


6  
3-13-04

March 9, 2004

TO: Honorable Mayor and Members of City Council

FROM: Jackie M. Henderson, City Clerk 

SUBJECT: Docket Item #6, 612-B South Pickett Street

The Planning Office has corrected pages three and five in the attached report to clarify the hours of operation.

Please replace the report sent to you Monday with this report.

Thank you.

EXHIBIT NO. 1

6  
3-13-04

Docket Item #9  
SPECIAL USE PERMIT #2004-0001

Planning Commission Meeting  
March 2, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a general auto repair facility.

**APPLICANT:** Tae Jun Kim and Jeong Bin Kim  
by Lonnie C. Rich

**LOCATION:** 612-B South Pickett Street

**ZONE:** I/ Industrial

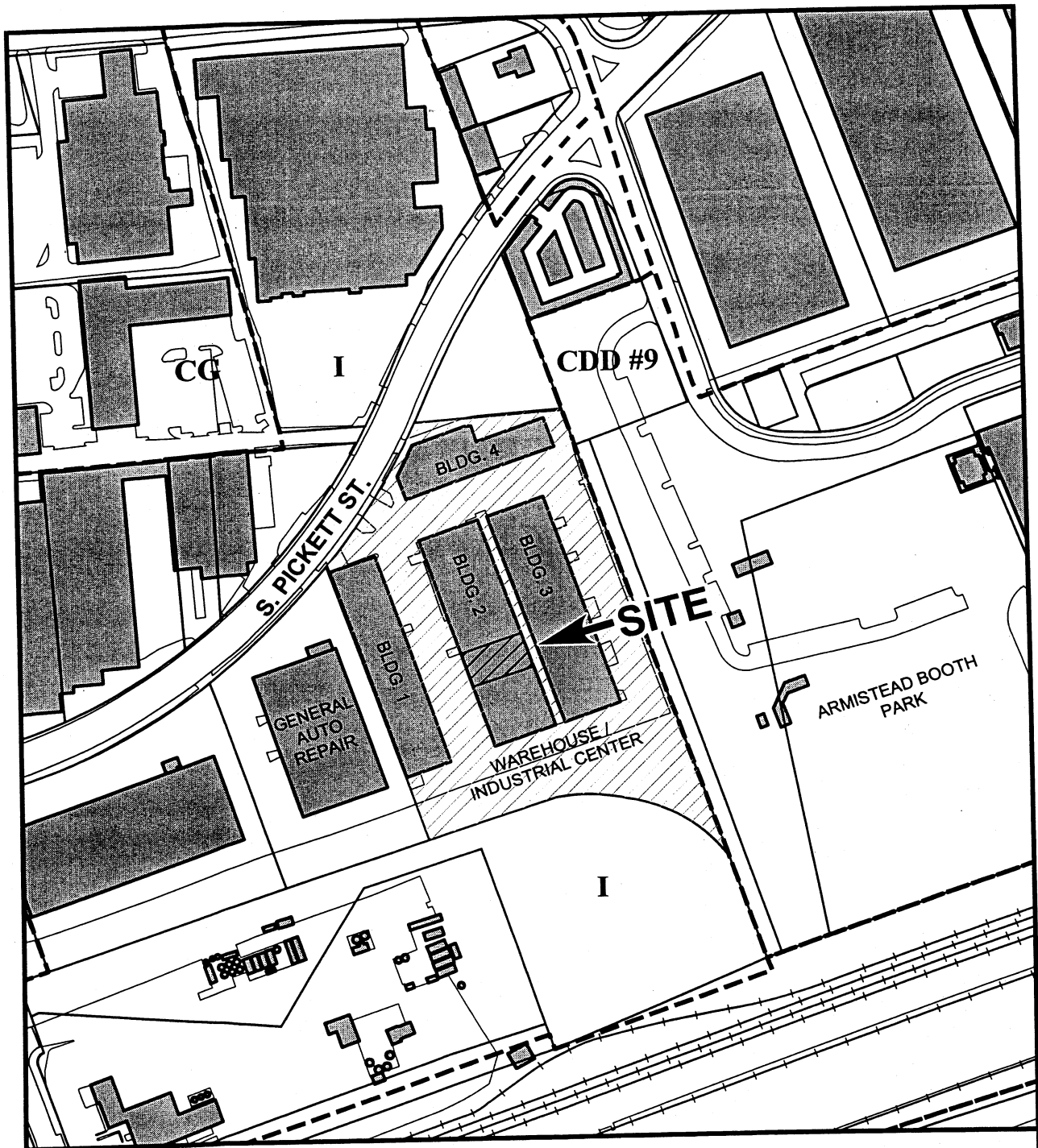
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**PLANNING COMMISSION ACTION, MARCH 2, 2004:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with staff's analysis.

