

EXHIBIT NO. 1

12

Docket Item # 9
SPECIAL USE PERMIT #2002-0096

11-16-02

Planning Commission Meeting
November 7, 2002

ISSUE: Consideration of a request for a special use permit for a general automobile repair garage and off-street parking reduction.

APPLICANT: Ti Lam

LOCATION: 2420 Oakville Street

ZONE: I/Industrial

PLANNING COMMISSION ACTION, NOVEMBER 7, 2002: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to add Condition #17. The motion carried on a vote of 7 to 0.

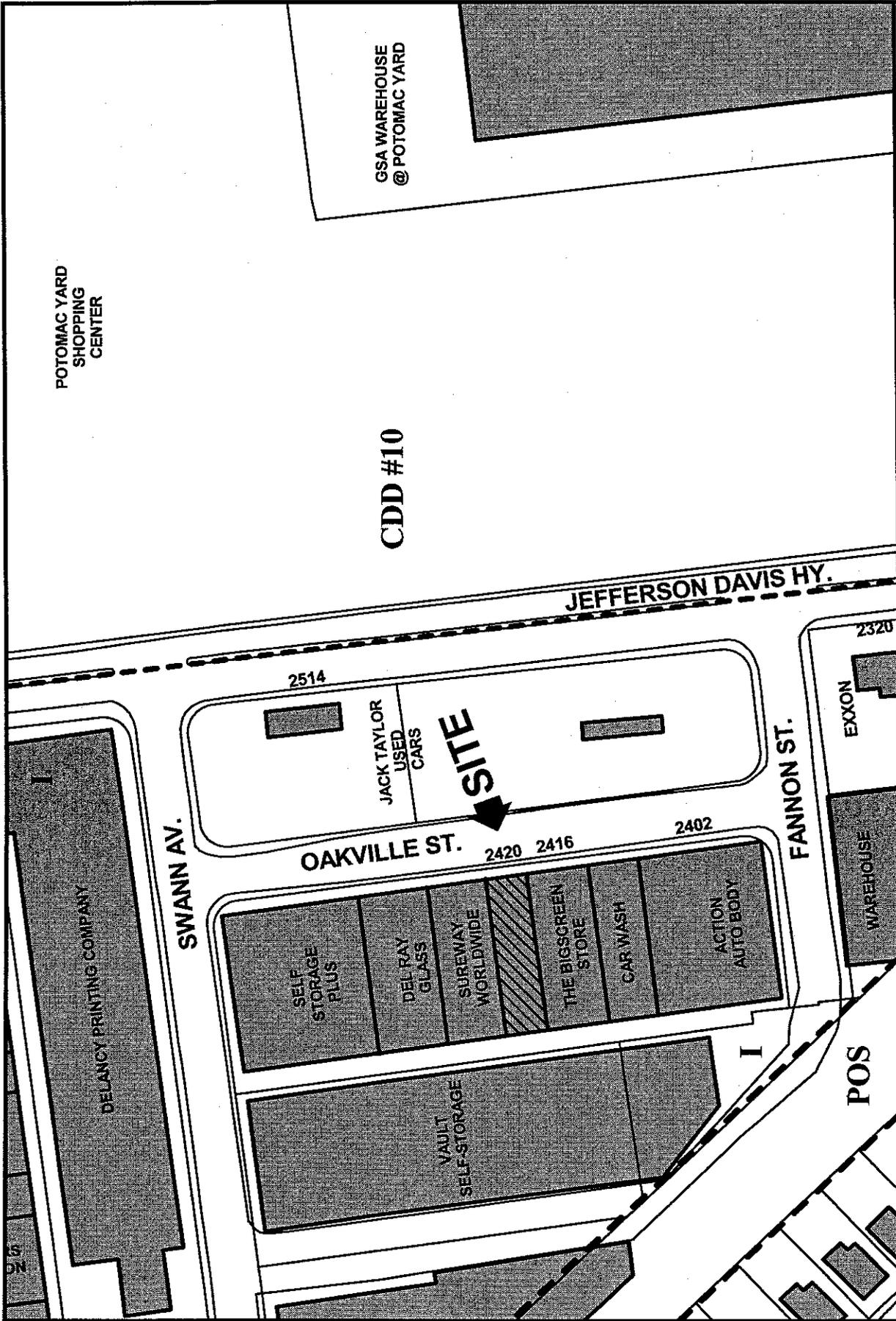
Reason: The Planning Commission agreed generally with the staff analysis but added condition #17 to address potential problems with noise.

