

Docket Item #10  
SPECIAL USE PERMIT #2004-0007

Planning Commission Meeting  
April 6, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a vehicle impound and storage lot.

**APPLICANT:** Abe Sbitan  
by James C. Pan

**LOCATION:** 3016 Colvin Street

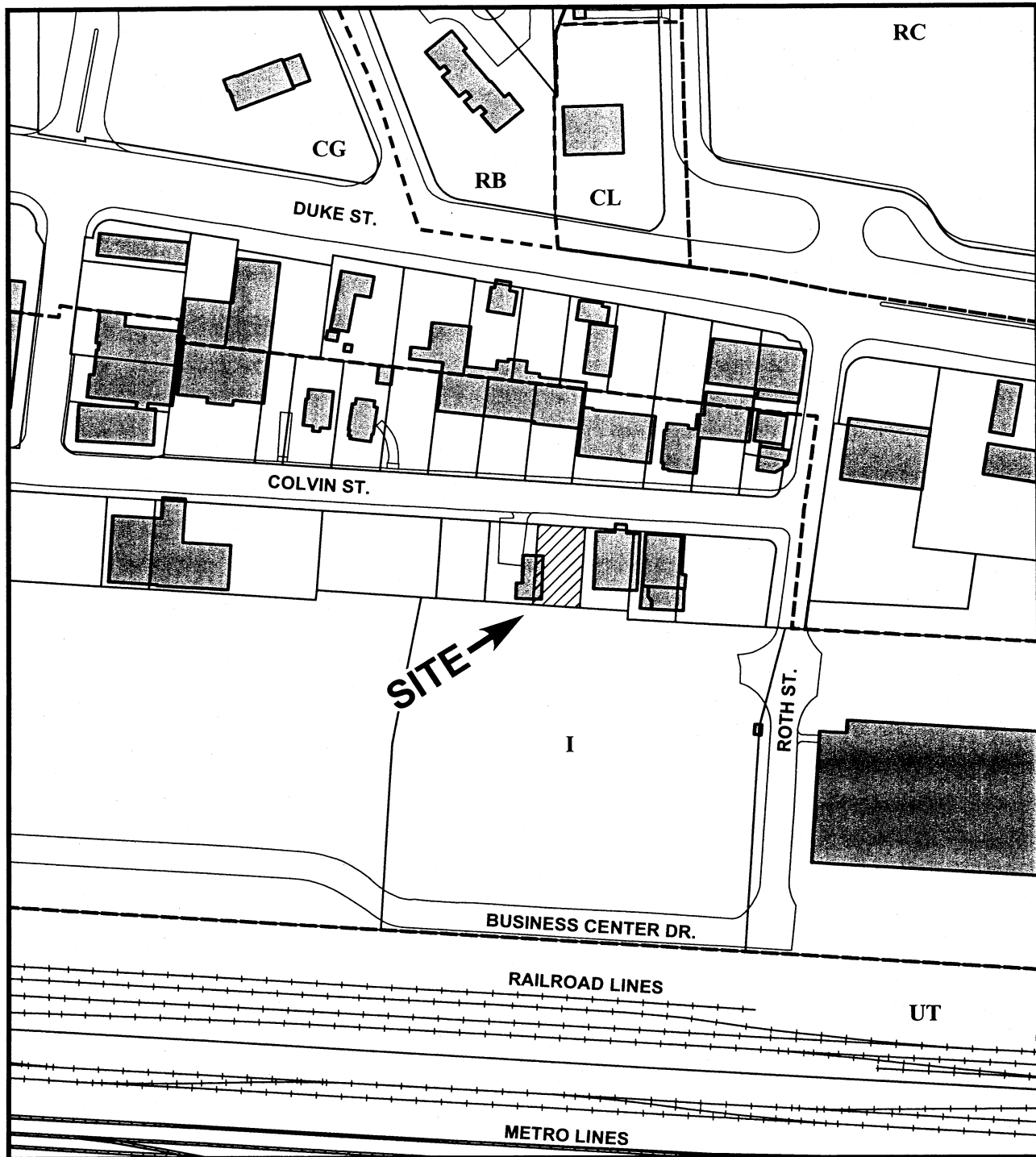
**ZONE:** I/Industrial

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**PLANNING COMMISSION ACTION, APRIL 6, 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 the staff analysis.

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



**SUP #2004-0007**

**04/06/04**



## I. DISCUSSION

### REQUEST

The applicant, Abe Sbitan, requests special use permit approval for the operation of a vehicle impound and storage lot located at 3016 Colvin Street.

### SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on Colvin Street, 85 feet of depth and a total lot area of 4,250 square feet. The property is a concrete parking lot that serves the adjacent office building at 3014 Colvin Street.

### SURROUNDING USES

The subject property is surrounded mostly by industrial uses. Located to the west is an automobile repair and truck storage business (SUP#99-0015). Located to the north is an office building and a motorcycle and auto repair garage. Located to the east is a one story office building where the applicant proposes to have its office and to the south is open space.

### PROJECT DESCRIPTION

The applicant proposes to operate an impound and storage lot for towed vehicles. The applicant anticipates that the lot can store up to 17 vehicles. The storage lot is proposed to be enclosed by a fence on all sides. Tow trucks are proposed to be stored off site when not in use. The tow truck drivers will not park on site. Towing and storage will take place 24 hours a day. The office for the impound lot will be located in the adjacent office building at 3014 Colvin Street. The impound lot will be located at the rear half of the parking area, while the front half will continue to be used as parking to serve the adjacent office building. One dispatcher will be available in the office to assist owners of stored vehicles.

The Zoning Ordinance does not specify a parking requirement for impound lots. The applicant proposes up to 17 vehicles to be stored in the lot, and that the one employee dispatcher park in the spaces located at the front of the subject lot used by the adjacent office building (see attached plan).

### ZONING

The subject property is located in the I/Industrial zone. Section 4-1203(T) of the Zoning Ordinance allows a vehicle towing service and associated impound lot in the Industrial zone only with a special use permit.

### MASTER PLAN

The proposed use is consistent with the Taylor Run Duke Street small area plan chapter of the Master Plan which designates the property for industrial use.

## II. STAFF ANALYSIS

Staff does not object to the proposed vehicle impound lot at 3016 Colvin Street and staff finds that it is an appropriate use in this industrial area. The proposed impound area will be located at the rear of the property and the applicant has agreed to install fencing to screen it, minimizing its visual impact from the public right-of-way. In addition, there are no residential uses in the immediate area that would be impacted by aspects of the operation such as the long hours and noise associated with loading and unloading of vehicles.

Staff has included conditions restricting parking, loading, or unloading of vehicles on the public right-of-way, and has included a condition restricting the applicant from blocking or impeding traffic on Colvin as a result of "jockeying" vehicles in the parking area. Staff has also included a condition that prohibits any vehicle repair on the premises. Finally, staff recommends that the design and materials of the fencing be to the satisfaction of the Director of Planning and Zoning.

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

## III. RECOMMENDED CONDITIONS

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. The business may operate up to 24 hours daily. (P&Z)
3. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
4. At no time will the applicant block or impede traffic on Colvin Street as a result of maneuvering or "jockeying" the vehicles in the parking area. (P&Z)
5. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)
6. Vehicles shall be loaded/unloaded on-site, not from the public street. (T&ES) (P&Z)
7. No vehicular maintenance shall be performed on the premises.  
(T&ES)(Code Enforcement)(P&Z)

8. Fencing to screen the parking shall be installed with design and materials subject to approval by the Director of Planning and Zoning. (P&Z)
9. This approval is limited to the rear (southern) half of the parking lot at 3016 Colvin Street. (P&Z)
10. 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)
11. The Director of Planning and Zoning shall review the special use permit after it has been operational for 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 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, (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 Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, 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:

- R-1 Vehicles shall be loaded/unloaded on-site, not from the public street.
- R-2 No vehicular maintenance shall be performed on the premises.
- 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.

##### Code Enforcement:

- C-1 The servicing and or repair of motor vehicles on this site shall be prohibited.

##### Health Department:

- F-1 No comments.

##### Police Department:

- F-1 No objections.

APPLICATION for SPECIAL USE PERMIT # 2004-0007

[must use black ink or type]

PROPERTY LOCATION: 3016 COLVIN STREET

TAX MAP REFERENCE: 61.04-2-11 ZONE: I

APPLICANT Name: ABE SBITAN

Address: P.O. BOX 8738, ALEXANDRIA, VA 22306

PROPERTY OWNER Name: CLARA TAYLOR

Address: 304 COLVIN STREET ALEXANDRIA, VA

PROPOSED USE: STORAGE LOT FOR VEHICLES BEING TOWED  
FOR REASONS

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.

JAMES C. PAN  
Print Name of Applicant or Agent

James C. Pan  
Signature

700 Vantage Dr.  
Mailing/Street Address

703-660-6120 703-660-6168  
Telephone # Fax #

Alexandria, VA 22306  
City and State Zip Code

1/26/04  
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.

