

**DOCKET ITEM #2**  
**Special Use Permit #2011-0024**  
**420 Hume Avenue - Legends Motorworks**

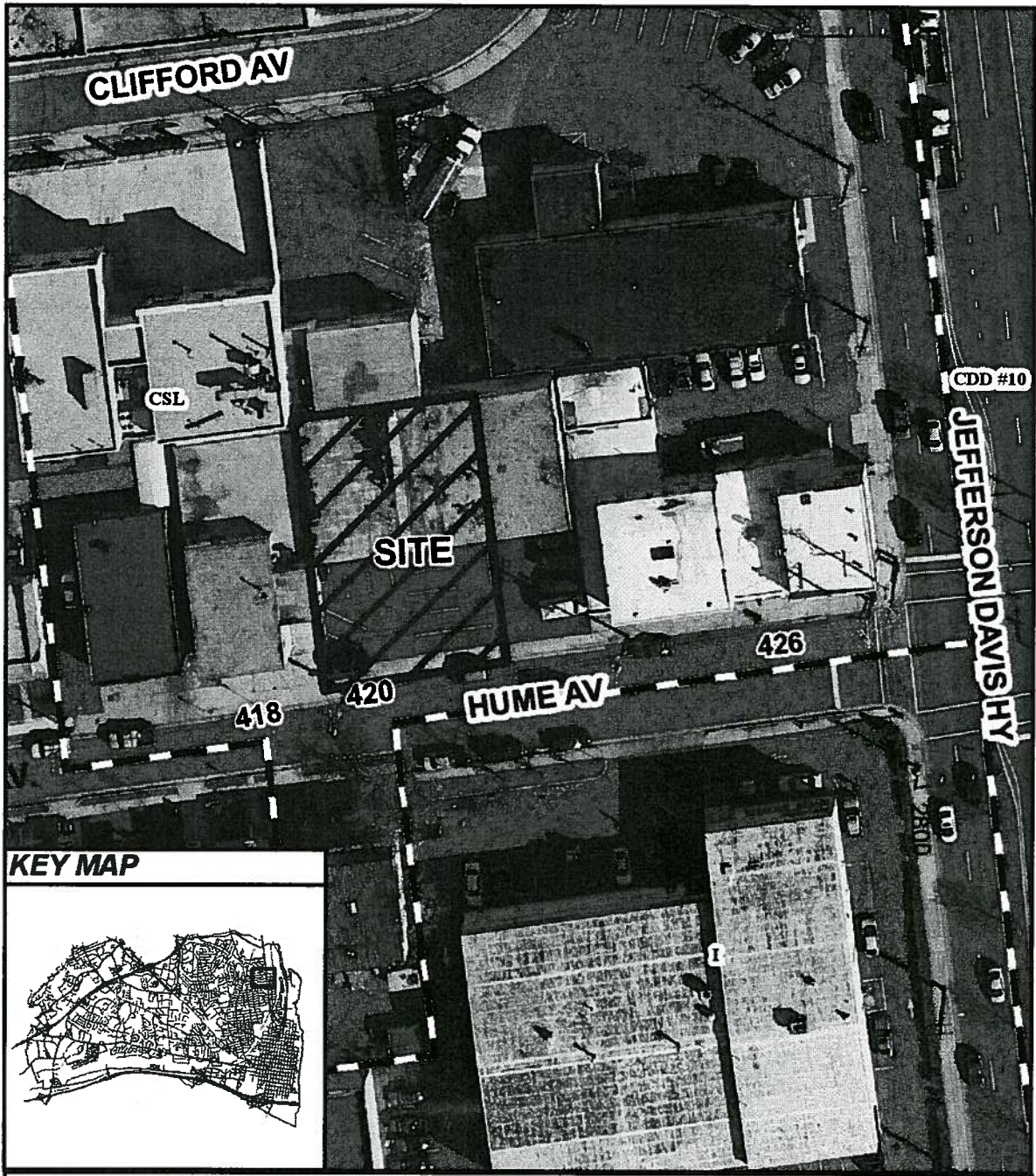
**CONSENT AGENDA ITEM**

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.

