

Docket Item #8  
SPECIAL USE PERMIT #2005-0017

Planning Commission Meeting  
May 3, 2005

**ISSUE:** Consideration of a request for a special use permit to operate an automobile rental and leasing business.

**APPLICANT:** Fitzgerald Automall  
by Peter Sypolt

**LOCATION:** 408 East Glebe Road and 3006 Jefferson Davis Highway

**ZONE:** CSL/Commercial Service Low

**PLANNING COMMISSION ACTION MAY 3, 2005:** On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis that this is not an appropriate location for an automobile rental and leasing use because of the existing impacts of automobile uses on the neighborhoods and the inconsistency of the proposed use with the vision for Potomac Yard and Route 1. The Commission expressed its support of the use in the City, but not at this prominent location.

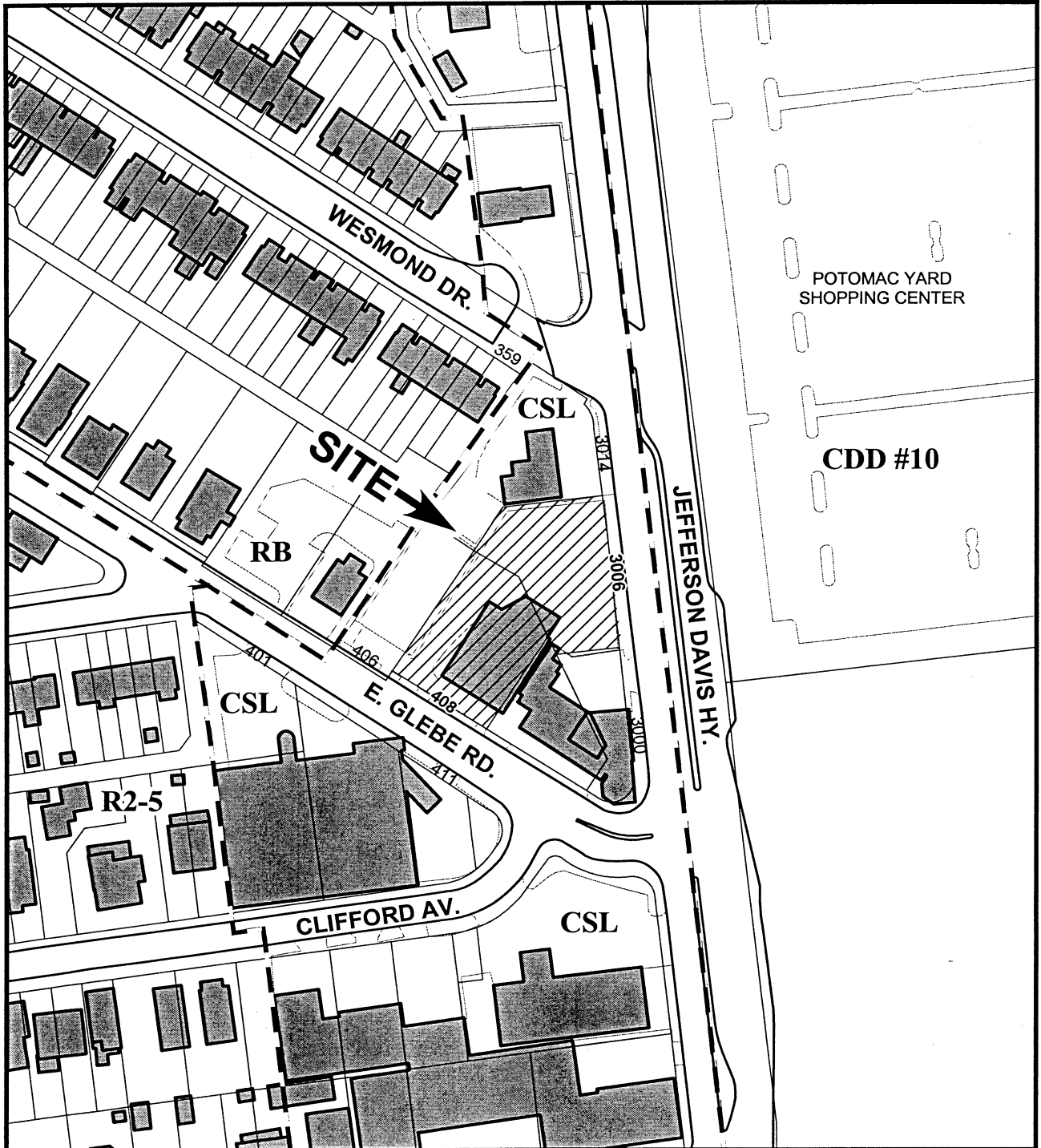
Speakers:

Peter Sypolt, applicant, spoke in support of the application, stating that they operate other similar facilities in neighborhood environments.

Mary Luznar, resident at 302 East Glebe, speaking on behalf of herself and the Lynhaven Civic Association spoke against the proposal, and stated that their Association voted against it at their meeting on May 2, 2005. The Association does not want another car-related business in the area because they are already impacted by several other car-related uses in the area. They would like a use that is more pedestrian and neighborhood oriented.

Michael DeLorenzo, applicant, discussed his concern that car rental is not allowed in many zoning districts, and affirmed that he does not intend to serve the airport.