Speakers:

Mr. Robert Myrick from the Big Screen TV Store located adjacent to the proposed auto repair shop spoke in opposition to the application stating that it would be detrimental to his business.

Ms. Amy Slack from the Del Ray Land Use Committee discussed concerns about potential parking problems and noise from the proposed business.

Mr. Ti Lam, the applicant, spoke in support of the application and stated that there are parking spaces available for use in the parking lot at the southwest corner of the building.



11/07/02

SUP #2002-0096



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

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. Repair work done on the premises shall be limited to general automobile repair as defined by the zoning ordinance. (P&Z)
3. No repair work shall be done outside. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)
5. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
6. The applicant shall require that employees who drive to work use off-street parking. (P&Z)
7. 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)
8. The hours of operation shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and closed on Sunday. (P&Z)
9. The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all special use permit provisions and requirements as part of that training. (P&Z)
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 Division of Environmental Quality on 703-519-3400, extension 166. (T&ES)
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)

12. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
13. 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)
14. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
15. No material shall be disposed of by venting into the atmosphere. (T&ES)
16. 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, (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, 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)
17. **CONDITION ADDED BY PLANNING COMMISSION: No amplified sound shall be audible at the property line. (PC)**

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Ti Lam, requests special use permit approval for the operation of an automobile repair business located at 2420 Oakville Street.
2. The subject property is one lot of record with 482 feet of frontage on Oakville Street, approximately 146 feet of depth and a total lot area of 1.9 acres. It is part of a complex known as the "Oakville Industrial Park" which consists of nine lots of record located at 400 to 420 Calvert Avenue, 403 to 420 Swann Avenue, and 2610 Jefferson Davis Highway.

The specific site involved in this application is developed with a warehouse-type building that is internally divided into several tenant spaces with garages facing Oakville Street. The building is located directly behind Jack Taylor's Used Cars lot on Jefferson Davis Highway. The applicant proposes to occupy an interior tenant space at the center of the block between the Big Screen Store and Sureway Worldwide. Also located in the building are Del-Ray Glass Warehouse, Self Storage, Post Office Plus, and Action Collision Center.

On-street, public parking is located on the east side of Oakville Street. Off-street parking for the complex is located in various places throughout the complex, however there is an alley with 17 off-street parking spaces directly behind the building of the subject tenant space, and an additional 34 spaces just south of the alley.

3. The applicant seeks permission to operate a general automobile repair business. The business would include mechanical and electrical repair and body repair and painting. Patrons will bring their cars to the shop or, if necessary, have them towed to the shop for repair. If the repair job is small, the patron can wait at the facility for the job to be completed. Four mechanics will be working at the shop.

Another limitation of the original permit was that special uses would be required to obtain special use permit approval. A general automobile repair use in the Oakville Industrial Park requires a special use permit.

4. Business hours are proposed to be Monday through Friday from 7:00 a.m. to 8:00 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. The business will be closed on Sunday.
5. Four or fewer patrons are expected at the site at any one time.
6. Some noise is expected from the air compressor which is run intermittently and used to generate compressed air to operate air tools for repair purposes.

7. Trash from the business will be stored inside the premises and hauled away from the site for disposal as needed. As for litter, the property manager informed staff that a porter is hired to walk the property once a day to pick up litter.
8. On April 17, 1993, City Council granted Special Use Permit #2688 allowing an overall reduction in the parking required for the Oakville Industrial Park. On January 25, 1997, City Council reviewed the special use permit, as required in the permit, and determined that the reduced parking was acceptable for the industrial area (SUP #96-0182). The rationale behind the significant reduction in required parking was that industrial and storage uses occupy the area and have lower than typical parking demands.

One limitation of that approval was to require any future retail use to obtain a special use permit so that additional parking needs could be assessed. On March 15, 1997, City Council granted Special Use Permit #97-004 to Omnifics Inc. to operate a retail office furniture store with a parking reduction, however, the business is no longer in operation. On September 16, 2000, City Council granted Special Use Permit #2000-0095 to The Big Screen Store Inc. operate a retail television store with a parking reduction.

9. Pursuant to Section 8-200 (17), a general automobile repair shop with 5600 square feet is required to provide 14 parking spaces. In this case the applicant is planning to install five hydraulic lifts inside the building which count toward the parking requirement. Besides the hydraulic lifts, an additional five cars can be accommodated inside the business for cars parked overnight if needed. There is a loading dock at the front of the building that will not be used and the applicant can accommodate two vehicles in the area in front of it. Thus, the applicant can fit 12 spaces on its site.