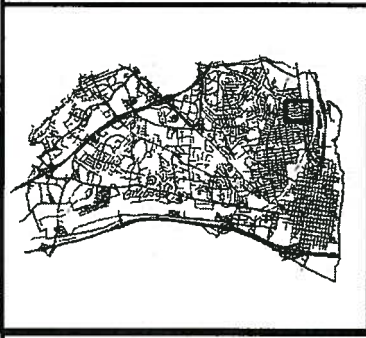
Application	General Data	
Consideration of a request to change ownership and expand a noncomplying general automobile repair business.	<b>Planning Commission Hearing:</b>	September 8, 2011
	<b>City Council Hearing:</b>	September 17, 2011
<b>Address:</b> 420 Hume Avenue	<b>Zone:</b>	CSL/Commercial Service Low
<b>Applicant:</b> Gregory Ramsey	<b>Small Area Plan:</b>	Potomac West

**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](mailto:nathan.randall@alexandriava.gov)



KEY MAP



SUP#2011-0024

9/8/2011



## **I. DISCUSSION**

The applicant, Gregory Ramsey, requests Special Use Permit approval to change ownership and expand a noncomplying general automobile repair business at 420 Hume Avenue.

### SITE DESCRIPTION

The subject site is one lot of record with 100 feet of frontage on Hume Avenue, 101 feet of depth, and a total lot area of 10,100 square feet. The lot is improved with a one-story industrial building of approximately 5,500 square feet. Historically the building has been divided into three equal-sized tenant spaces. Currently the applicant occupies the two western-most spaces, while the third is now vacant.



The surrounding area is comprised of a mix of industrial, commercial, and residential uses. Bingo Tires & Service, a print shop, and a

proposed wholesale business requesting SUP approval on the September docket are all located to the north. A beauty salon and a pizza restaurant are located to the east. National Tire & Battery and a bakery are located to the south. A medical supply warehouse and the former location of Bingo Tires & Service are located to the immediate west, while one and two-family residences are located farther to the west and southwest.

### BACKGROUND

In May 1987, City Council granted SUP#1998 to Raymond Friedman for the operation of an automobile repair garage. The Special Use Permit was reviewed by City Council in 1988 (SUP#1998A) and in 1989 (SUP#1998B). In 1992, the property was rezoned from I-1 / Industrial to CSL / Commercial Service Low, which made the repair business a noncomplying use.

The applicant, who had worked at the repair business for many years, decided to open his own repair business in this space following the unexpected passing of Mr. Friedman earlier this year. During this process he discovered that his predecessor had not obtained SUP approval for its expansion in the 1990s into the middle tenant space, which doubled the size of the business from 1,800 to 3,600 square feet. He promptly applied for the current Special Use Permit request.

On August 4, 2011, staff inspected the premises for compliance with condition language of SUP#1998B. Aside from the expansion, no violations of the SUP conditions were found.

### PROPOSAL

As a practical matter, the applicant proposes to change ownership and continue operation of the existing noncomplying general automobile repair business at the same size (3,600 square feet) it has been operating for many years. Since prior SUP approval was only granted for the business

at 1,800 square feet in size, as a technical matter, the present request is for an expansion of a noncomplying use. Although light automobile repairs on new and vintage vehicles represent the majority of the applicant's business, occasionally the applicant will offer substantial engine and transmission repairs (though no engine or transmission rebuilding will occur) as well as minor welding work. No body work or painting will be done on-site. Staff considers this business to involve borderline general automobile repair work and is therefore processing this request as the expansion of the existing, noncomplying general automobile repair use. Additional elements of the applicant's request are as follows:

<u>Hours of Operation:</u>	7:00am – 8:00pm, Monday-Saturday
<u>Number of Repair Bays:</u>	Three
<u>Number of Employees:</u>	Two employees each day
<u>Number of Customers/Visitors:</u>	Average of six customers each day
<u>Noise:</u>	Typical noises from repair equipment are expected, but bay doors will be closed to control noise
<u>Odors:</u>	Typical odors from repair business are expected
<u>Trash/Recyclables:</u>	Paper trash is collected weekly. Spare tires and parts are collected as needed. Hazardous materials are stored in approved containers while awaiting pickup by certified disposal company.
<u>Deliveries:</u>	Daily deliveries will be made to the business between the hours of 8:00am – 3:00pm Monday-Friday using the on-site loading space.

#### PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, automobile repair businesses are required to provide one off-street parking space for each 400 square feet of floor area. An automobile repair business of 3,600 square feet is required to provide nine parking spaces and one loading space. The applicant exceeds this parking requirement by providing a total of 14 parking spaces. Nine parking spaces, including the loading space, are located in the small surface parking lot immediately in front of the building. An additional five parking spaces are located inside the building.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL / Commercial Service Low zone. General automobile repair businesses are not permitted in the zone, but the business operates as a noncomplying use. Section 12-302(A) of the Zoning Ordinance allows for the expansion of a noncomplying use with a Special Use Permit.

The proposed general automobile repair use is not consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for uses permitted in the CSL zone.