**STAFF RECOMMENDATION:** Staff recommends **denial** of this application. Staff finds that the proposed automobile-oriented use is inconsistent with the vision for redevelopment along Route 1 and Potomac Yard, and is inconsistent with City Council's vision of creating Urban Villages.



**SUP #2005-0017**

**05/03/05**



**I. DISCUSSION**

REQUEST

The applicant, Fitzgerald Auto Mall subsidiary All-Car Leasing, Inc., requests special use permit approval for the operation of a automobile rental and leasing facility located at 408 East Glebe Road and 3006 Jefferson Davis Highway.

SITE DESCRIPTION

The subject property is an irregular “L-”shape site and consists of two lots of record with approximately 90 feet of frontage on East Glebe Road, approximately 124 feet of frontage on Jefferson Davis Highway and a total lot area of approximately 19,567 square feet. The site is developed with a one-story building. There are five curb cuts to access the property, two are located on Jefferson Davis Highway, and the other three are located on East Glebe. Only the East Glebe curb cuts are currently accessible because of a perimeter fence that was built over the curb cuts along Jefferson Davis Highway.



408 East Glebe Frontage



3006 Jefferson Davis Hwy Frontage

In the near vicinity of the site, to the north and west, are townhome and single family residences. Immediately to the north of the site is the former Cope’s Auto Repair business, now known as Potomac Yard Motors. To the east is the Del Ray Glass company. A marble and granite business is across Glebe. To the west and south of the site across the street is Boyle Motors. Wagonwork Collision Center is in the near vicinity on Clifford Avenue. To the east across Jefferson Davis Highway is the proposed Potomac Yard development site.

PROPOSAL

The applicant proposes to operate an automobile rental and leasing operation. The hours of operation will be Monday through Friday from 7:30 a.m. to 7:30 p.m., and 8:00 a.m. to 5:00 p.m. on Saturday and Sunday. According to the applicant, the business will serve approximately 3.5 patrons each hour (42 customers each weekday). Repair will be conducted off-site, except that

cleaning and detailing will take place on-site inside the building. A total of 28 vehicles will be parked on-site at any one time, which includes three employee vehicles and 25 rental/leasing vehicles.

On April 4, 2005, staff attended the Lynhaven Civic Association meeting where the applicant presented the proposal. He discussed plans for improving the property with landscaping, and orienting the business to Jefferson Davis Highway, utilizing the existing curb cuts. The applicant never submitted these plans to staff, despite repeated requests.

On April 21, 2005, staff attended the Del Ray Land Use Committee meeting where the applicant presented this proposal. The Committee voted against the application.

#### BACKGROUND

There is a history of violations at the property under the current owner, including an illegal automobile repair and sales business. The illegal business was ordered closed by the Code Enforcement Department in December 2000. Following this enforcement action, the applicant filed a SUP application to allow light automobile repair and sales at this location. Staff recommended denial of that application, and the applicant withdrew the application prior to a decision by the Planning Commission or Council. Since that time, the property has been vacant. The property was placed in the Spot Blight program in 2001 and was removed from Spot Blight in January 2004. In 2002, 223 Civil Penalty tickets were issued to this property by Code Enforcement for interior and exterior violations. All of the violations that lead to the Spot Blight case have been corrected. There is currently a *lis pendens* on the subject property, and a civil forfeiture case against it. The property was allegedly involved in bankruptcy fraud and money laundering. The owner has 120 days from February 22, 2005 to pay the Federal Government the debt that arises from his criminal conduct.

The applicant is a proposed lessee of the property and currently operates several automotive dealerships in Maryland, Pennsylvania, and Florida. Besides dealerships, the applicant operates 20 vehicle rental locations throughout Maryland and Virginia.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303(B) of the Zoning Ordinance allows automobile rental in the CSL zone only with a special use permit.

The proposed use is located in the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial and service uses.

## II. STAFF ANALYSIS

The City recommends denial of this discretionary special use permit for an automobile repair station due to the proximity of established and planned residential neighborhoods. The automobile-oriented use is inappropriate at this location given the impacts of existing automobile-oriented businesses, including Boyle's, Potomac Yard Motors and Wagonwork Collision Center, on the nearby residential area, and because the proposal is inconsistent with the approved plans and character of the planned redevelopment of the Route 1/Potomac Yard corridor.

The planned character for Route 1 is a character similar to Washington Street, with a mix of uses and building types, a more urban and pedestrian character, and transit and pedestrian amenities. Route 1 will be the "urban boulevard" that will serve as the spine for the redevelopment of Potomac Yard and the Route 1 corridor. The development of Potomac Yard will begin in the next couple years with the construction of the streets, including improvements to Route 1 which will consist of a central landscaped median and wide sidewalks on the eastern portion, parks, and the straightening of the Monroe Avenue bridge.

The subject property is also immediately south of the future "town center" for Potomac Yard, which will be the area that will have the greatest mix of uses and transit accessibility, and is intended to be a civic area for the community and the City. Providing an auto repair station with an industrial character is completely inappropriate for this visually prominent location adjacent to the town center for Potomac Yard.

Similar to the transformation in planned areas such as East Eisenhower, the plan for Potomac Yard will begin to be realized in the upcoming years creating the urban village anticipated by the City and the community. This proposal is completely inconsistent with the City's vision for this corridor and gateway entrance to the City.