Additional off-street parking spaces are located in various locations throughout the industrial park and total 239 spaces. Although the application materials indicate that there are off-street spaces available for use by his business, staff understands from the management of the facility that these spaces are not designated specifically to any one tenant, but are for use by all tenants and visitors of the complex on a first come, first serve basis. For this reason, the applicant has requested a parking reduction of two spaces.

In defense of the requested parking reduction, the property management informed staff that the off-street parking area of 34 spaces located near the subject tenant space, south and west of the warehouse building, is underutilized as it is mainly used only by Action Collision Center located at 2402 Oakville Street. Additionally, the applicant estimates that typically only about 10 spaces will be needed for his business which can be accommodated inside the property and on the private property in front of the building.

10. Zoning: The subject property is located in the I/Industrial zone. Section 4-1203 (H) of the zoning ordinance allows general automobile repair in the I zone only with a special use permit.
11. Master Plan: The proposed use is consistent with the Potomac West chapter of the Master Plan which designates the property for industrial use.

STAFF ANALYSIS:

Staff does not object to the proposed general automobile repair business located at 2420 Oakville Street. The property is zoned industrial, is developed with many long established industrial uses, and is one of the few remaining locations in the City that a use such as automobile repair can exist and have minimal potential for conflict with neighboring uses.

However, given that the complex already has an umbrella parking reduction and other uses in the complex were granted a special use permit for a parking reduction, staff cannot ignore that technically there appears to be a parking shortage in the area. As a practical matter, the property owner informed staff that there still does not appear to be an issue with parking. Staff did confirm on two occasions, once in the morning and once in the afternoon, that there were at least 15 off-street parking spaces available out of the 34 in the parking area located nearest the subject tenant space. Therefore, staff supports the use, but with conditions.

Staff has included a condition that vehicles shall not be displayed, parked, or stored on a public right-of-way. Not only is it illegal to park vehicles for repair on the street, but Oakville Street is one of the more visible streets of the complex, and staff opposes the use of the on-street spaces located here for vehicles waiting for repair. Staff also recommends that no repair work shall be done outside, for the same reason. Staff has also included the condition that the applicant shall require its employees to use off-street parking. With these conditions, the on-street public spaces can be left for customers who visit the subject business for a short time, or for the many visitors and customers to any other businesses located on the property.

Finally, staff has included a condition requiring that the applicant conduct employee training to inform his employees of the SUP conditions. In this case, staff feels the condition is particularly appropriate because there are many conditions related to parking that all future employees of the business should be aware of and incorporate into normal business practice.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 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.
- R-1 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 703/519-3400, extension 166.
- R-2 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 & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 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.
- R-5 No paint or coatings shall be applied outside the paint spray booth.
- R-6 No material shall be disposed of by venting into the atmosphere.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-4 The current use is classified as S-1; the proposed use is M. Change of use, in whole or in part, will require a certificate of use and occupancy and compliance with USBC. When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Electrical wiring methods and other electrical requirements must comply with Article 511 of the National Electrical Code, 1996 for commercial repair garages of automobiles.
- C-7 Fire extinguishers shall be provided at this facility.
- C-8 Separators are required for repair garages, gasoline stations with grease racks, grease pits, or work racks, and/or where automobiles are serviced, greased, repaired, washed or where gasoline is dispensed.

Health Department:

- F-1 No comments

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.

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APPLICATION for SPECIAL USE PERMIT # 2002-0096

[must use black ink or type]

PROPERTY LOCATION: 2420 OAKVILLE ST ALEXANDRIA, VA 22301

TAX MAP REFERENCE: 025.03-02-18 ZONE: I

APPLICANT Name: Ti LAM

Address: 2420 OAKVILLE ST ALEXANDRIA, VA 22301

PROPERTY OWNER Name: CABOT INDUSTRIAL PROPERTIES HOLDING INC.

Address: RREEF 5300 DORSEY HALL DR. ELLICOTT CITY, MD. 21042

PROPOSED USE: GENERAL AUTO REPAIRS, AUTO BODY REPAIR & PAINT

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Ti LAM
Print Name of Applicant or Agent