ABE SRITAN, P.O. BOX 8738, ALEXANDRIA, VA 22306 - Own 100%  
\_\_\_\_\_  
\_\_\_\_\_

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 FAIRFAX COUNTY #0306249  
 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**

### **For Storage of automobiles in back lot of 3016 Colvin Street**

- This application is to apply for Special Use Permit for the purpose of storing automobiles being towed from other places in the back lot of 3016 Colvin Street.
- This lot will be strictly for the storage of vehicles being towed only.
- This lot size for storage is 2150 square feet.
- This lot is paved with concrete.
- This storage lot will be behind screened-fence on all sides.
- Tow trucks will not be stored in this lot.
- Employees' automobiles will park off site.
- The towing and storage of automobiles in this lot will be 24 hours operation.
- Towing operation will have 3 shifts a day and has 4 employees.
- Total of 17 automobiles can be stored inside of this fenced lot.
- Towing services are provided either under the contracts with applicant or verbal requests by individuals need the services.
- OWNERS OF STORED VEHICLES WILL PICK UP FROM OFFICE LOCATED NEXT DOOR @ 3014 COLVIN ST.

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).

NONE - NO PATRONS ACCESS TO STORAGE LOT EXCEPT EMPLOYEES.

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

THE COMPANY EMPLOYS FOUR EMPLOYEES ON 3 SHIFT PER DAY

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

Day:

Hours:

7 days a week

24 hrs

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

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

NOISE ONLY COMES FROM OPERATING <sup>NORMAL</sup> <sup>OF</sup> TOW TRUCK WHEN HITCH OR UNHITCH THE VEHICLES.

B. How will the noise from patrons be controlled?

EMPLOYEES ARE TRAINED TO OBSERVE ALL SAFETY  
& MINIMIZE ALL UNNECESSARY ACTIVITIES ON  
STORAGE LOT.

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

NONE - AUTOMOBILE DOES NOT GENERATE  
ODORS WHILE STORED IN LOT.

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?

NONE

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

N/A

C. How often will trash be collected?

N/A

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

N/A

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:

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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:

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

EMPLOYEES ARE TRAINED FOR OPERATION OF AUTOMOBILE TOWING SERVICES. ALL STATE AND OTHER CITY REGULATIONS SHALL BE FOLLOWED TO ENSURE SAFETY OF ALL CONCERNED.

#### 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?

NONE

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

0 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

0 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:

6140 RICHMOND HIGHWAY, ALEXANDRIA, VA 22303

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? NONE

B. How many loading spaces are available for the use? NONE

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

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

LOADING/UNLOADING CAN OCCUR ON STORAGE LOT AT ANY TIME OF THE DAY.

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

TOWING SERVICE IS A 24HRS BUSINESS CLIENTS MIGHT CALL FOR SERVICE AT ANY TIME OF THE DAY.

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?

THIS STORAGE LOT CAN BE ACCESSED FOR COLVIN ST. VIA A 10' DRIVEWAY FROM STREET TO LOCKING GATE.

### 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? 0 square feet.

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

2150 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 2150 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: FENCED IN EMPTY LOT

50'

(7.83')  
x (18')

SCREENED  
FENCE,  
ON  
ALL SIDES

1 2 3 4 5 6 7

AUTOMOBILE  
STORAGE  
LOT  
FOR 17 CARS

43' 8 9 10 11 12 13 14

AREA:  
2150 SF  
BACK LOT

15 16 17

1 EMPLOYEE  
PARKING

8 PARKING  
SPACES

①

⑤

②

⑥

③

⑦

20'

