

DATE: December 6, 2010

TO: Barbara Ross, Deputy Director  
Department of Planning and Zoning

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2010-0074  
Administrative Review for Minor Amendment  
Site Use: General Automobile Repair  
Applicant: Gregory Pehlivanis  
Location: 3507 Mount Vernon Avenue  
Zone: NR / Neighborhood Retail

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**Request**

Special Use Permit #2010-0074 is a minor amendment request to increase the hours of operation at the existing automobile repair shop by a half hour in the mornings and by one-and-a-half hours in the evenings. The hours of operation would change from 8:00am – 6:00pm Monday-Friday to 7:30am – 7:30pm Monday-Friday. The applicant is not proposing any changes to his Saturday hours and the business will remain closed on Sundays. No other changes to the operation are proposed.

**Background**

An automobile repair business has operated in this location since at least 1981, when City Council approved SUP#1241. Ownership of the business changed to Precision Tune #7203 Power Enterprises, Inc. in 1992. The SUP was brought forward to City Council for consideration of revocation in 1994 due to persistent noncompliance with SUP conditions, though City Council allowed the matter to be withdrawn since the owners complied with all requirements prior to the scheduled hearing. On March 16, 1995, City Council approved SUP#95-0026 to change ownership of the business to the current applicant, Greg's Auto Service Inc. by Gregory Pehlivanis.

On October 12, 2010, staff visited the subject property as part of its routine inspection program and found that the business was open at 7:30am instead 8:00am as required in Condition #1 of SUP#95-0026. The applicant subsequently applied for this Special Use Permit request.

Staff has not received any complaints that would require staff to docket the special use permit for public hearing.

**Community Outreach**

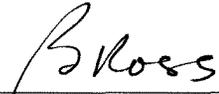
Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Arlandria Civic Association, Del Ray Citizens' Association, and Hume Springs Civic Association were sent e-mails with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

**Staff Action**

Staff does not object to the applicant's proposal. The applicant's proposed opening hour of 7:30am and proposed closing hour of 7:30pm represents an increase of two additional hours of operation compared to prior SUP approval and is consistent with Section 11-511(2)(b)(i)(a) of the Zoning Ordinance regarding eligible minor amendment requests. Staff hereby approves the Special Use Permit request.

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

Date: December 6, 2010  
Action: Approved

  
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Barbara Ross, Deputy Director

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

**CONDITIONS OF SPECIAL USE PERMIT # 2010-0074**

The applicant 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. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to ~~8:00 A.M. to 6:00 P.M.,~~ 7:30am to 7:30pm Monday through Friday, and to 8:00 A.M. to 5:00 P.M. on Saturday. (P&CD) ~~(SUP #1421-A)~~ (P&Z)
2. No body or fender work shall be done at any time. (P&CD) (SUP #1421-A)
3. No junked, stripped or abandoned vehicles or parts thereof shall be stored on the premises at any time. (P&CD) (SUP #1421-A)
4. All vehicles shall be parked in a neat and orderly fashion at all times. (P&CD) (SUP #1421-A)
5. No outside repair work shall be done at any time. (P&CD) (SUP #1421-A)
6. 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)
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&CD) (SUP #1421-A)
8. No vehicles shall be displayed, parked, or stored on the public right-of-way. (P&CD) (SUP #1421-A)
9. No more than 14 vehicles shall be parked or stored outside at any time. (P&CD) (SUP #1421-A)
10. **CONDITION SATISFIED AND AMENDED BY STAFF:** The applicant shall ~~clear any grub grass areas on the Reed Avenue side and to the rear of the building; prepare those areas for~~ maintain landscaping to include two trees and shrubs of three to four feet in height compactly spaced to the satisfaction of the Department of Planning and Community Development and the Department of Recreation, Parks and Cultural Activities, to screen the building from the residential area across the street. (P&CD) ~~(SUP #1421-A)~~ (P&Z)
11. The existing dumpster shall be screened with board-on-board fencing, including a gate, to be kept closed when not in use, and to provide a concrete pad and enclosure for the dumpster. (P&CD) (SUP #1421-A)

12. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall remove the curb cut located on Mount Vernon Avenue near the corner of Reed Avenue in conjunction with City utilities undergrounding and streetscaping activity along Mount Vernon Avenue. (P&CD) (SUP #1421-A)~~
13. **CONDITION SATISFIED AND AMENDED BY STAFF:** The applicant shall ~~provide a~~ maintain flowering trees and shrubs in good condition in the planting area by removing the triangular section of concrete parking area between the two driveways at the corner of Reed Avenue and Mount Vernon Avenue and plant with flowering trees and shrubs to the satisfaction of the Department Director of Planning and Zoning. Community Development and the Department of Recreation, Parks and Cultural Activities. The work shall be completed by November 1, 1993. (P&CD) (P&Z)
14. The applicant shall fix and maintain or eliminate the slotted drain along the driveway on Reed Avenue. (P&CD) (SUP 1421-A)
15. All signs shall meet the approval of the Director of Planning and Community Development. (SUP #1421-A) (CC)
16. No telephones or vending machines shall be placed outside the building. (P&CD) (SUP #1421-A)
17. The applicant shall provide "bumper blocks" to prevent parked cars from overhanging the public sidewalk on Mount Vernon Avenue. (P&CD) (SUP #1421-A)
18. **CONDITION AMENDED BY STAFF:** 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. (Health) (T&ES)
19. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (Health) (P&Z)
20. **CONDITION ADDED BY STAFF:** 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)
21. **CONDITION ADDED BY STAFF:** 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)
22. **CONDITION ADDED BY STAFF:** Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
  23. **CONDITION ADDED BY STAFF:** 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)
  24. **CONDITION ADDED BY STAFF:** 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)
  25. **CONDITION ADDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
  26. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after 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)