## II. STAFF ANALYSIS

Staff does not object to the applicant's request to change ownership and expand the noncomplying general automobile repair use. Although the expansion actually occurred many years ago and without Special Use Permit approval, staff is satisfied that the current applicant took reasonable steps to correct the problem. Even with the expansion, the repair business is modest in scale, with three repair bays and an average of only six customers each day.

Despite the proximity of residences and the noncomplying status of the use, staff finds that the business location is generally appropriate for two reasons. First, nearly all of the immediately adjacent uses are either industrial or commercial and include two other automobile repair businesses. Second, as a practical matter this business will mostly function as a light automobile repair use. The CSL zone is intended for light industrial/commercial uses and allows light automobile repair by SUP today. The types of repair work that define the applicant's business as general automobile repair, and therefore a noncomplying use, will be performed here only on an occasional basis.

Recognizing that as a general matter automobile repair businesses have some potential to create impacts on adjacent properties, staff has added several modern conditions of approval that are standard today but were not at the time of the last SUP approval in the late 1980s. For instance, the applicant will be required to prevent odors from reaching the property line and creating a nuisance for other properties (Condition #15) and will be required to monitor the property for litter (Condition #12).

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

## III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. **CONDITION AMENDED BY STAFF:** ~~That~~ The permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#1998A)
2. **CONDITION DELETED BY STAFF:** ~~That no more than six vehicles be parked or stored outside at any time.~~ (P&Z) (SUP#1998A)

3. **CONDITION AMENDED BY STAFF:** ~~That~~ 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) (SUP#1998A)
4. **CONDITION AMENDED BY STAFF:** ~~That~~ Repair work done on the premises shall be restricted to mechanical repairs except for occasional metal welding. (P&Z) (SUP#1998A)
5. **CONDITION AMENDED BY STAFF:** ~~That~~ The hours of operation shall be restricted to between 7:00am and 8:00pm, Monday through Saturday. (P&Z) (SUP#1998A)
6. **CONDITION AMENDED BY STAFF:** ~~That~~ No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)(T&ES) (SUP#1998A)
7. **CONDITION AMENDED BY STAFF:** ~~That~~ Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. 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) (SUP#1998A)
8. **CONDITION AMENDED BY STAFF:** ~~That~~ No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)(T&ES) (SUP#1998A)
9. **CONDITION AMENDED BY STAFF:** ~~That~~ Dumpsters or other type of refuse collector shall not be placed on the public right-of-way. (P&Z) (SUP#1998A)
10. **CONDITION ADDED BY STAFF:** Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
11. **CONDITION ADDED BY STAFF:** 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)
12. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
13. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
14. **CONDITION ADDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at

[http://alexandriava.gov/Environment under Forms and Publications. \(T&ES\)](http://alexandriava.gov/Environment under Forms and Publications. (T&ES))

15. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
16. **CONDITION ADDED BY STAFF:** The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)
17. **CONDITION ADDED BY STAFF:** 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. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
20. **CONDITION ADDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police)
21. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions 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 Condition #3: 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) (SUP1998-B)
- R-2 Condition # 6: That no junked, abandoned, or stripped vehicles be parked or stored outside. (P&Z/T&ES) (SUP1998-B)
- R-3 Condition # 8: That no vehicles be displayed, parked, or stored on the public right-of-way. (P&Z/T&ES) (SUP1998-B)
- R-4 **ADDED by Staff:** All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-5 **ADDED by Staff:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-6 **ADDED by Staff:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-7 **ADDED by Staff:** 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 **ADDED by Staff:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 **ADDED by Staff:** The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-10 **ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary



accumulation, on each day that the business is open to the public. (T&ES)

R-11 **ADDED by Staff:** The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)

C-1 **ADDED by Staff:** 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 **ADDED by Staff:** 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](mailto:commercialrecycling@alexandriava.gov), for information about completing this form.

Code Enforcement:

C-1 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC.

Health:

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 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 readiness program for all employees.



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0024

PROPERTY LOCATION: 420 Hume Avenue

TAX MAP REFERENCE: 025.01-02-23 ZONE: CSL

**APPLICANT:**

Name: Gregory A. Ramsey dba Legends Motorworks

Address: 300 Calvert Avenue Alexandria VA 22301

PROPOSED USE: Automotive Repair facility / Light

**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.

Gregory A. Ramsey  
Print Name of Applicant or Agent

[Signature] 04/13/2011  
Signature Date

300 CALVERT AVENUE  
Mailing/Street Address

(w) 703-548-1330 703-894-0057  
Telephone # Fax #

ALEXANDRIA VA 22301  
City and State Zip Code

legendsmotorworks@gmail.com  
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP # 2011-0024

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 420 Hume Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Light Automotive Repair use as  
(use)  
described in this application.