3016  
COLVIN ST.

⑧

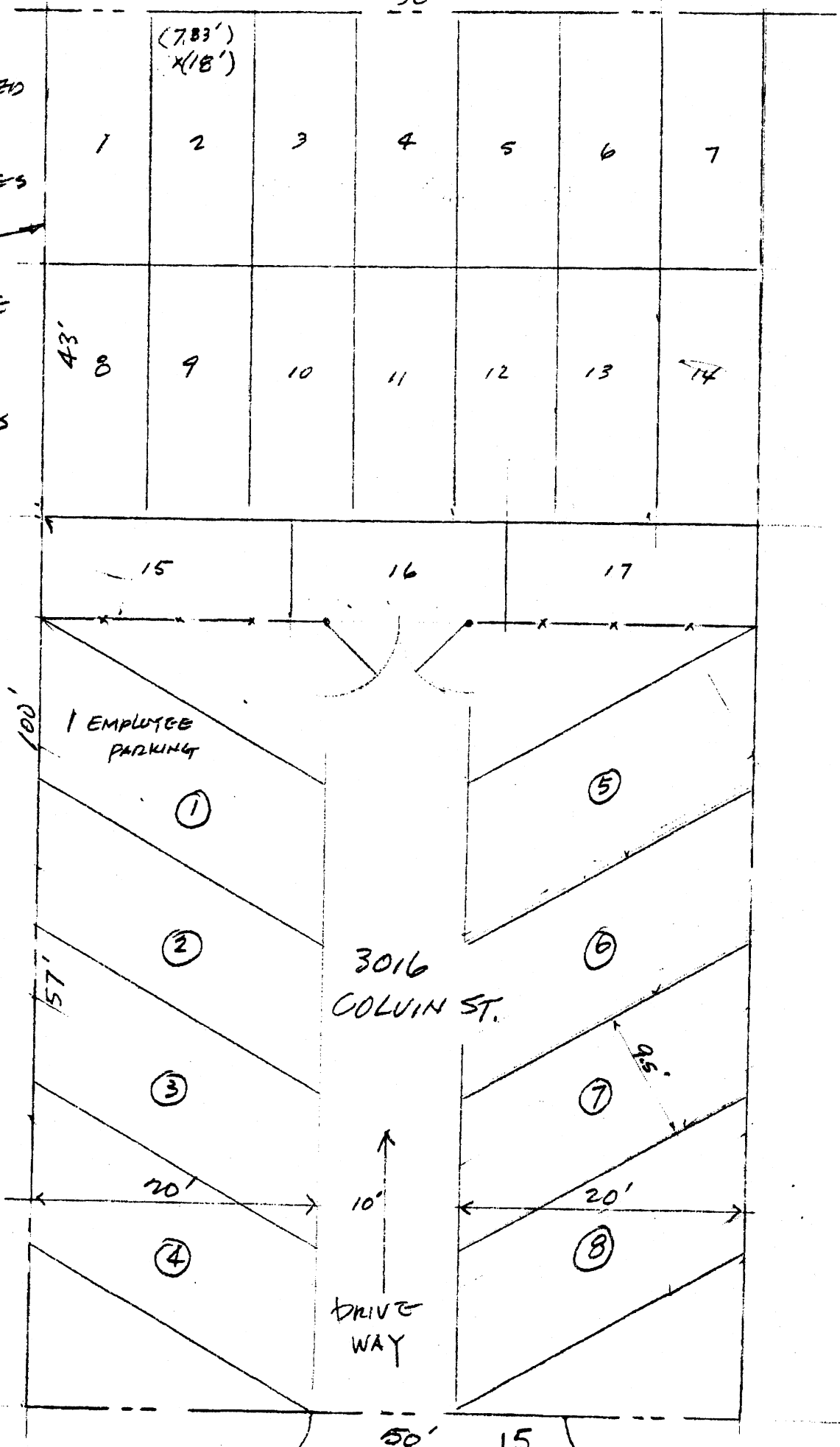
④

DRIVE  
WAY

SCALE  
1" = 10'

REVISED

50' 15'







4-17-04



3015 Colvin Street • Alexandria, Virginia 22314 • 703-823-1600 • FAX 703-823-1694 • www.pci.com.com

April 16, 2004

City of Alexandria  
Members of City Council  
301 King Street  
Alexandria, VA 22314

Dear Members of Council:

As owner of the office building at 3015 Colvin Street and a citizen of Alexandria I am strongly opposed to the proposal to establish an impound lot at 3014 Colvin Street.

Yes, Colvin Street is zoned "Industrial" -- but "industrial" need not mean "industrial slum." In recent years the Planning Commission has looked the other way as Colvin Street has been gradually filled with temporary buildings, trailers, two other impound lots, auto repair shops ignoring restrictions on their SUPs, junked cars, and other eyesores.

If the use of 3014 Colvin Street as an impound lot is approved, the appearance of the relatively well-kept eastern end of the street -- where several quality properties, including the Alexandria Police Association and my own business are located -- and our property values will deteriorate further.

It is important to note that 3014 Colvin Street is not a vacant lot. It is an office building, with a parking lot. It is not fenced; it is not screened. This is a totally inappropriate use for this property.

I am very angry that so little has been done by the city to help the owners and residents of this -- albeit industrial -- street. Another impound lot might be the nail in the coffin.

Please reject the application to use 3014 Colvin Street as an impound lot.

Samuel F. Del Brocco  
President and CEO  
PCI Communications  
3015 Colvin Street  
Alexandria, VA 22314  
703-823-1600  
703-823-4017 fax