

DOCKET ITEM #5

Special Use Permit #2010-0022

1008, 1010 and 1012 Madison Street

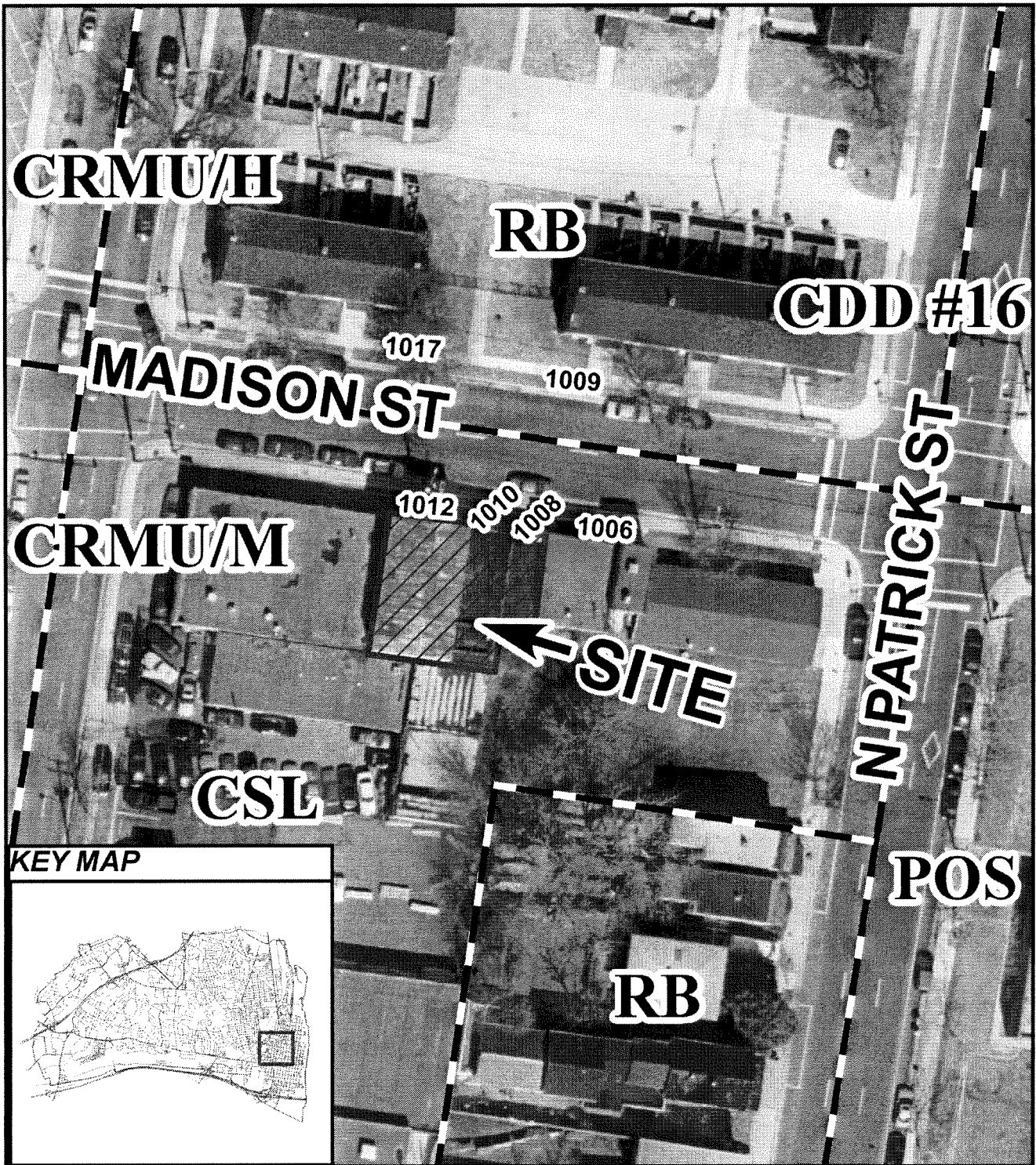
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a request to operate a light automobile repair shop.	Planning Commission Hearing:	June 1, 2010
	City Council Hearing:	June 12, 2010
Address: 1008-1012 Madison Street (Parcel Address 727 Henry Street)	Zone:	CSL/Commercial Service Low
Applicant: Glass and Tire Xperts by Sandrine Gomes	Small Area Plan:	Braddock Road Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov



SUP #2010-0022

06/01/10



I. DISCUSSION

REQUEST

The applicant, Glass and Tire Xperts by Sandrine Gomes, requests special use permit approval for the operation of light automobile repair located at 1008-1012 Madison Street.