Name: Betty I. Tregger Phone: 703-503-9026  
Please Print  
Address: 9026 Parliament Dr. Burke, VA 22015 Email: N/A  
Signature: Betty I. Tregger Date: 4/8/2011

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.

Gregory A. Ramsey 100%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Gregory A. Ramsey	300 Calvert Avenue Alexandria, VA 22301	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 420 Home Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Betty I. Tregger	9026 Parliament Drive Burke, VA 22015	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

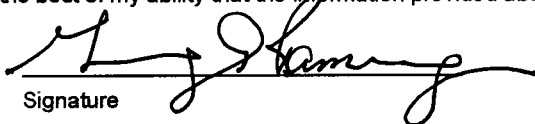
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <del>AAA</del> Gregory A. Ramsey	None	None
2. Betty I. Tregger	None	None
3. None	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04/13/2011  
Date

Gregory A. Ramsey  
Printed Name

  
Signature

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SUP # 2011-0034

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.)

See Attachment B, pages 1-3

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Sup 2011-0024

Attachment B

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.)

Mr. Gregory Ramsey seeks the following: 1) a change of ownership to continue operating an existing business performing 'Automotive Repair, any type' granted by SUP1998-B to Mr. Raymond Friedman, dba 'Great Escape Auto Repair' at 420 Hume Avenue; 2) to amend the special use permit to reflect the true intensity of the business activity; and 3) to amend the special use permit for 'Light Automotive Repair' to continue providing customers with non-conforming use services, specifically transmission repair or replacement installation not to include rebuilding.

Background:

Mr. Friedman was granted SUP#1998<sup>1</sup> on May 18, 1987 with condition of a one-year review (SUP#1998-A). An additional one-year review was performed at which time Mr. Friedman was granted SUP#1998-B<sup>2</sup> on October 14, 1989. The special use permit allowed for a public garage, approximately 1500 sf in size, occupying the west-most bay of a one-story, three bay structure. The building was located within what was then designated the Industrial-1 zone.

In 1992 the city of Alexandria adopted an update to the Zoning Ordinance, which down zoned the subject property from Industrial 1 to CSL/Commercial Service Low. The new CSL zone restricts automotive repairs uses to exclude rebuilding, replacement or repair of transmissions.

Sometime in the early 1990's, Mr. Friedman expanded the business to occupy the central bay of the building. Although there is not an official record of a SUP being granted, by 1997 the City was fully aware of the expansion and noted such in a Planning staff report concerning 417 Hume Avenue.

On March 20, 2011, Mr. Friedman suddenly died of heart attack at home alone. He left no will or designated heir. Mr. Ramsey, a long-term contract employee has negotiated to purchase business assets and rights to operate the business under a new name to be known as Legends Motorworks, LLC.

Legends Motorworks, LLC plans to engage in light automotive repair as defined in section 2-116 of the Zoning Ordinance including occasional replacement installation or minor repair of transmissions (but no rebuilding) in accordance with all codes and regulations. Customers may leave their vehicle for service or wait for repairs to be completed, weekdays from 8:00 A.M. to 6:00 P.M. routinely. On occasion Legends Motorworks, LLC may offer services on Saturday from 8:00 A.M. to 6:00 P.M. The site is less than one block from Route 1 and is surrounded by other CSL uses that buffer its activities from residential uses.

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<sup>1</sup> See Attachment B, pg 2: Staff report discussion

<sup>2</sup> See Attachment B, pg 3: List of Staff Recommended Conditions

SUP 1998

**DISCUSSION:**

1. The applicant, Raymond A. Friedman, is requesting a special use permit to operate a public garage for the mechanical repair of automobiles at 420 East Hume Avenue.
2. The subject property is one (1) lot of record having 100 feet of frontage on East Hume Avenue, a depth of 105 feet and a lot area of 10,500 square feet. The property is developed by a one (1) story building divided into three equal portions each having a drive-in bay as well as standard entrance door leading to an office. The applicant proposes to lease the west portion of the building while Del Ray Glass and Mirror is in the center portion and Glasscrafters Stained Glass is in the east portion.
3. The subject floor area is approximately 50 feet by 30 feet and contains approximately 1,500 square feet.
4. The applicant proposes to do automobile repairs including tune-ups, oil changes, transmission repair, brake work, front end alignment and related activities. No body or fender work will be undertaken.
5. The applicant proposes to operate between the hours of 7:00 A.M. to 8:00 P.M., Monday through Saturday.
6. One (1) employee will be on the premises during the hours of operation.
7. Required off-street parking for this use based on one (1) space per 400 square feet is four (4) off-street parking spaces. The required parking for the Del Ray Glass Shop and Glasscrafters is 8 spaces. There are a total of approximately 12 parking spaces on the subject property.
8. Section 7-6-25(a)(14) of the City Code allows public garages in the I-1, industrial zone with a special use permit.
9. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced within one (1) year of the date of the granting of a special use permit by City Council or the use permit shall become void.

