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure. (P&Z) (T&ES) (SUP#2014-0095)
7. **CONDITION REQUIRED BY ORDINANCE AND DELETED BY STAFF:**  
(SUP#2014-0095)
8. 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) (SUP#2004-0001)
9. The hours of operation shall be limited to between 7:00 A.M. and 6:30 P.M. Monday through Friday and 7:00 A.M. to 4:00 P.M. on Saturdays. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2014-0095)
10. 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#2004-0001)
11. 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 Division of Environmental Quality on 703-746-4065 or at

<http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)  
(SUP#2010-0024)

12. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP#2014-0095)
13. All paint, thinner and solvents shall be stored so as to prevent any leakage or spillage from entering floor drains, storm sewers or sanitary sewers. (P&Z) (SUP#2004-0001)
14. No paint or coatings shall be applied outside of a paint spray booth designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES) (T&ES) (SUP#2014-0095)
15. **CONDITION DELETED BY STAFF** (See Condition #14): (SUP#2014-0095)
16. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2004-0001)
17. 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#2004-0001)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval 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 a 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#2010-0024~~)
17. **CONDITION DELETED BY STAFF** (See Conditions #22 and #23): (SUP#2014-0095)
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#2010-0024)

19. 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#2010-0024)
  
20. **CONDITION AMMENDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (~~October 2019~~ December 2020) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. The Director shall docket the Special Use Permit for Planning Commission and City Council review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. (P&Z) (SUP#2014-0095)
  
21. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn Street, South Pickett Street, and Edsall Road for test-driving regardless of the uses located along those streets. (P&Z) (SUP#2014-0095)
  
22. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION 24:** ~~Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (P&Z) (SUP#2014-0095)~~
  
23. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION 24:** ~~The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (P&Z) (SUP#2014-0095)~~
  
24. **CONDITION ADDED BY STAFF:** No car washing is permitted on the subject property. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2015-0127. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a General Automotive Repair business at 612 B South Pickett Street.

*William H. LaFores*

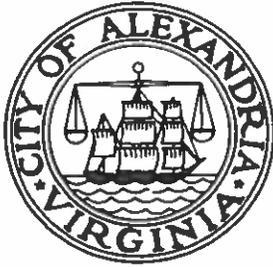
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Applicant - Signature

*12-28-15*

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Date

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Applicant - Printed

\_\_\_\_\_  
Date



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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## **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 #2015-0127

Approved by Planning and Zoning: December 23, 2015

Permission is hereby granted to: VAG Auto Body LLC

to use the premises located at: 612 B South Pickett Street

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.

12/21/15

Date

KARL MORITZ/AD

Karl Moritz, Director  
Department of Planning and Zoning