SITE DESCRIPTION

The subject site is part of one lot of record with approximately 136 feet of frontage on Madison Street, 52 feet of frontage on North Henry Street and a total lot area of 6,868 square feet. The site is developed with a warehouse-type building that is divided into two sections. The applicant is requesting approval to use the portion at 1008-1012 Madison, for a total of 4,075 square feet. A separate automobile repair shop known as Madison Auto Repair currently operates in the portion at the corner of Madison and North Henry, addressed as 727 North Henry.



The surrounding area is occupied by a mix of residential and commercial uses. Residential townhomes, part of the Samuel Madden housing community, are located to the north across Madison Street. Other automobile repair shops are located immediately to the south and to the west. The Madison, a residential/commercial mixed-use building not yet built, the Lofts residential development, and a restaurant are also located to the west on the other side of North Henry Street. A small grocery store is located immediately to the east.

BACKGROUND

An automobile repair business operated in this space in the 1950s and later a church operated in one section of the building. On May 14, 1994, City Council approved SUP#2754 for the operation of light automobile repair. It soon went out of business. On June 14, 1997, City Council approved SUP#97-0066 to Kevin Hernandez to operate another light automobile repair business. City Council approved a change of ownership in 2001, and again on September 13, 2003 to return ownership to Mr. Hernandez (SUP#2003-0057). Approval of this Special Use Permit included an expiration date of December 31, 2004. Mr. Hernandez subsequently moved his automobile repair business to the space at 727 North Henry, which is still open and has operated under a Special Use Permit since 1953.

The applicant has explained to staff that in January of this year she began storing equipment from her previous store location in Maryland at the 1008-1012 Madison space. In March staff received a complaint regarding a large painted sign on the building spanning the length of both 1008-1012 Madison and 727 North Henry, which was posted without a permit and in violation of

the Zoning Ordinance. The business owners corrected this violation. At the same time, staff observed repair work taking place at the 1008-1012 Madison space and instructed the applicant to apply for a Special Use Permit. Since that time, staff has observed banner signs on the building in violation of the Zoning Ordinance and cars parked on City-owned right-of-way between the front building wall and the sidewalk. The applicant has removed the three signs and the illegally-parked cars at staff's direction.

PROPOSAL

The applicant proposes to operate a light automobile repair shop. The services she expects to provide include tire installation, car audio and alarm systems, windshield/glass replacement, and window tinting. The business will include offices, two service bays/ lifts, and parking of up to five vehicles. Further details about the proposal are as follows:

Hours:	8:00 am – 7:30 pm, Monday-Friday 8:00 am – 5:00pm, Saturdays
Number of service bays:	Two
Noise:	Occasional noise cannot be heard outside the building
Odors:	No odors are expected from this use
Trash/Litter:	Trash will be picked up one to two times/week

PARKING

According to Section 8-200 (A)(17) of the Zoning Ordinance, a light automobile repair shop requires one parking space for every 400 square feet of space. A light automobile repair shop with 1,400 square feet (excluding the indoor area used for car parking) will be required to provide four off-street parking spaces. The applicant satisfies this requirement with two repair bays and five parking spaces inside the building at 1012 Madison, for a total of seven parking spaces.

ZONING/MASTER PLAN DESIGNATION

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

The proposed location falls under the Braddock Metro Neighborhood Plan, approved in March 2008, which designates this site for redevelopment.

II. STAFF ANALYSIS

Staff does not object to the light automobile repair business proposed for this location. Although the site presents a few concerns, on balance staff finds the use to be reasonable in this location.

This property has been identified in the Braddock Metro Neighborhood Plan as being one of 17 key redevelopment sites in the neighborhood. Although no specific proposals exist at the present time, it is reasonable to assume that redevelopment could occur here in the short or medium-term, especially when the nearby Madison project restarts. The James Bland redevelopment has begun and, over time, will include blocks immediately east of this location. Although in similar cases in the past staff has imposed an expiration date, typically for five years, to facilitate redevelopment, staff is not recommending that approach here, preferring to allow the market to dictate how long the auto repair use remains.