Lam
Signature

2420 OAKVILLE ST
Mailing/Street Address

(703)864-4756 (703)849-0046
Telephone # Fax #

ALEXANDRIA, VA 22301
City and State Zip Code

08-29-02
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

TI LAM 2420 OAKVILLE ST ALEXANDRIA, VA 22301
100% OWNERSHIP

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

GENERAL AUTO REPAIR : INCLUDE ENGINE AND TRANSMISSION
REPAIR OR REPLACEMENT, MAINTENANCE, TUNE UP, OIL CHANGE
EXHAUST SYSTEM, SUSPENSION SYSTEM, AUTO HEATING AND
AIR CONDITIONING REPAIR OR REPLACEMENT, TIRES, BRAKES
BATTERY REPLACEMENT, AUTO ELECTRICAL SYSTEM. AUTO BODY
REPAIR INCLUDE: HOOD, TRUNK, LID, FENDER, DOOR, BUMPER
AND OTHER BODY PARTS REPAIR OR REPLACEMENT, BODY
DAMAGES, DENTS AND SCRATCHES REPAIR AND AUTO PAINTING.
THE PATRONS WILL BRING THEIR CARS IN OR HAVE THEM
TOWED TO THE SHOP FOR REPAIR AND COME BACK TO
PICK UP THEIR CARS AFTER REPAIR JOBS ARE DONE. IF
THE REPAIR JOB IS SMALL AND ABLE TO FINISH WHILE THE PATRON
IS WAITING, SOME PATRONS MAY CHOOSE TO DO SO. 4 OR LESS
PATRONS ARE EXPECTED FOR ANY GIVEN TIME DURING THE
BUSINESS HOURS. AIR COMPRESSOR IS USED TO GENERATE
COMPRESSED AIR TO OPERATE AIR TOOLS FOR THE REPAIR
PURPOSES WHICH CAN GENERATE MODERATE NOISE LEVEL
INTERMITTENTLY. (AIR COMPRESSOR WILL STOP RUNNING
AFTER IT REACHES THE PRESET PRESSURE, AIR TOOLS
ONLY OPERATE WHEN IT IS NEEDED.) (CONTINUED ON NEXT PAGE)

SPECIAL USE PERMIT # 2002-0096

NARRATIVE DESCRIPTION

CONTINUED.

THE BUSINESS HOURS ARE MONDAY TO FRIDAY
7:00 AM TO 8:00 PM. SATURDAY FROM 8:00 AM TO
6:00 PM. SUNDAY WILL BE CLOSED. PARKING IS PROVIDED
WITH 5 HYDROLIC LIFTS IN-SIDE THE PROPERTY & OVER
100 PARKING SPACES AVAILABLE ON SITE IN THE BUILDING COMPLEX.
TYPICALLY ABOUT 10 PARKING SPACES ARE NEEDED.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

4 OR LESS. MONDAY TO FRIDAY 7:00 AM TO 8:00 PM.
SATURDAY 8:00 AM TO 6:00 PM

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

4. MONDAY TO FRIDAY 7:00 AM TO 8:00 PM
SATURDAY 8:00 AM TO 6:00 PM

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MONDAY TO FRIDAY

7:00 AM TO 8:00 PM.

SATURDAY

8:00 AM TO 6:00 PM.

SUNDAY

CLOSE

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The air compressor pump & Air powered tools
WILL GENERATE MODERATE NOISE LEVEL INTERMITTENTLY.
THE PATRONS WILL MAKE MINIMUM NOISE.

B. How will the noise from patrons be controlled?

THE PATRONS WILL MAKE MINIMUM NOISE ,
THERE ARE NO NEED TO CONTROL THEM.

8. Describe any potential odors emanating from the proposed use and plans to control them:

AUTO MECHANICAL REPAIR GENERALLY WILL NOT PRODUCE
ANY ODORS . PAINTING MATERIAL WILL PRODUCE ODORS
WHICH WILL BE CONTROLLED BY USE SPRAY BOOTH & VENTILATION
SYSTEM

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

REPLACEMENT PARTS LIKE : EXHAUST PIPES , RADIATORS ,
TIRES , HOODS , DOORS , BUMPERS USED MOTOR OIL , USED
ANTIFREEZE .

B. How much trash and garbage will be generated by the use?

27 CUBIC FEET DAILY , LESS OR MORE DEPEND
ON WHAT KIND OF PARTS ARE BEING REPLACED

C. How often will trash be collected?

DAILY

D. How will you prevent littering on the property, streets and nearby properties?

CLEAN UP DAILY , PUT TRASH AND GARBAGE
IN SUITABLE CONTAINERS .

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

ABOUT 100 GALLONS OF USED MOTOR OIL AND USED ANTIFREEZE WILL BE GENERATED FROM REPAIR WORKS MONTHLY. THESE MATERIALS WILL BE HAULED AWAY BY RECYCLING COMPANIES FOR RECYCLING.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

PAINT, LACQUER THINNER & CLEANING SOLVENT WILL BE USED FOR THE RELATED BUSINESSES. ABOUT 30 GALLONS PER MONTH. THESE MATERIALS WILL BE DISPOSED OF OR RECYCLED BY AN ENVIRONMENTAL COMPANY.