One of the reasons for establishing the special use permit process is to evaluate the consistency of each proposal on a case-by-case basis with the character of the neighborhood and the approved plans by the City. This proposal fails to meet this most basic test of the special use permit in that it is incompatible with the existing and planned residential development adjoining the site and the overall City plans for the area.

The proposed use is also inconsistent with City Council's "Unique Neighborhoods" and "Urban Village" principles in that it would not provide a significant service to the existing or proposed residences in the area, would add significantly to negative impacts associated with non-residential traffic in the area, and does not promote pedestrian activity or provide a use that can utilize future transit. The additional automobile activity at this location will discourage pedestrian activity in the area, which is a key pedestrian linkage between the new town center in Potomac Yard and the existing neighborhoods to the west.

The Lynhaven, Mount Jefferson, and Del Ray civic associations have in recent years advised staff that they do not support the operation of additional automobile-oriented uses in their neighborhoods along Jefferson Davis Highway. The Del Ray Land Use Committee voted against this proposal at their meeting on April 21, 2005.

Staff recommends denial of the applicant's request in favor of the reuse of this property with a use or uses that serve the neighborhood and is consistent with the City plans for the Route 1 corridor.

### III. RECOMMENDED CONDITIONS

Staff recommends **denial** of this application. If Council approves the request, staff recommends approval subject to compliance with all applicable codes and ordinances and the following permit conditions.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to 7:30 a.m. to 7:30 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
5. No vehicles shall be displayed, parked, repaired or stored on a public right-of-way. (P&Z)
6. All vehicles on the lot shall be stored in an orderly manner. (P&Z)
7. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (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. 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)

10. No free standing sign shall be installed on the Jefferson Davis Highway frontage. (P&Z)
11. The existing chain link and barbed wire fence around the property, including along Jefferson Davis Highway, shall be removed. Replacement fencing along the perimeter of the site shall be reviewed and approved by the Director of Planning and Zoning prior to installation. The applicant shall provide a six-foot-wide planter buffer strip between the sidewalk and parking lot area along Jefferson Davis Highway. The buffer strip shall include evergreen shrubs to screen the parking. (P&Z) (T&ES)
12. No public telephones shall be located on the exterior of the business. (P&Z)
13. The applicant shall provide site lighting to meet minimum City standards to the satisfaction of the Director of Transportation and Environmental Services and in consultation with the Chief of Police. If it is determined that additional lighting is needed upon completion of a site lighting survey, the applicant shall provide additional on the building to the satisfaction of the Director of T&ES. (T&ES) (P&Z)
14. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent residential uses and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)
15. The applicant shall close two existing curb cuts along the East Glebe Road frontage of the property and replace them with City standard curb and gutter and sidewalk. The only ingress and egress to the property shall be provided via the existing 20 foot wide curb cut on East Glebe Road. (P&Z)
16. The applicant shall resurface the lot and provide a striping plan to the satisfaction of the Directors of T&ES and Planning and Zoning. (T&ES) (P&Z)
17. The applicant shall remove the two existing driveway curb cuts from along Jefferson Davis Highway and replace with City standard curb, gutter and sidewalk to the satisfaction of the Director of T&ES. (T&ES) (P&Z)

18. The applicant shall provide landscaping on the property to the satisfaction of the Director of Planning and Zoning. The applicant shall submit a plan to the Director for approval prior to installation within 90 days of City Council approval. Landscaping shall include evergreen shrubs along Jefferson Davis Highway (as discussed in condition #11) and removing asphalt at the front of the building on East Glebe and installing landscaping, which may include turf grass. (P&Z)
19. 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)
20. 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 at 703-519-3400 ext. 166. (T&ES)
21. 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. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
23. Car wash discharges resulting from a commercial operations shall not be indiscriminately discharged into a storm sewer system. The applicant shall comply with one of the following four alternatives:
  - a. Car washes be done at an off site commercial car wash facility.
  - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
  - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
  - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official. (T&ES)
24. The applicant shall screen and maintain its dumpster to the satisfaction of the Director of Planning and Zoning. (P&Z)



25. The applicant is to contact the Community Relations 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)
26. Trees are not to be planted under or near light poles. (Police)
27. All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance. (Police)
28. No shrubs higher than three feet shall be planted within six-feet of walkways. (Police)
29. This permit shall be reviewed by City Council three years from the date of approval. (P&Z)
30. The Director of Planning and Zoning shall review the special use permit one year after the business is operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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 Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, 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:

- 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 remove existing driveway curb-cuts from along Jefferson Davis Highway and replace with City standard curb, gutter and sidewalk to the satisfaction of the Director of T&ES.
- R-2 Remove the existing fence from along the Jefferson Davis Highway frontage and provide a 6 foot wide planter buffer strip between the sidewalk and parking lot area.
- R-3 Repair the broken driveway apron edges of both driveways aprons that lead into the lot directly in front of the building.
- R-4 Resurface the entire parking lot and stripe to the satisfaction of the Director of T&ES.
- R-5 If it is determined that additional lighting is needed upon completion of a site lighting survey, the applicant shall provide additional on the building to the satisfaction of the Director of T&ES.
- R-6 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-7 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 at 703-519-3400 ext. 166.
- R-8 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.