**MAJOR THOROUGHFARE PLAN:**

East Hume Avenue is shown as a residential collector street on the Major Thoroughfare Plan Map.

**ZONING HISTORY:**

The current Fifth Revised Zoning Map of 1963 indicates the subject property as zoned I-1, Industrial, which has remained since adoption of the Third Revised Zoning Map of 1951.

## ATTACHMENT B

SUP 1998-B

## STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances and staff recommendations:

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD SUP #1998-A)
2. That no more than six vehicles be parked or stored outside at any time. (P&CD SUP #1998-A)
3. That no repair work be done outside. (P&CD SUP #1998-A)
4. That repair work done on the premises be restricted to mechanical repairs. (P&CD SUP #1998-A)
5. That the hours of operation be restricted to between 7:00 A.M. and 8:00 P.M., Monday through Saturday. (P&CD SUP #1998-A)
6. That no junked, abandoned, or stripped vehicles be parked or stored outside. (P&CD SUP #1998-A)
7. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD SUP #1998-A)
8. That no vehicles be displayed, parked, or stored on a public right-of-way. (P&CD SUP #1998-A)
9. That dumpsters or other type of refuse collector not be placed on the public rights-of-way. (Planning Commission SUP #1998-A)



**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).  
Average 6 clients per day
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
2 per day

6. Please describe the proposed hours and days of operation of the proposed use:
- |                          |                              |
|--------------------------|------------------------------|
| Day:                     | Hours:                       |
| <u>Monday - Saturday</u> | <u>7:00 A.M. - 8:00 P.M.</u> |
| _____                    | _____                        |
| _____                    | _____                        |
| _____                    | _____                        |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Typical noise from pneumatic tools, engine noise  
No anticipated patron noise.
- B. How will the noise be controlled?  
Best practices eg closing work bay doors

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

Typical odors eg motor oil, fluids, ect.

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, light cardboard, spent parts, tires

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

2 bags per day

C. How often will trash be collected?

Paper trash is collected weekly.

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

Area is policed daily for debris. No spent parts are stored improperly.

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:

Brake cleaner 5 ~~gals~~ gals/mo Motor oil ~ 50 gallons/month

anti-freeze 15-20 gals/mo

Hazardous materials are stored OSHA approved containers located inside the building awaiting pick up by a certified disposal company.

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.

Spray degreasing solvents e.g. Simple Green

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

All hazardous waste and organic compounds are stored approved containers within the building and disposed of properly.

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 7 + 5\* Standard spaces \* INSIDE BUILDING
- \_\_\_\_\_ Compact spaces
- 1 Handicapped accessible spaces.
- 1 Other. LOADING

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? 1

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

SUP# 2011-0024

- B. Where are off-street loading facilities located? on site
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Monday - Friday 8:00 AM - 3:00 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Daily

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?  
Adequate access exists

**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? 1800 square feet.

18. What will the total area occupied by the proposed use be?  
1800 sq. ft. (existing) + 1800 sq. ft. (addition if any) = 3600 sq. ft. (total)  
by SUP1998B

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: \_\_\_\_\_

End of Application



# 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.

other: Automotive Repair, light to include transmission Repair OR installation (no rebuilding on-site)

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

Continuation of services allowed by SUP# 1998B; light automotive Repair including tune-up, lubrication, alignment, fuel and cooling systems, Brake work, Muffler and small item Replacement, and transmission Repair OR Replacement.

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

- 5 hydraulic lifts or racks
- 0 service pits
- 2 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)?

Customers will arrive and leave at staggered times; approximately 3-6 at any one time. Employees will park on-site. On-site parking: 4 vehicles on lifts and 1 vehicle on ground inside building; 7 standard spaces, 1 handicap space and 1 loading space in adjoining lot. All vehicles are garaged overnight.

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.

Memo:  
SUP #2011-0024  
420 and 422 Hume Avenue  
Legends Motorworks

August 22, 2011

The purpose of this memo is to clarify that applicant seeks the following:

1) a change of ownership of SUP1998-B granted to Mr. Raymond Friedman, dba 'Great Escape Auto Repair' at 420 Hume Avenue;

2) to expand a non-complying automotive business from one third of the building (sic - 1500 sf ) to two thirds of the building (3600 sf).