12. What methods are proposed to ensure the safety of residents, employees and patrons?

USING SAFETY CLOTHS, GLOVES, SAFETY GOGGLES, RESPIRATOR, SPRAY BOOTH AND VENTILATION SYSTEMS.

PATRONS AND OTHER NON-EMPLOYEE PERSONS WILL NOT BE ALLOWED IN THE WORKING AREAS.
ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

12

B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

5 Other. HYDROLIC LIFTS

OPEN PARKING SPACES ON SITE
AVAILABLE FOR USE
IN THE BUILDING COMPLEX.
(OVER 100 SPACES AVAILABLE
IN THE PARKING LOT)

C. Where is required parking located? on-site off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? NOT REQUIRED

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? NONE

D. During what hours of the day do you expect loading/unloading operations to occur?

7:00 AM TO 6:00 PM MONDAY TO FRIDAY, 8:00 AM TO 3:00 PM
ON SATURDAY.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

5 TO 10 TIMES PER DAY. AUTO REPLACEMENT PARTS WILL
BE DELIVERED BY CAR OR SMALL PIKE-UPS FROM PART STORES.
WHICH WILL NOT AFFECT OR INTERRUPT THE TRAFFIC FLOW.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

STREET ACCESS TO THE SUBJECT PROPERTY IS ADEQUATE,
DO NOT NEED TO MAKE ANY STREET IMPROVEMENTS.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

5600 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5600 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, ~~including car wash.~~
- other: _____

2. What types of repairs do you propose to perform?

AUTO REPAIR INCLUDE ENGINE & TRANSMISSION REPAIR/REPLACEMENT,
EXHAUSTS, SUSPENSION SYSTEM, OIL CHANGE, TIRE, BATTERY REPLACEMENT.
AUTO ELECTRICAL, HEATING, AIR CONDITIONING REPAIR. AUTO BODY
REPAIR & AUTO PAINTING

3. How many of each of the following will be provided?

- 5 hydraulic lifts or racks
- _____ service pits
- _____ service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

6 CUSTOMER'S VEHICLES FOR REPAIR
4 EMPLOYEE/STAFF VEHICLES IN PARKING

5. Will a loudspeaker or intercom system be used outside of the building? Yes. No.

Please note all repair work must occur within an enclosed building.

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

2 parking spaces.

2. Provide a statement of justification for the proposed parking reduction. THERE ARE

MANY PARKING SPACES AVAILABLE BOTH ON SITE & ON STREET PARKING, There are about 34 parking spaces always vacant which is behind the Building # 2 & Building # 3. Those 34 parking spaces will be used for My AUTO REPAIR Shop & action Collision Center's parking spaces.

3. Why is it not feasible to provide the required parking? Even though there are

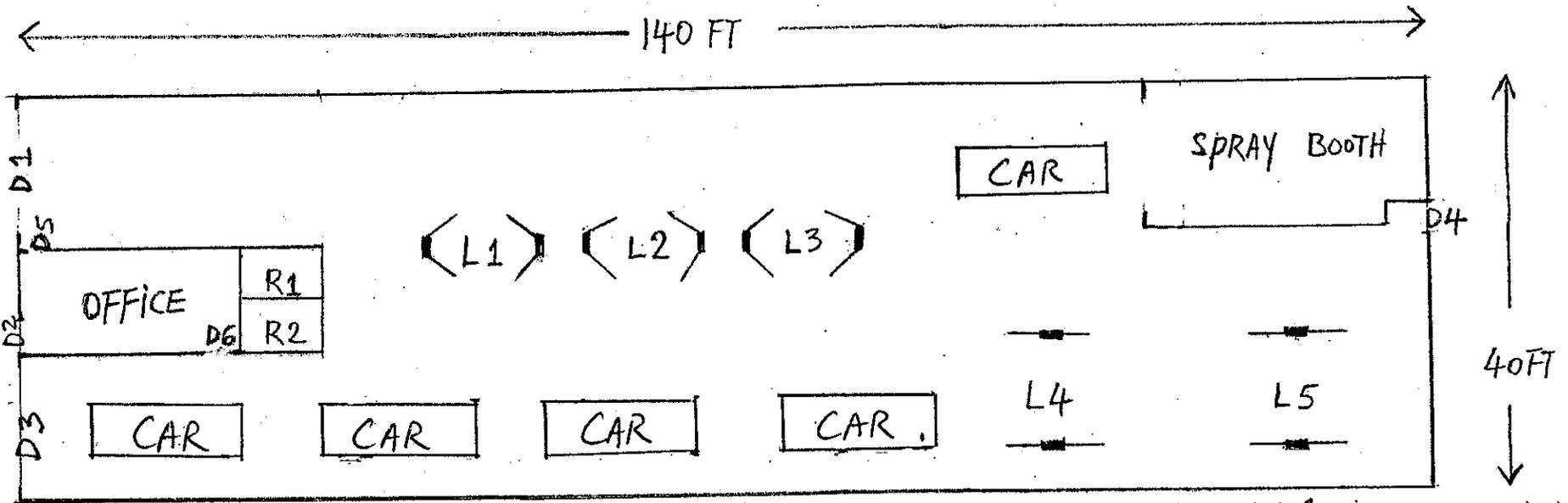
239 parking spaces around the buildings, The Landlord Does Not provide assigned parking spaces to any of his tenant. Because this will affect the efficiency of the use of the parking spaces & this is not the policy for all his tenants

