

Docket Item #2  
SPECIAL USE PERMIT #2003-0068

Planning Commission Meeting  
October 7, 2003

**ISSUE:** Consideration of a request for a special use permit amendment to add light automobile repair service and to change the hours of operation at an existing automobile sales facility.

**APPLICANT:** Shahrokh Tayebi

**LOCATION:** 460-B South Pickett Street

**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2003:** The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.

STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#96-0078)
2. No automobile repair work shall be done outside. (P&Z) (SUP#96-0078)
3. **CONDITION AMENDED BY STAFF:** Automobile repair work done on the premises shall be limited to light repair which is defined as “Minor service work to automobiles or light trucks including tune up, lubrication, alignment, fuel system, brakes, mufflers, and replacement of small items but not to include general auto repair services.” ~~restricted to minor mechanical work and detailing, as requested by the applicant.~~ (P&Z) (SUP#96-0078)
4. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 7:00 A.M. to 7:00 P.M. Monday through Saturday. Hours for auto sales may include Sunday from 11:00 a.m. to 5:00 p.m., however, auto repair shall not be conducted on Sundays. ~~as requested by the applicant.~~ (P&Z) (SUP#96-0078)
5. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP#96-0078)
6. 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) (SUP#96-0078)
7. No vehicles shall be displayed, parked or stored on a public right-of-way. (P&Z) (SUP#96-0078)
8. **CONDITION AMENDED BY STAFF:** No more than ~~ten~~ 15 sales or customer vehicles shall be ~~displayed~~ parked outside the building, and vehicles shall be parked in a neat, orderly arrangement consistent with the parking plan submitted with this application. (P&Z) (SUP#96-0078)
9. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and ~~No~~ amplified sound shall be audible at the property line. ~~(Health)~~ (T&ES) (SUP#96-0078)

10. The parking lot shall be paved and striped to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP#96-0078)
11. **CONDITION AMENDED 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 Division of Environmental Quality at 703-519-3400 ext. 166. (T&ES) (~~SUP#96-0078~~)
12. **CONDITION AMENDED 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 sewer or be discharged onto the ground. (~~Health Dept~~) (T&ES) (~~SUP#96-0078~~)
13. **CONDITION AMENDED 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. ~~No odors shall be permitted to emanate from the property.~~ (~~Health Dept~~) (SUP#96-0078)
14. No materials shall be disposed of by venting into the atmosphere. (Health Dept) (SUP#96-0078)
15. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business. (Police) (SUP#96-0078)
16. If the Director of Planning and Zoning determines that screening is necessary along the southern boundary of the property, it shall be provided to his satisfaction and may include landscaping and fencing as he deems necessary. (P&Z) (SUP#96-0078)
17. 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 Planing Commission and City Council if (a)there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, 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)(SUP#96-0078)

18. CONDITION ADDED BY STAFF: 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:
1. Car washes be done at an off site commercial car wash facility.
  2. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
  3. 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.
  4. Commercial car wash installations shall be equipped with water recycling system approved by the building official. (T&ES)
19. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance to the business. (P&Z)

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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.

DISCUSSION:

1. The applicant, Shahrokh Tayebi, requests special use permit approval for the operation of a light automobile repair business at an existing automobile sales facility located at 460-B South Pickett Street.
2. The subject property is one lot of record with 306 feet of frontage along South Pickett Street and 592 feet of frontage along Edsall Road, and a total lot area of 4.3 acres. Tenants in the two-story warehouse building located on the property include Fairfax Auto Parts, National Commercial Flooring, Martin Motorsports (repair), Midas, and Design Express Solutions. The subject tenant space is located at the rear of the property, at the northeast corner of the building.

To the north of the subject property is Koons of Alexandria. A warehouse building is located adjacent to the property to the east. To the west is a mini storage facility located at the corner of South Pickett Street and Cameron Station Boulevard. Residential town homes in Cameron Station are located immediately to the south of the property.