- R-9 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-10 It is not clear from the SUP application if applicant proposes to have car washing operations on site for the sales or services car. Car wash discharges resulting from a commercial operations shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
- a. Car washes be done at an off site commercial car wash facility.
  - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
  - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
  - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official.
- F-1 It is not desirable to maintain vehicular access to the site from along Jefferson Davis Highway due to increased traffic demand. There are two existing driveway entrances along Jefferson Davis Highway which need to be removed.
- F-2 The parking lot consist of a combination of gravel, grass and areas of irregular concrete slabs that are cracked or have shifted out of alignment.
- F-3 A third apron that leads into the lot is in acceptable repair, but the driveway into the lot is a mix of broken concrete, gravel and grass.
- F-4 From the front doors to the street the property is either sidewalk or concrete parking lot. The concrete is cracked and in some spots it is shifting.
- F-5 There are lights on the front of the building but one side of the front facade is noticeably without a building light. The site will require a lighting inspection.

Code Enforcement:

F-1 The following information on recent past history of this property is provided below:

On October 6, 2000, the former occupant, and then and current owner, Mr. Daria Karimian was found to be illegally operating a major automotive repair business at this location. During a joint inspection by Planning and Zoning, Code Enforcement and Police, it was discovered that there were numerous violations of the Fire Prevention Code and the Zoning Code.

Also during that inspection, several soil samples were taken as it was believed that there existed great potential for an environmental crime having been committed. There is considerable amount of oil residue throughout the yard area as well as in the storm sewer adjacent to the site. Mr. Karimian operated this same business in a similar fashion at his previous location of 3700 Jefferson Davis Highway. During his years at that location, the City exhausted considerable resources trying to maintain the business in reasonable compliance with applicable State and City code provisions.

The operation at 406-408 East Rd. involved disassembling wrecked automobiles and restoring them to an operable condition and then selling them from the same location. The work involved everything from engine replacement to body and fender work and should not be considered "light automotive repair" as indicated in the application. The operation necessitated considerable storage of body parts which was being stored outside of the building and which were not screened from the public view. There were engine and transmission parts also stored outside on the ground leaking their operating fluids directly into the ground.

The operator of the business was also found to be spray painting cars at this location without the proper equipment and exhausting paint fumes directly into the outside air which was a violation of the Environmental Health and Environmental Protection Regulations for body shops.

On December 6, 2000, after several failed attempts to gain compliance with the myriad of violations at this location the business was ordered closed and remains so to this date. The owner was found to be operating in defiance of the closure order at which time Chief Conner met with Mr. Karimian and his Attorney at which time they agreed that he would abide by the closure order until such time as all permit issues were resolved.

- F-2 The site showed evidence of illegal dumping of automotive operating fluids (e.g., gasoline, oil, antifreeze, etc.).
- F-3 A complete soils report, Certified by a Va. Reg. P.E. was required prior to issuance of SUP in 2000 (which was withdrawn by the applicant prior to City Council). The City conducted a soil remediation survey in November 2003.
- F-4 The property was placed in the Spot Blight program sometime in 2001 and was removed from Spot Blight in January 2004. All of the violations that lead to the Spot Blight case have been corrected.
- F-5 In 2002, 223 Civil Penalty tickets were issued to this property by Code Enforcement for interior and exterior violations. The total unpaid fines to date for this property equals \$32,300.
- F-6 The applicant shall confirm that the subject property is free from seizure by any Federal Government entity prior to occupying the property and conducting the proposed business. The property was the subject of criminal investigations by the Federal Bureau of Investigation in 2002 through 2004.
- C-1 The SUP application indicates no vehicle repairs will be conducted on site. If vehicle repairs are determined to be necessary in the future a Fire Prevention Permit will be required and a Change of Use may be necessary based upon the scope of the intended work.
- C-2 The amount of hazardous materials stored on site for the purpose of detailing vehicles shall be kept below the permitted amounts or a Fire Prevention Permit shall be required.
- C-3 Interior bay floor drains shall conform to the plumbing code for use in detailing of automobiles.
- C-4 The applicant shall contact the Code Enforcement Bureau's Property Maintenance Section to schedule an inspection of the premises in order to ensure that the interior of the structure is in compliance with Code prior to occupying the property.

Health Department:

No comments

Police Department:

- R-1 The applicant is to contact the Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

**The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant maintain lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.**

- R-3 The lighting for the surface lot and all common areas is to be a minimum of 2.0 foot candles minimum maintained.
- R-4 Trees are not to be planted under or near light poles.
- R-5 All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.
- R-6 No shrubs higher than 3 feet to be planted within 6 feet of walkways.

**The following recommendation related to landscaping has not been included as a condition because staff finds that mature landscaping at this location will enhance the property.**

- R-7 The proposed shrubbery is to have a maximum height of 36 inches when it matures.

APPLICATION for SPECIAL USE PERMIT # 2005-0017

[must use black ink or type]

PROPERTY LOCATION: 3006 Jefferson Davis / 408 East Glebe Road

TAX MAP REFERENCE: 250<sup>th</sup> - 01 - Lots 17, 18 / ZONE: CSL

APPLICANT Name: Fitzgerald Auto Mall subsidiary All-Car Leasing Inc

Address: 105 Main Street Laurel Maryland 20707

PROPERTY OWNER Name: Amerinvest LLC

Address: PO Box 11270 McLean Virginia 22102

PROPOSED USE: Automobile Rental and Leasing

High End Vehicles (BMW Mercedes, Lexus)

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.