Even as an interim use, staff had some initial concern with the proposal given that residences are located directly across the street and the automotive use could create impacts. However, staff anticipates these impacts to be relatively low given that the business is relatively small in size and given that some portion of the business involves less intense work such as glass repair and stereo installation. Nonetheless, since the applicant will not be limited to these functions, and will be permitted to perform any light automobile repair work, staff has included several standard conditions in this report to minimize any potential impacts from the use on nearby residences. Staff also points out that the hours of operation are appropriate for the neighborhood since they include neither early morning nor late night hours.

Although Zoning Ordinance violations have occurred at this location both recently and in the past, the current applicant has removed the large painted sign, removed the banner signs and removed cars parked in the right-of-way. Staff is encouraged to see the latter two violations corrected on the same day the applicant was notified. Violations occurring in the more distant past may hint at the logistical concerns this site poses for light automobile repair shops, given that no outdoor parking area exists. Staff does not hold the current applicant responsible for these past violations but has reiterated the importance of strictly following Special Use Permit conditions and other applicable codes and ordinances.

Subject to the conditions contained in Section III of this report, staff recommends approval of this request.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the general automobile repair business shall be limited to between 8:00am and 7:30pm, Monday through Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
5. No vehicles shall be displayed, parked, or stored between the building wall and the sidewalk along Madison Street. No vehicles shall be parked in any other portion of the public right-of-way. (P&Z)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
8. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
9. The applicant shall submit a plan for all signs on the building to the Director of Planning & Zoning for review and approval. Signage shall be limited to advertising the general business conducted on the premises. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises. (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 applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
12. 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)

13. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
14. 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)
15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
18. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
19. 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 has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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 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)
- R-2 The applicant shall comply with the City of Alexandria Best Management practices annual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 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)
- R-4 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES) (P&Z)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- 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. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five 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-4 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. 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-5 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2006 for commercial repair garages of automobiles.

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

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 assessment for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0022

PROPERTY LOCATION: 1010 Madison St.
1008 Madison St Alexandria VA 22314
Parcel Address (727 Henry)

TAX MAP REFERENCE: 54.04-05-01 **ZONE:** CSL

APPLICANT:

Name: Glass and Tires Xperts

Address: 1008 Madison St Alexandria VA 22314

PROPOSED USE: Automobile Repair (light duty)

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☐ **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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Sandrine Gomes
Print Name of Applicant or Agent

1008 Madison St
Mailing/Street Address

Alexandria VA 22314
City and State Zip Code

[Signature] 3/10/2010
Signature Date
703 869 3916
Telephone # Fax #
nina.sendao@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1008 Madison St Alexandria VA 223¹⁴, I hereby
 (Property Address)
 grant the applicant authorization to apply for the light automobile repair use as
 (use)
 described in this application.

Name: Patricia S. Iacone Phone: 540+955 3073
 Please Print
 Address: P.O. Box 849, Berryville Va 22611 Email: _____
 Signature: Patricia S. Iacone Date: 3-12-10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

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.

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Window tinting mobile

Auto Glass replace/installation mobile

Car audio & alarm

Tire installation

Light automobile repair

USE CHARACTERISTICS

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

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an 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).

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

About 5 staff members

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

Day:

Monday - Friday

Saturday

Hours:

8:00 am - 7:30 pm

8:00 am - 5:00 pm

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

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

The only noisy equipment is when
a tire is being changed and it cannot be
heard ~~on the~~ outside the
building

- B. How will the noise be controlled?

work will be performed inside,
the noise will only be heard inside

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

No odors

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? (i.e. office paper, food wrappers)

Office paper, plastic

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

About 3 20gallon bags per week.

- C. How often will trash be collected?

Every Saturday. If necessary twice a week - mid week.

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

Clean everyday (~~at~~) before closing

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:

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 nearby residents, employees and patrons?

Safety meetings will be held once a month. Employees will be instructed to use safety precautions.

ALCOHOL SALES

13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

4 to 6 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

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

PLEASE NOTE: 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? loading zone is
to the right of the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
around 10 am and 3 pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Once a week.

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 street improvements necessary as
the loading zone is next to my building.