Speakers: None

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2004-0001**

**03/02/04**



## **I. DISCUSSION**

### **REQUEST**

The applicants, Tae Jun Kim and Jeong Bin Kim, represented by Lonnie C. Rich, request special use permit approval for the operation of a general automobile repair business located at 612-B South Pickett Street.

### **SITE DESCRIPTION**

The subject property is part of one lot of record with approximately 270 feet of frontage on South Pickett Street and a total lot area of approximately six acres. The site is developed with four warehouse buildings which are internally divided and occupied by a variety of light industrial/manufacturing and storage uses. The tenant space for the proposed use is currently vacant but was previously occupied by a sheet-metal manufacturer.

### **SURROUNDING USES**

The site is surrounded by warehouse buildings occupied with industrial uses. Newton Asphalt abuts the site to the south, trucking and recycling businesses are located on the north side of S. Pickett Street.

### **PROJECT DESCRIPTION**

This application is a request to operate a general automobile repair business with five lifts, including one 2-tower frame rack, and one state of the art spray booth provided inside the repair garage (see attached plan).

**Hours of Operation:** The business is operated between 7:00 A.M. and 6:30 P.M., Monday through Friday, and 7:00 A.M. to 3:30 P.M. on Saturdays. The applicant anticipates five to ten customer per day.

**Employees:** The business will start operating with two employees, adding up to four for a total of six employees.

**Trash:** Plastic, metal, rubber, paper boxes, used oil and antifreeze constitute the majority of trash generated by the use. Regular trash will be collected once a week; all hazardous materials will be picked up by a contracted recycling company.

**PARKING**

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. The applicant provides 18 parking spaces, including one handicapped accessible space. Eleven spaces are located inside of the building, the remaining seven spaces are situated on the west side of the building. Loading and unloading will occur during business hours on a designated loading space in front of the building's entrance.

**ZONING / MASTER PLAN**

The subject property is located in the I/Industrial zone. Section 4-1203 (H) of the Zoning Ordinance allows a general automobile repair business in the Industrial zone only with a special use permit. The proposed use is consistent with the Landmark/Van Dorn small area plan chapter of the Master Plan which designates the property for industrial use.

**II. STAFF ANALYSIS**

Staff has no objection to the operation of a general automobile repair business located at 612-B South Pickett Street and believes that the use is compatible with the existing industrial uses in the area. Staff notes that the site has been used for industrial uses and automobile repair in the past and does not object to the continuation of these uses in this location.

Staff has included the standard conditions for automobile repair businesses and a condition requiring a review of the special use permit one year after Council approval so that if there are problems with the operation of the business, additional conditions may be imposed.

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

**III. RECOMMENDED PERMIT 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. The applicant shall provide at least 13 parking spaces. (P&Z)
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. (P&Z)

4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
6. No repair work shall be done outside. (P&Z)
7. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z)
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)
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. (P&Z)
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)
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 703/519-3400, extension 166. (T&ES)
12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
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)
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. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

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)
18. 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)

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

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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.

#### **IV. 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 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-2 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-3 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-4 No paint or coatings shall be applied outside the paint spray booth.
- R-5 No material shall be disposed of by venting into the atmosphere.