Fitzgerald AutoMalls subsidiary of  
All-Car Leasing Inc CP Peter Syddelt  
Print Name of Applicant or Agent

[Signature]  
Signature

105 Main Street  
Mailing/Street Address

240-581-1386 / 240-581-1395  
Telephone # / Fax #

Laurel Maryland 20707  
City and State / Zip Code

2-22-05  
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.

Fitzgerald Auto Mall subsidiary All-Car Leasing, Inc  
100% Family Owned

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)

The Fitzgerald Auto Mall, established in 1966, plans to use the referenced site as a base of operations for its subsidiary All-Car Leasing Inc.

The business activity proposed would include, but is not limited to, rental and lease of a diverse fleet of hi-end automobiles, including BMW, Lexus, Mercedes, Hummer, etc.

All vehicle repair will take place off site at the establishments of the vendors performing the work.

All cleaning and detailing of automobiles will take place within the building mitigating environmental concerns.

Hours of operation will be Monday thru Friday, 7:30am to 7:30pm, with 8:00am to 5:00pm hours on Saturday and Sunday.

There will be an average of three (3) employees on site during business hours. The average number of patrons on site per hour is 3.5.

Parking for employees and patrons will be off street, on the lot.

**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).

We average 3.5 patrons per hour

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

We have 3 employees per day

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

Day:

Hours:

Monday - Friday

7:30 A.M. to 7:30 P.M.

Saturday and Sunday

8:00 A.M. to 5:00 P.M.

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

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

N/A for repair on site however cleaning and detailing will occur inside of building.

B. How will the noise from patrons be controlled?

N/A but will comply with city noise requirements

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

N/A

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?

Minimal office paper

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

3 bags a week

C. How often will trash be collected?

Once a week

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

Staff will monitor condition of site

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:

N/A

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:

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

N/A

**ALCOHOL SALES (N/A)**

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?

\_\_\_\_\_

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

\_\_\_\_\_ Standard spaces (10'x18')

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ 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:

N/A

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? Existing Egress Ingress drive Isle

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

C. Where are off-street loading facilities located? On existing drive Isle

\_\_\_\_\_  
\_\_\_\_\_

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

During Daily Business Hours

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

Once a day for shuttling vehicles (No cur carrier for delivery)

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?

Yes 2 drive ways

**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?

<sup>appx.</sup> 4260 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = <sup>appx.</sup> 4260 sq. ft. (total)

\*according to real estate records.

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: Existing gravel lot and Existing building

**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?

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- 0 hydraulic lifts or racks
- 0 service pits
- 0 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)?

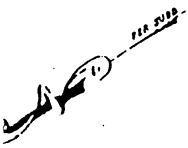
(28) 3 employee vehicles - 25 Automobiles for Rental  
\_\_\_\_\_  
\_\_\_\_\_