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

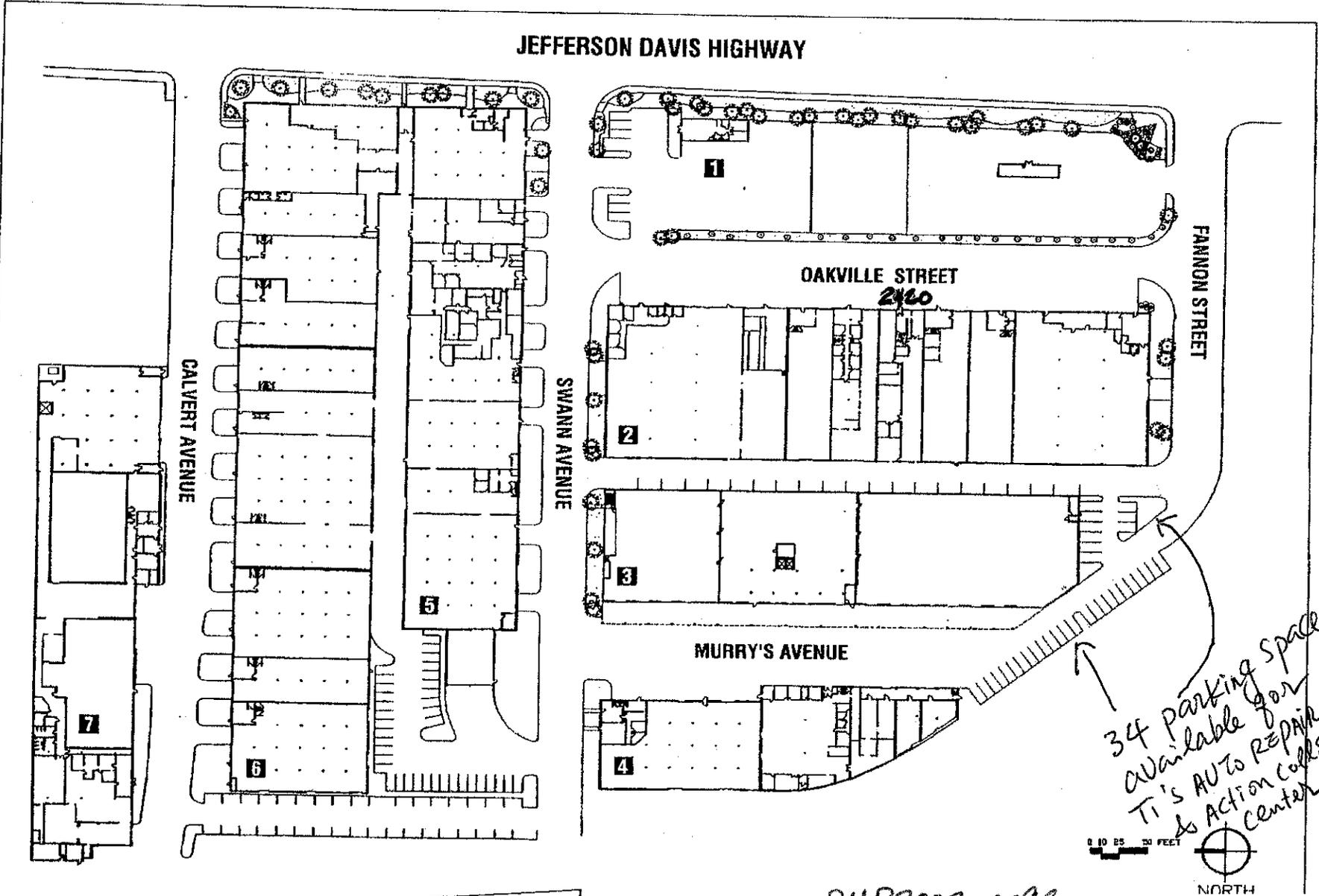
R1 = RESTROOM #1 R2 = RESTROOM #2
 D1 = LOADING DOCK DOOR D2 = OFFICE ENTRANCE DOOR D3 DRIVE-IN BAY DOOR
 D4 = REAR DOOR D5 & D6 OFFICE DOORS
 SCALE: 1 INCH = 16 FEET CAR INDICATE FOR CAR PARKING SPACES