##### **Code Enforcement:**

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 New construction 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 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 The current use is classified as F-1; the proposed use is S-1. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-6 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-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.
- C-8 The required mechanical ventilation rate for air shall comply with the USBC. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C-9 Electrical wiring methods and other electrical requirements must comply with the 1999 edition of the National Electrical Code, for commercial repair garages of automobiles.
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

# APPLICATION for SPECIAL USE PERMIT # 2004-0001

[must use black ink or type]

PROPERTY LOCATION: 612B S. Pickett Street, Alexandria, VA 22304

TAX MAP REFERENCE: 36808000 (067.02-02-11) ZONE: I

APPLICANT Name: Tae Jun Kim and Jeong Bin Kim

Address: 6410 Guard Mount Court, Centreville, VA 20121

PROPERTY OWNER Name: LRW, LLC

Address: 4901 Fairmont Avenue, #200, Bethesda, MD 20814

PROPOSED USE: General Auto Repair/Auto Body and 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.

Lonnie C. Rich

Print Name of Applicant or Agent



Signature

1317 King Street

Mailing/Street Address

703-836-7441

Telephone #

703-836-0265

Fax #

Alexandria, VA 22314

City and State

Zip Code

12-23-3

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: Contract Lessee 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.

Tae Jun Kim - 50%

Jeong Bin Kim -50%

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)

Doing General Auto Repair and Auto Body and painting for local  
customers. We will do repairs including tune-ups, brakes,  
lubrications, exhaust repair, suspension, timing componets,  
alternator and starter, battery, cooling system, electric  
repair, schedule maintenance, tire repair (plug only), light  
bulbs, engine and transmission repair, clutches, body  
mechanical and electrical, auto body repair and paint,  
windshield and glass.

Business hours: M-F 7:00 a.m. - 6:30 p.m.

Sat 7:00 a.m. - 3:30 p.m.

Sun closed

Initially, there will be two (2) employees and up to four (4)  
more will be added as the business grows for a total of six (6)  
employees. Expecting an average of five to ten (5-10) customers  
per day. There will be minor noise from the Air Compressor  
and Air tools.

# 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).

Monday through Saturday five to ten customers per day in  
and out during business hours.

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

Monday through Saturday two to six during business hours  
starting two full-time - growth up to six employees.

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

Day:

Hours:

Monday - Friday

7:00 a.m. - 6:30 p.m.

Saturday

7:00 a.m. - 3:30 p.m.

Sunday

closed

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

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

air compressor

air tools

B. How will the noise from patrons be controlled?

There will be no noise from patrons.

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

Paint - State of art brand new painter spray booth and paint mixing room will have odor filters to control them.

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?

Plastic, metal, rubber, paper boxes, used oil, antifreeze.

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

3.0 YD per week

C. How often will trash be collected?

once a week by trash company.

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

Use trash container that is provided by trash removing company. Recycling company for used oil, antifreeze, used

oil filters, contaminated "Stay Dry: (a material that absorbs oil).

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:

Used oil - 150 gal, used antifreeze coolant - 50 gal, used oil  
filter - 1/2 55 gal drum, contaminated stay dry - 1/4 55 gal drum.

All by U.S. Filter Recovery Service.

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:

Non toxic degreasing solvent for part washer serviced by  
Safety Kleen Company monthly. Paint and thinner by U.S. Filter  
Recovery Service.

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

Follow all recycling guidelines and laws that pertain to local,  
state and Federal rules.

### 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.

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## 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?

Thirteen spaces (1 office and 11.52 for 4,800 sq. ft. work area)

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

17 Standard spaces

## Compact spaces

1 \_\_\_\_\_ Handicapped accessible spaces.

Other..

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? one

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

C. Where are off-street loading facilities located? in front of the building



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

Normal business hours

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

Normal business hours

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?

No

### 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?

10,240 sq. ft. (existing) + 0 sq. ft. (addition if any) = 10,240 sq. ft. (total)  
(4800 sq. ft. work area, 4000 sq. ft. customer parking, 400 sq. ft. office, 1040 sq. ft. other (hall, drive-thru, waiting area))

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?

General auto repair/ body shop/ paint

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

5 hydraulic lifts or racks (4 lifts and one 2 tower frame rack)

\_\_\_\_\_ 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)?

repair for customers - five to fifteen cars

employees - two to six cars

\_\_\_\_\_

\_\_\_\_\_

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.*

SUP 2004-0001