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.*

SUP2005-0017

APPE  
SPECIAL  
ORDINANCE

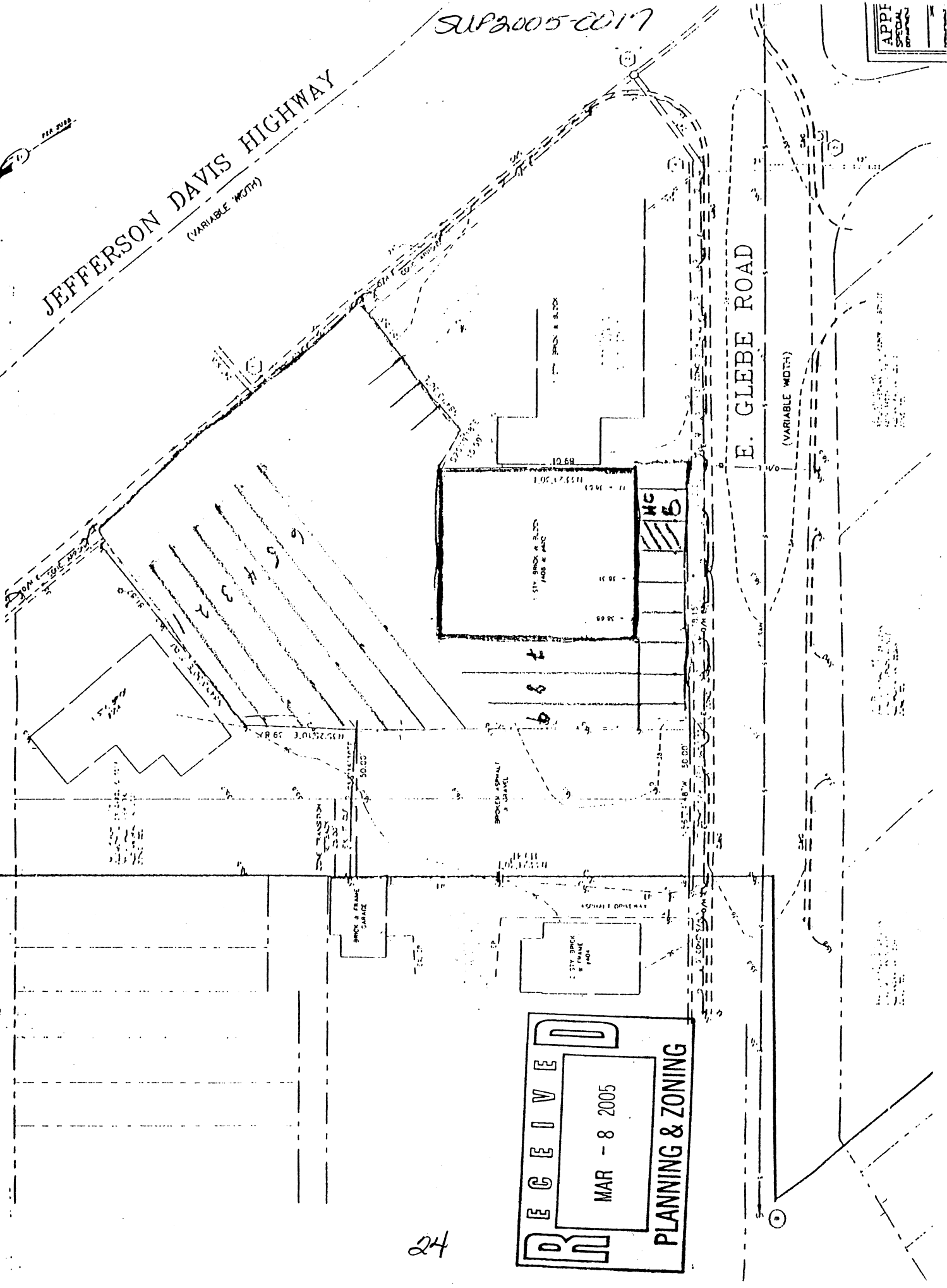


JEFFERSON DAVIS HIGHWAY  
(VARIABLE WIDTH)

E. GLEBE ROAD  
(VARIABLE WIDTH)

PARKING PLAN

ZONE  
ZONE



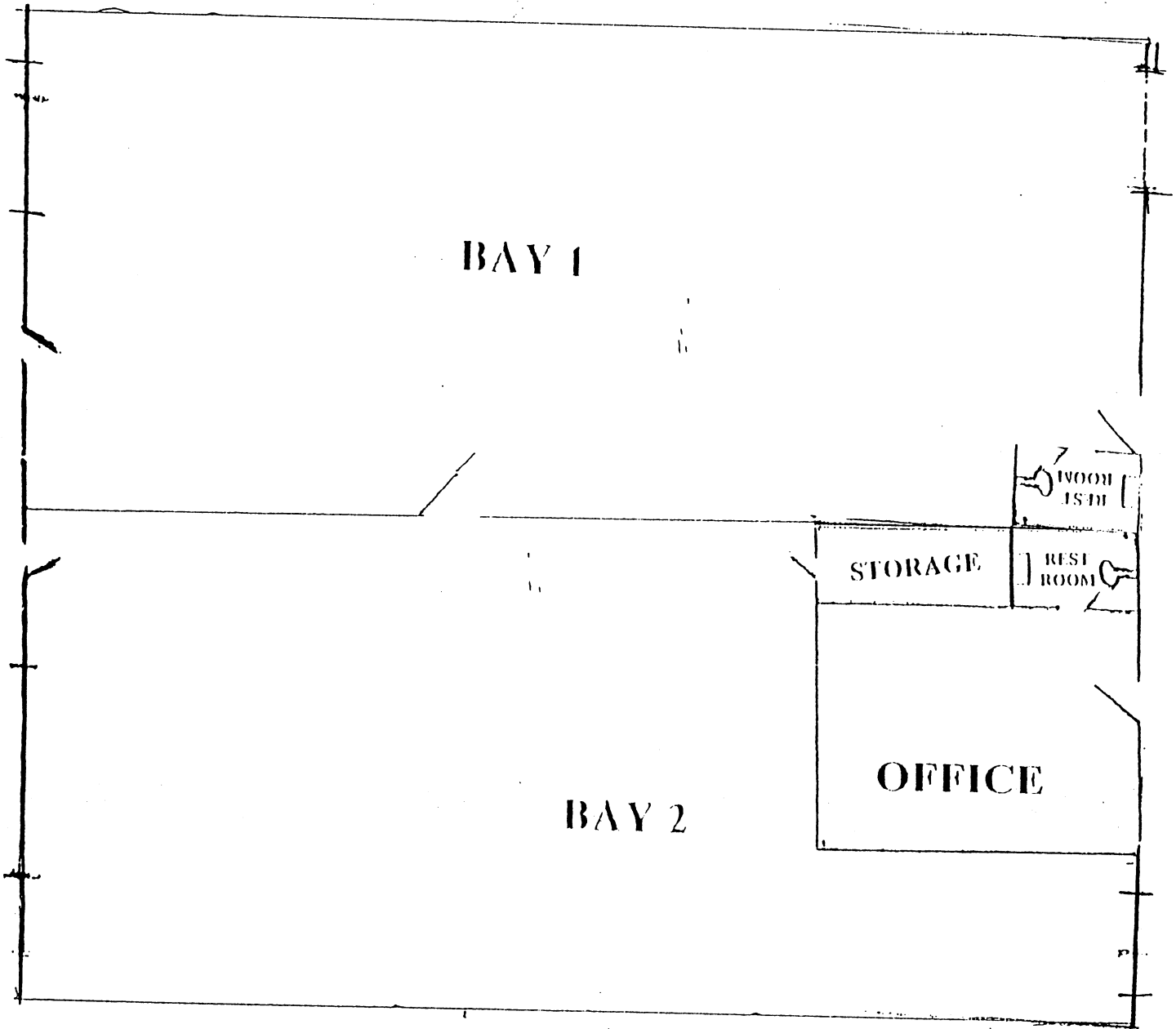
RECEIVED  
MAR - 8 2005  
PLANNING & ZONING