SITE CHARACTERISTICS

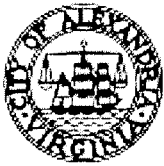
17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

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

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: _____



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

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.~~ light auto

☐ other: _____

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

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

1 hydraulic lifts or racks

0 service pits

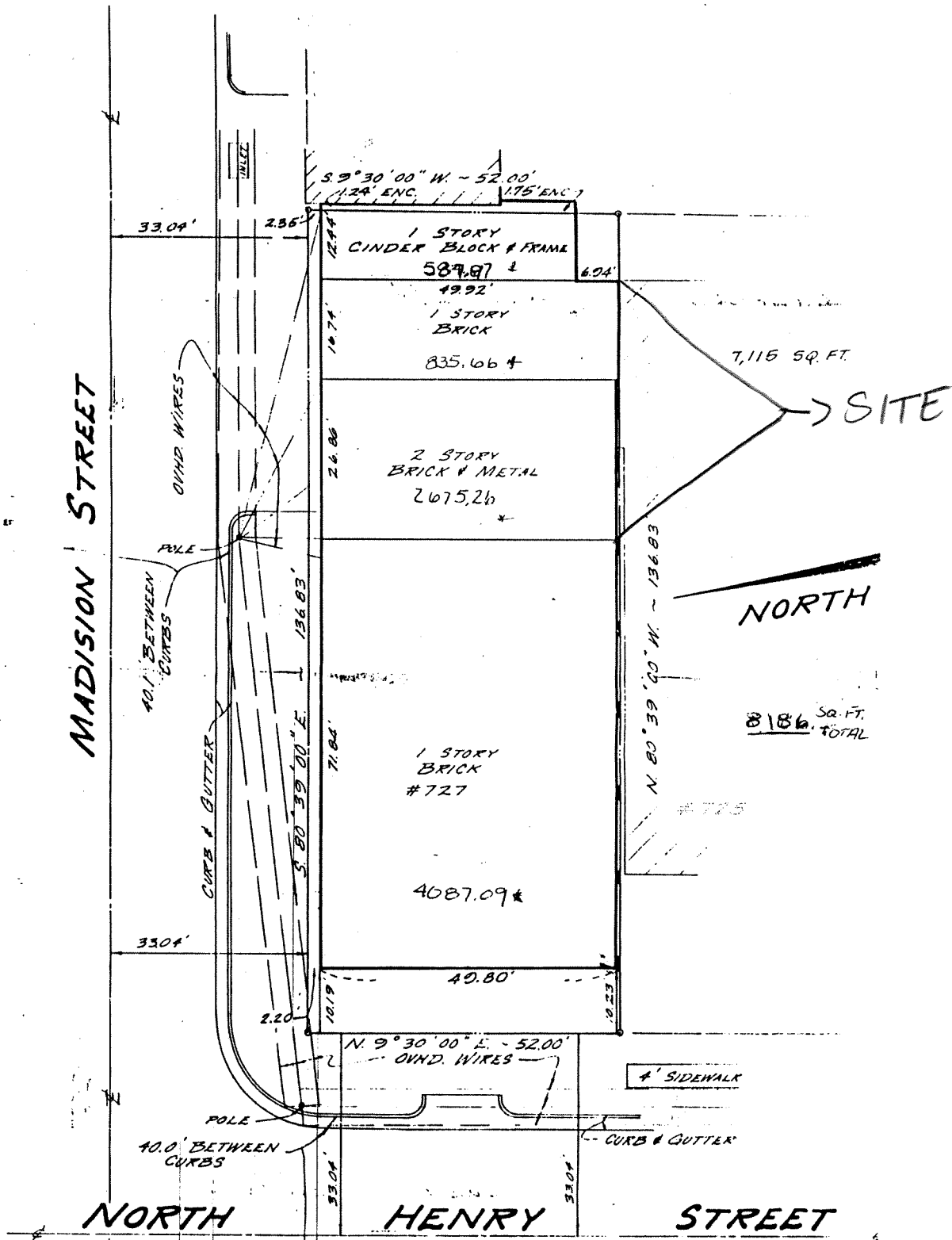
1 service bays

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

6 to 8 vehicles possible but rare that customers
will leave 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.



HOUSE LOCATION SURVEY ZONE I-1		ALEXANDRIA, VIRGINIA	
SCALE 1" = 15'		727 NORTH HENRY STREET	
DAVID L. A. CERVO-ATTY. DAVID J. AND PATRICIA S. IACONE		ALFRED COPELAND CIVIL ENGINEER AND LAND SURVEYOR 711 NORTH FAYETTE STREET ALEXANDRIA, VIRGINIA 22314	DATE NOV. 8, 1971 CERTIFIED CORRECT <i>Alfred Copeland</i> CERTIFIED LAND SURVEYOR