L1 L2 L3 L4 AND L5 ARE HYDROLIC LIFTS #1, #2, #3, #4 & #5 RESPECTIVELY. THE THICKER & SHORTER LINE REPRESENTS THE POST OF A HYDROLIC LIFT. THE SMALL AND LONGER LINE REPRESENTS THE LIFTING ARM OF A HYDROLIC LIFT. EACH HYDROLIC LIFT HAS 2 POSTS AND 4 LIFTING ARMS. THERE ARE DIFFERENT DRAWINGS BETWEEN L1, L2, L3 AND L4, L5 TO SHOW THAT LIFTING ARMS ARE MOVABLE AND CAN PUT IN DIFFERENT POSITIONS. LIFTING ARMS CAN ALSO BE LENGTHENED OR SHORTENED.

Oakville Industrial Park Alexandria, Virginia

SITE PLAN



SUP2002-0096

Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

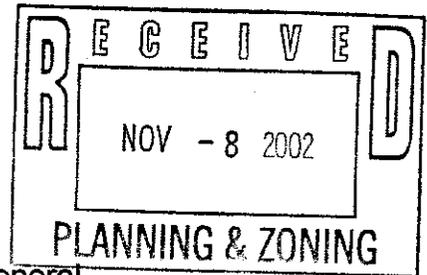
ESTABLISHED 1954

To: Members of Alexandria Planning Commission
 Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
 Sarah Haut, Land Use Committee Co-Chair
 Rob Krupicka, President

Date: November 5, 2002

Subject: SUP#2002-0096 at 2420 Oakville Street. Request for general automobile garage and off-street parking reduction.



At our Land Use committee meeting of October 8, 2002 we discussed the subject SUP request. We had distributed flyers, personally contacted neighboring businesses and the item was announced in the Association newsletter.

The applicant, Ti Lam, met with a committee representative to discuss the application and respond to our questions about his proposal to operate a engine and body repair shop with painting facilities. Staff informed us of the SUP modification to request a parking reduction of two spaces.

The application requests hours of operation be Monday through Friday 7:00 AM to 8:00 PM, Saturday from 8:00 AM to 6:00 PM and closed Sunday. The applicant plans to install 5 lifts and one paint booth. He anticipates employing three additional mechanics and will service up to six cars per day. Employees and customers will park in the public right-of-way or to the rear of the site. All supplies and waste products such as used oil, antifreeze, and used engine or body parts will be stored indoors and will be disposed of personally by the applicant or by a contractor.

The discussion touched on several points. Is the number of customers and parking spaces needed for the storage of cars awaiting service a true assessment? Where will the storage location of supply parts and waste products be on the site? There is an escalation of SUP requests for body repair and painting services throughout the neighborhood. Will the adjacent residential neighbors be subjected to weekend or late evening noise?

The committee recognizes that there are very few areas remaining in the City zoned for general automotive uses. Increasingly, many zones are pressed against residential uses.

When approved in 1993, the Oakville Industrial Park was granted major on-site parking reduction, from 538 spaces to 239. Staff wrote that this was "acceptable for this industrial area as long as the uses remain ones which primarily require parking for employees only". According to the property manager, Jon Rhodes, all parking spaces are provided on a 'first come, first serve' basis.

Auto related uses immediately adjacent to the site are; Action Auto Body, a grandfathered collision repair center, NAB, a hand wash service and detailer of vehicles, and Jack Taylor Toyota, a used vehicle sales lot.

Due to numerous complaints from tenants, the City has vigorously patrolled for parking violations throughout the Oakville property over the past year.

Mr. Rhodes is considering enclosing an area dedicated to use by Action Auto Body to reduce ticketing and various types of theft.

The subject site has been vacant for the past year and has not been used for auto related services in the past.

The committee voted to deny the request for a parking reduction and to support the SUP with the following conditions:

- Hours of operation shall be Monday - Friday 7:00AM to 6:30PM, Saturday 8:00AM - 6:00PM, Sunday closed.
- No noise is to be heard beyond the property line.
- All supply parts or materials and wastes are to be stored inside the building. Said wastes are not to accumulate and are to be disposed of in a timely fashion.
- Trash pick up will comply with city ordinance for commercial sites located within 500 ft of residential uses.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Rob Krupicka at 703-838-0280.