24



# FLOOR PLAN

## FITZGERALD AUTOMALL

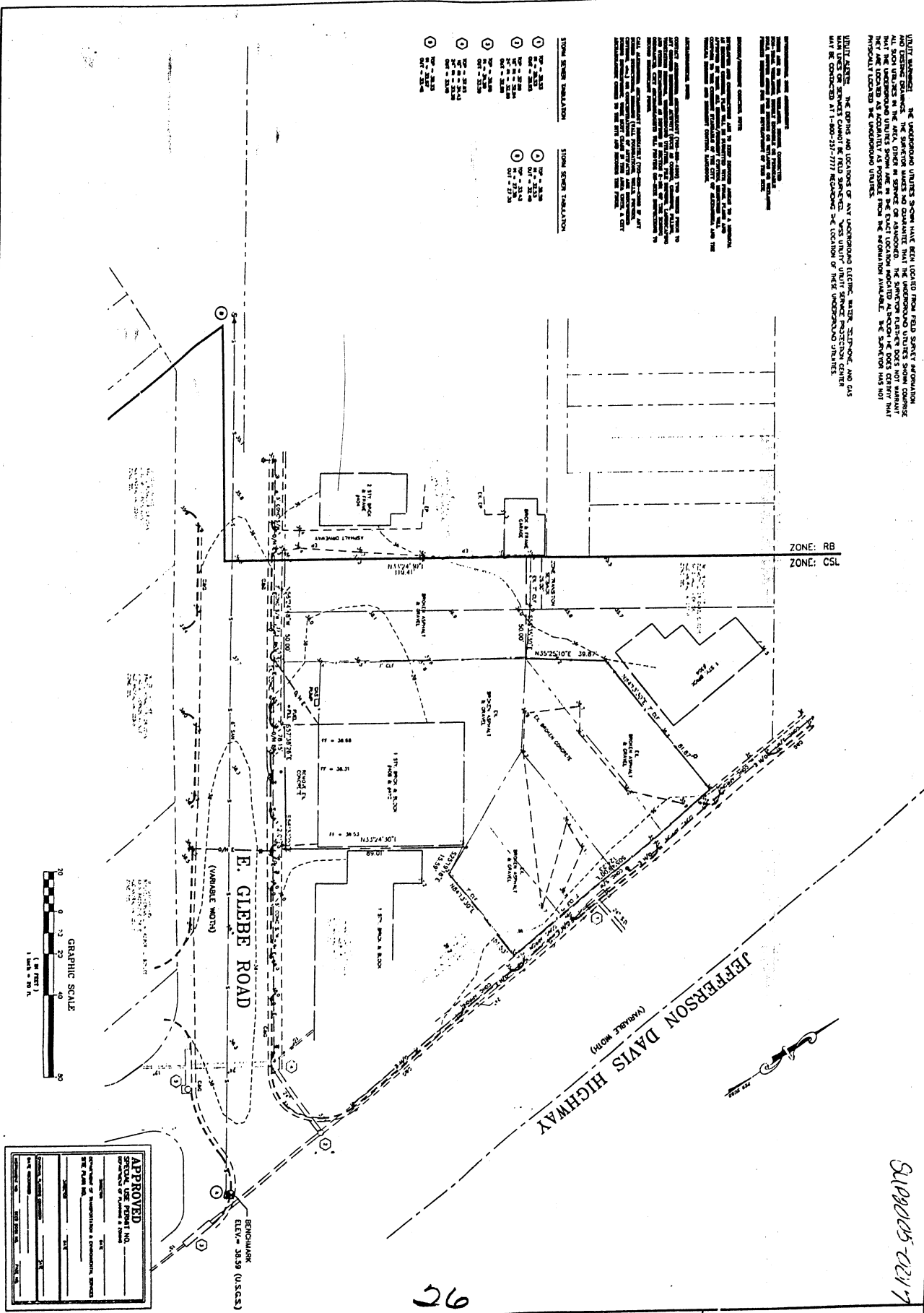


SUP 3005-0017

UTILITY SERVICES: THE EXISTING AND LOCATIONS OF ANY UNDERGROUND UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, ARE SHOWN ON THIS PLAN. THE LOCATION OF THESE UTILITY SERVICES MAY BE CONFIRMED AT 1-800-231-7177. RECORDING THE LOCATION OF THESE UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF THESE UTILITY SERVICES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF THESE UTILITY SERVICES.

PROPERTY LINES: THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS AND SURVEY DATA PROVIDED TO THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF THESE PROPERTY LINES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF THESE PROPERTY LINES.