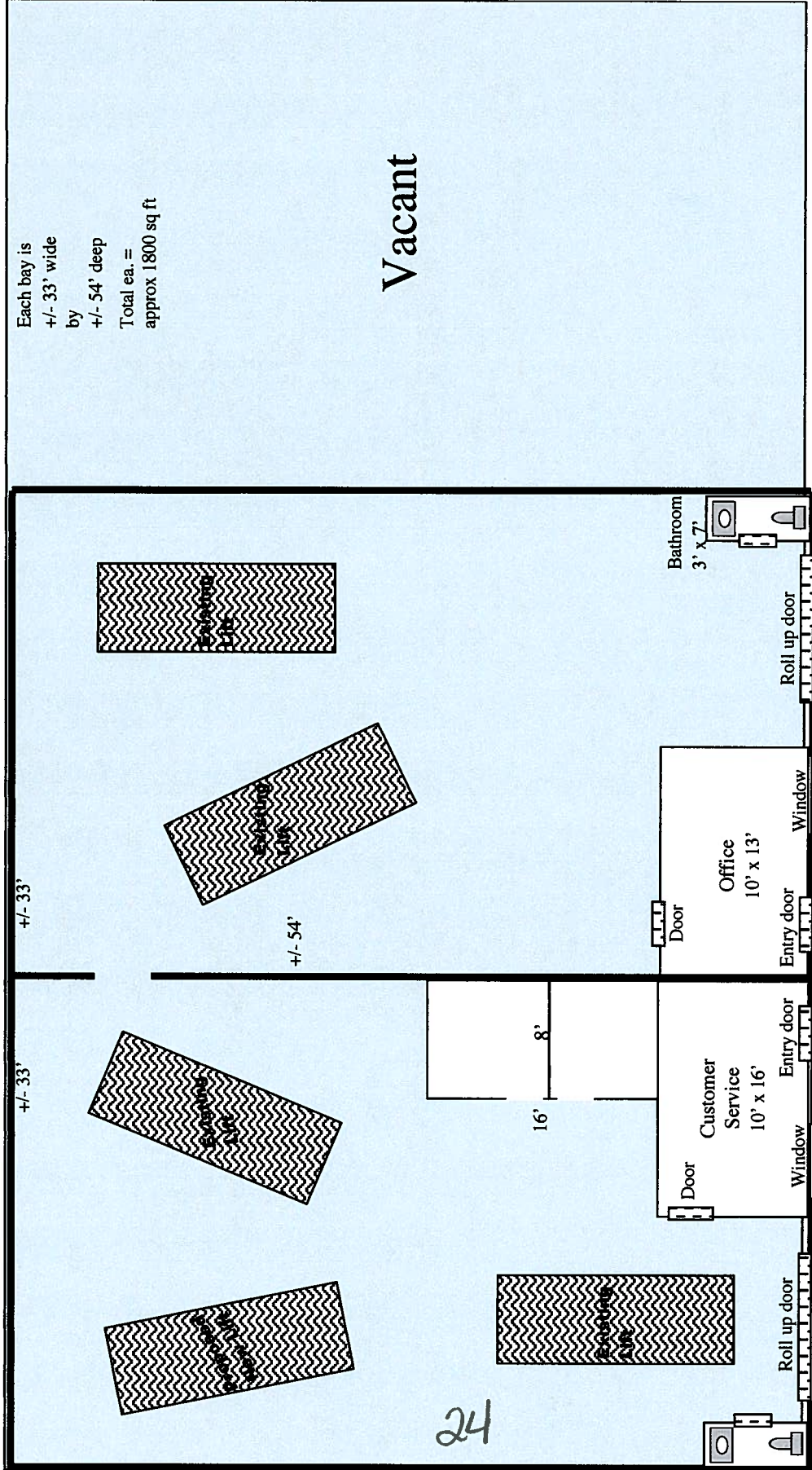
- The existing building contains 3 ~~bays~~<sup>tenant spaces</sup>, each 1800 sf w/ one garage and one office entry door.
- Two ~~bays~~<sup>tenant spaces</sup> are used by the applicant, the other for storage of items not associated w/ business.
- The applicant proposes the same work that has been done at this location for the previous 26 years; no rebuilding of transmissions or engines, bodywork or painting

Greg Ramsey,  
Legends Motorworks

Handwritten red text: 500-1102-0024

420 and 422 Hume Avenue (~3600 sf)  
Legends Motorworks  
Gregory A. Ramsey, applicant