Del Ray Citizens Association

12
11-16-02

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Rob Krupicka, President
Amy Slack, Land Use committee Co-chair
Sarah Haut, Land Use committee Co-chair

Date: November 15, 2002

Subject: SUP# 2002-000096 at 2420 Oakville Street. Request for general automobile garage and off-street parking reduction; zoned I/Industrial. Applicant: Ti Lam.

At our general membership meeting on November 11, 2002, we voted to support the recommendation of the Planning Commission to City Council with a request that the following condition be added:

- All supply parts or materials and wastes are to be stored inside the building. Said wastes are not to accumulate and are to be disposed of in a timely fashion.

A survey of Oakville Street shows sufficient room for a single, unenclosed dumpster for each business fronting the street. One exception exists; Action Autobody, a grandfathered use located on the corner, has an enclosed area on Fannon Avenue.

In the Land Use committee discussions with Mr. Lam, he indicated that he no objection to this request and provided us with a drawing depicting the placement of an area within the building reserved for materials storage.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Rob Krupicka at 703-838-0280.

APPLICATION for SPECIAL USE PERMIT # 2002-0096

[must use black ink or type]

PROPERTY LOCATION: 2420 OAKVILLE ST ALEXANDRIA, VA 22301

TAX MAP REFERENCE: 025.03 - 02 - 18 ZONE: I

APPLICANT Name: TI LAM

Address: 2420 OAKVILLE ST ALEXANDRIA, VA 22301

PROPERTY OWNER Name: CABOT INDUSTRIAL PROPERTIES HOLDING INC.

Address: RREEF 5300 DORSEY HALL DR. ELLICOTT CITY, MD. 21042

PROPOSED USE: GENERAL AUTO REPAIRS, AUTO BODY REPAIR & PAINT

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

TI LAM
Print Name of Applicant or Agent

Lam
Signature

2420 OAKVILLE ST
Mailing/Street Address

(703)864-4756 (703)849-0046
Telephone # Fax #

ALEXANDRIA, VA 22301
City and State Zip Code

08-29-02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$

ACTION - PLANNING COMMISSION: 11/07/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 11/16/02PH-see attached

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. SPECIAL USE PERMIT #2002-0096
2420 OAKVILLE ST

Public Hearing and Consideration of a request for a special use permit for a general automobile repair garage and off-street parking reduction; zoned I/Industrial. Applicant: Ti Lam.

COMMISSION ACTION: Recommend Approval 7-0

Del Ray Citizens Association suggested that the following condition be added: That all supply parts, materials, waste fluids and oils, left over radiator anti-freeze, and so on, are stored inside the building and that said wastes are not to accumulate and shall be disposed of in a timely fashion.

Vice Mayor requested the maker and seconder of the motion to add the above condition requested by the Del Ray Citizens Association. This was accepted as clarity for condition #13, which addresses the issue of waste products.

City Council approved the Planning Commission recommendation, **with the additional language provided by the Del Ray Citizens Association: That all supply parts, materials, waste fluids and oils, left over radiator anti-freeze, and so on, are stored inside the building and that said wastes are not to accumulate and shall be disposed of in a timely fashion.**

Council Action: _____

13. SPECIAL USE PERMIT #2002-0077
107 W GLEBE RD

Public Hearing and Consideration of a request for a special use permit for automobile storage on a church site for an automobile dealership; zoned CG/Commercial General. Applicant: Alexandria VW, by Robert J. Test, attorney.

COMMISSION ACTION: Recommend Denial 6-1

City Council reversed the Planning Commission and approved the staff recommendation **with a change to condition no. 4, striking the word "store" in lines 1 and 4, and adding a sentence that reads: "Employees will be required to park on the lot located at 101 Leadbeater Street except when in conflict with the church activities."** The amended condition no. 4 reads as follows: "4. The applicant may park vehicles on the parking lot located behind the Love of Christ Church at 101 Leadbeater Street, provided that when church activities are scheduled to occur, the applicant shall reduce the number of vehicles parked on the lot to meet the Church's demand for off-street parking, and provided further that no vehicles shall park in the lot on Sundays. Employees will be required to park on the lot located at 101 Leadbeater Street except when in conflict with the church activities." A new condition was added to read as follows: "24. The applicant shall establish a community liaison to work with nearby neighbors on issues related to the operation of the business."

Council Action: _____