- STONE SERVICE TOLERANCES
- 1. 0.00 - 0.05
  - 2. 0.05 - 0.10
  - 3. 0.10 - 0.15
  - 4. 0.15 - 0.20
  - 5. 0.20 - 0.25
  - 6. 0.25 - 0.30
  - 7. 0.30 - 0.35
  - 8. 0.35 - 0.40
  - 9. 0.40 - 0.45
  - 10. 0.45 - 0.50
- FINISH SERVICE TOLERANCES
- 1. 0.00 - 0.05
  - 2. 0.05 - 0.10
  - 3. 0.10 - 0.15
  - 4. 0.15 - 0.20
  - 5. 0.20 - 0.25
  - 6. 0.25 - 0.30
  - 7. 0.30 - 0.35
  - 8. 0.35 - 0.40
  - 9. 0.40 - 0.45
  - 10. 0.45 - 0.50



**APPROVED**

SPECIAL USE PERMIT NO. \_\_\_\_\_

DATE OF PERMIT \_\_\_\_\_

BY THE ENGINEER \_\_\_\_\_

BY THE CLIENT \_\_\_\_\_

BY THE CITY \_\_\_\_\_

**EXISTING CONDITIONS PLAN**

**HOLLAND ENGINEERING**  
 2111 EISENHOWER AVENUE ALEXANDRIA, VIRGINIA 22314  
 (703) 548-2188 FAX: (703) 683-5781

NO. DATE BY DESCRIPTION

1	10/14/97	RW	COMPLETENESS REVIEW
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SCALE: 1"=20'

DATE: 6/97

SHEET NO. 26

PROJECT: JVA5-140-4/DNOR/SP.DWG

CITY OF ALEXANDRIA VIRGINIA

SUP 3005-0017

26

# LYNHAVEN CITIZENS ASSOCIATION

**254 Lynhaven Drive  
Alexandria, VA 22305**

Est. 1946

Ruby Tucker, President

April 25, 2005

Planning Commission  
301 King Street  
Alexandria, VA 22305

Eric Wagner, Chairman of Planning Commission  
Members of Planning Commission

At the Monday, May 02, 2005 General Membership Meeting of the Lynhaven Citizens Association, the Executive Board will recommend that our association request denial of Fitzgerald Auto Mall Special Use Permit Application. (#2004-0105). Our meeting is the night prior to your May 03, 2005 meeting.

Mr. Joey Sypolt, Director of Location Department for The Fitzgerald AutoMalls, made a presentation at our April 04, 2005 General Membership Meeting. After discussion, the consensus of our members was that we have more than our fair share of auto related business concentrated in and around Lynhaven. Congestion and traffic on East Glebe Road has increased with the opening of Potomac Yard Shopping Center and will continue to increase as further development of Potomac Yard occurs. We cannot envision anything beneficial to our neighborhood from yet another auto related business.

Currently, we are looking forward to improvements at the entranceway to Lynhaven. Lincoln Properties, owner of the Reserve Luxury Apartments, is scheduled to convert the old abandoned service station site into open space. This property is city owned and the old purple boarded up building was throne in our side for many years. Abrams Properties will construct a passive park with landscaping, lights, horse shoe pit and benches on the lot adjacent to the Preston Condominiums. We have even been promised a sign identifying the Lynhaven neighborhood.

This letter is to notify you of our recommendation. We will present the results of our vote on the night of the hearing and also answer questions.

Thank you.

Ruby Tucker, President

# Del Ray Citizens Association

9  
5-14-05

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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

**From:** Justin Wilson, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

**Date:** May 13, 2005

**Subject:** SUP# 2005-0017, Fitzgerald Automall at 408 E. Glebe Road and 3006  
Jeff Davis Highway. Request to operate an automotive rental and  
leasing business; zoned CSL/Commercial Service Low. Applicant:  
Fitzgerald Automall by Peter Sypolt.

At the DRCA general membership meeting on May 9, 2005, we voted to support the position of Lynhaven Civic Association, who opposes the proposed automotive oriented use.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Justin Wilson at 703-299-1576 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.

City Council Public Hearing  
May 14, 2005  
New Business, Docket item #9

APPLICATION for SPECIAL USE PERMIT # 2005-0017

[must use black ink or type]

PROPERTY LOCATION: 3006 Jefferson Davis / 408 East Glebe Road

TAX MAP REFERENCE: 250-1-01-Lots 18, 18 ZONE: CSL

APPLICANT Name: Fitzgerald Auto Mall subsidiary All-Car Leasing Inc

Address: 105 Main Street Laurel Maryland 20707

PROPERTY OWNER Name: Amerinvest LLC

Address: PO Box 11270 McLean Virginia 22102

PROPOSED USE: Automobile Rental and Leasing

High End Vehicles (BMW Mercedes, Lexus)

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.

Fitzgerald AutoMalls subsidiary of  
All-Car Leasing, Inc c/o Peter Syddelt  
Print Name of Applicant or Agent

[Signature]  
Signature

105 Main Street  
Mailing/Street Address

240-581-1386 240-581-1395  
Telephone # Fax #

Laurel Maryland 20707  
City and State Zip Code

2-22-05  
Date

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

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

ACTION - PLANNING COMMISSION: RECOMMEND DENIAL 7-0

ACTION - CITY COUNCIL: 5/14/2005- City Council approved the Planning Commission recommendation for denial 7-0