Scale: 1 inch = 10 feet

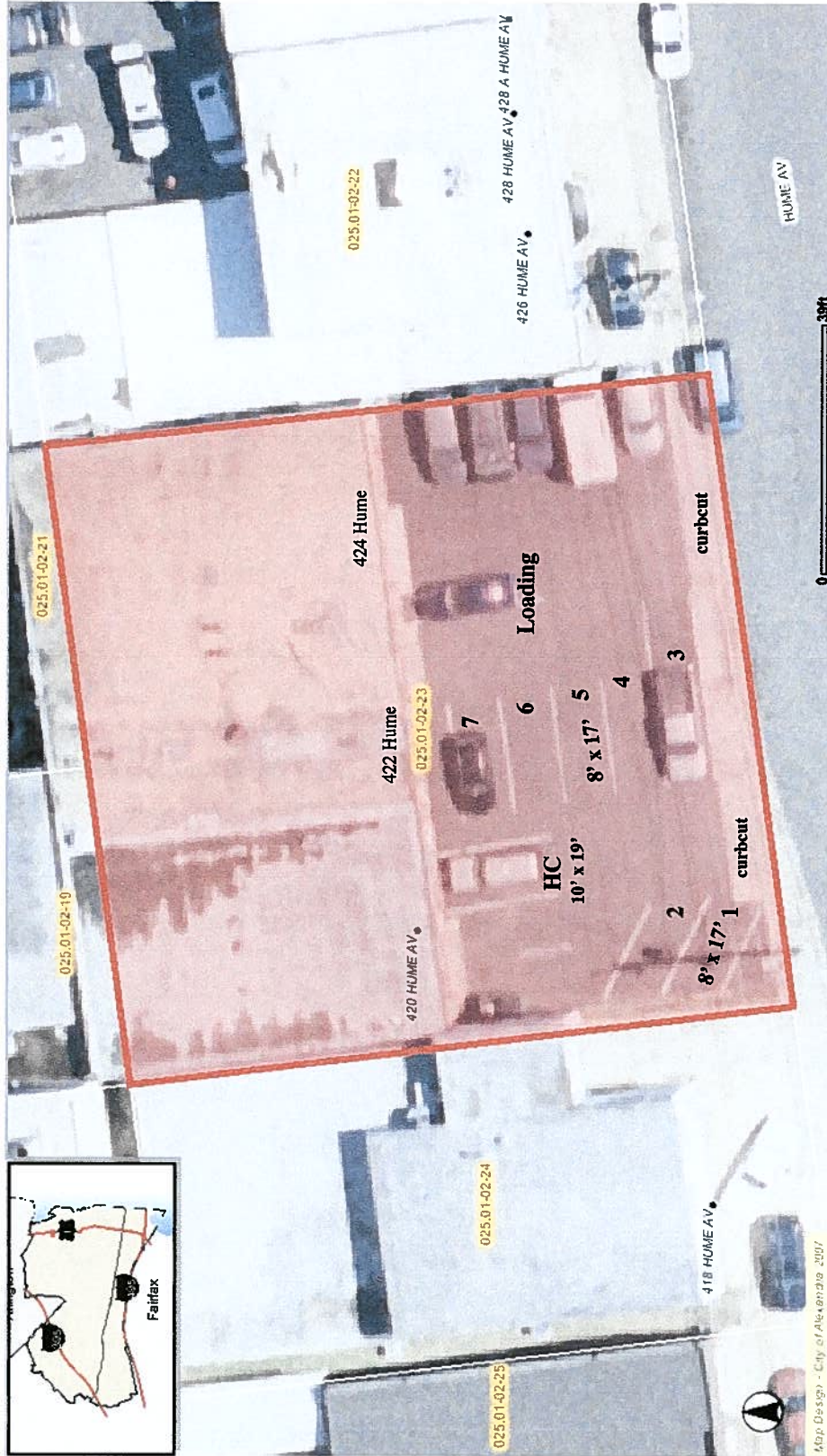


424 Hume Avenue  
Parking Lot (5 spaces)

420 Hume Avenue      422 Hume Avenue  
Parking Lot (7 standard, 1 HC, 1 Loading space)



SUP 2011-00 24



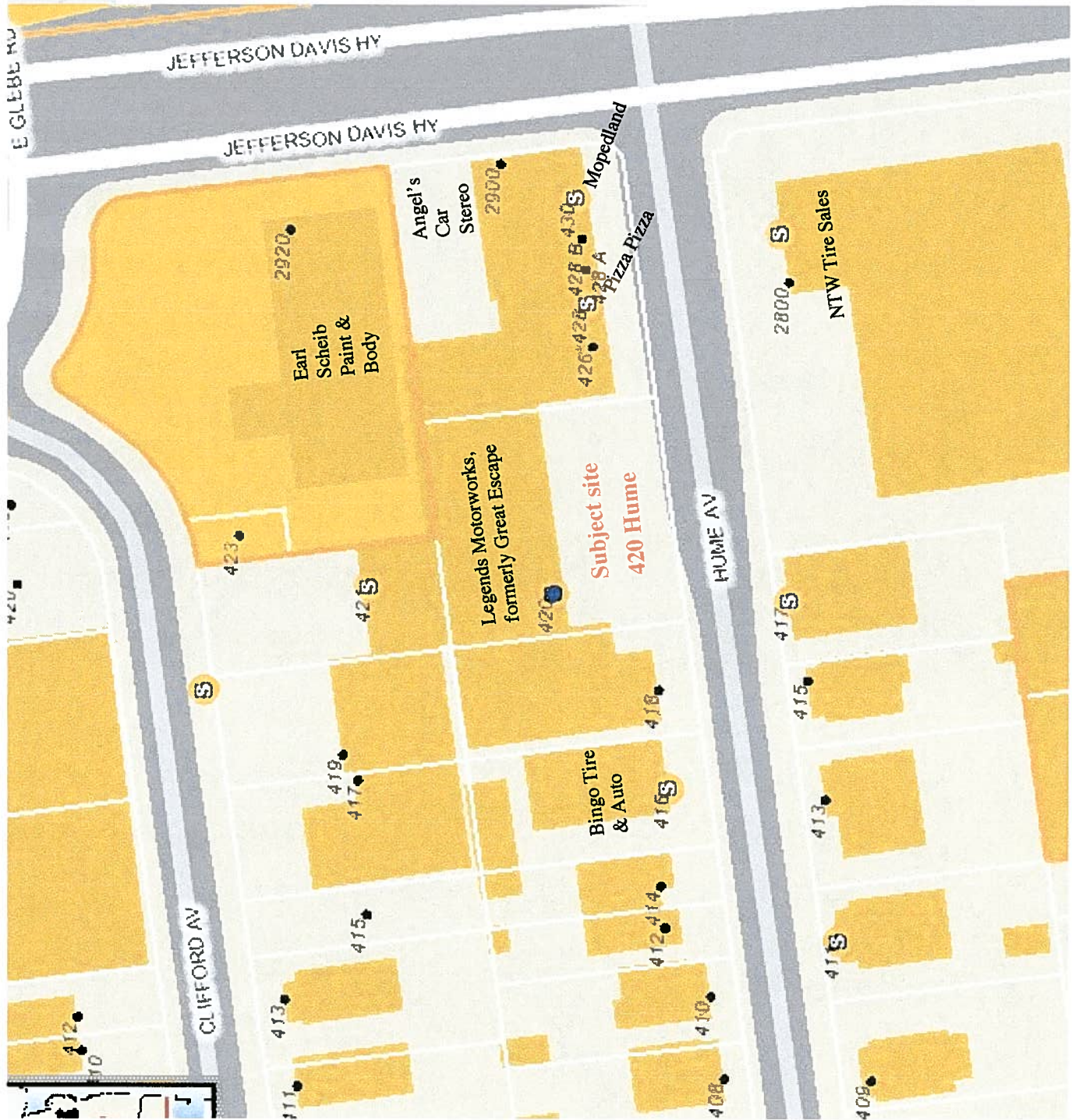
Legends Motorworks 420 & 422 Hume Avenue

# City of Alexandria Application

## LEGEND

- Search Address
- SUP Addresses
- Plats
- Address Points
- City Boundary
- Parcels
- Buildings
- Metrorail Tracks
- Blue
- Yellow
- Yellow-Blue
- Road Centerlines
- Arterial/Primary
- Collector/Residential/Collector
- Expressway
- Other Roads
- Roads
- Water
- Potomac River
- Other
- Plats
- City of Alexandria

SUP 2011-0024



4/9/2011

Ref: 420-422 E Home Ave,  
Alexandria, VA.

To address any concern:

Betty I. Treger, owner of  
above property is Alexandria  
native, GW High grad and  
owner of Home Ave property  
since 1996 -

Don, husband, also a  
GW High graduate and Del Ray  
native, Don has owned  
residential and commercial property  
in Del Ray for 60+ years -

We are now trying to  
secure special use permit for  
Ang Rowley, a tenant at  
420 E Home Ave.

**The Treger Family**  
9026 Parliament Dr.

We are not Burke, VA 22015, in community  
strangers, in community

Thank you for your cooperation -

Betty I. Treger  
Don I. Treger

703-503-5026