3. On June 15, 1996, City Council granted Special Use Permit #96-0078 for the operation of an automobile sales business, which allowed minor mechanical repairs and detailing. The applicant is now requesting to amend the SUP to add light automobile repair and to change the hours of operation to be open on Sundays. The light auto repair will include tune-ups, oil changes, brake changes, lubrication, engine diagnosis, tire changes, and muffler repair, but will not include general auto repair. Repair operations will be offered to customers who have purchased vehicles from the facility, to customers who have been referred by previous customers, and to the general public. Servicing will be offered from 10:00 a.m. to 7:00 p.m. Monday through Saturday.

The hours for vehicle sales are proposed to remain the same, from 7:00 a.m. to 7:00 p.m. Monday through Saturday, but are proposed to also include Sundays from 7:00 a.m. to 7:00 p.m. In a phone conversation with staff on August 8, 2003, the applicant stated that he is currently operating on Sundays, and did not realize that his SUP did not allow it. Staff informed him of the requirement, and the applicant stated that Sundays are a busy day for vehicle sales and he wanted to continue to offer this service.

4. On Wednesday, July 30, 2003, staff inspected the subject business for compliance with the conditions of SUP#96-0078. Staff observed that the applicant complied with all conditions, except that staff observed two engines in the garage. Condition #3 of the special use permit does not allow light or general automobile repair, only minor mechanical work and detailing. The applicant stated that he had planned to install it in a vehicle that he was going to sell, but that he had never done it before. Staff informed him that he was not permitted to conduct

repair on the premises. The applicant agreed to have the engine replaced off site, and upon reinspection on August 4, 2003, the engines were no longer on the premises. Staff is not aware of any complaints about the current operation.

5. Pursuant to section 8-200(20) of the zoning ordinance, an automobile sales and repair operation requires 1.2 off-street parking spaces for every 400 square feet of space in a warehouse building. The applicant's business will occupy 2400 square feet of space requiring eight parking spaces. The landlord has assigned 10 spaces behind the building for the applicant, more than the parking requires by the ordinance. There are five additional spaces available to the applicant at the north side of the building, adjacent to the business, and there is room for three vehicles inside of the building. Outdoor parking assigned to the applicant is designated with paint indicating "LI" for Luxury Imports. Parking for the other tenants is also assigned and designated.
6. There is one vehicle lift located in the building, and two vehicle bays.
7. A total of three employees will be on the premises, one of which will be the mechanic.
8. The applicant anticipates trash to include old automobile parts. Trash will be picked up once a week. A dumpster is located on the north side of the building.
9. The light automobile repair business "Martin Motorsports" operates immediately adjacent to the subject business at 460-A South Pickett Street (SUP#99-0005).
10. Zoning: The subject property is located in the CSL/Commercial Service Low zone. Sections 4-303(B) and (P) of the zoning ordinance allow an automobile repair garage and automobile sales in the CSL zone only with a special use permit.
11. Master Plan: The proposed use is consistent with the Landmark/Van Dorn small area plan chapter of the Master Plan which designates the property for commercial and service uses.

STAFF ANALYSIS:

Staff does not object to adding light automobile repair to the existing automobile sales facility located at 460-B South Pickett Street. The repair will be very limited, with only one lift on the premises and one mechanic. There is adequate parking to meet the zoning requirement of eight spaces, and an additional 10 spaces that can be accommodated either outside or in the building which is sufficient for the few customer and employee vehicles. Staff did not observe a parking problem when visiting the premises.

Staff was concerned about the potential for negative impacts on the adjacent residential area from the increased activity and noise levels associated with repair. However, given that the applicant anticipates a limited repair operation, with only infrequent use of compressor tools, and that staff is not aware of any noise related complaints from Martin Motorsports, the repair business immediately adjacent to the subject business, staff found that the change in noise level would most likely be negligible. Additionally, staff has limited the Sunday hours to only allow sales and not repair as proposed by the applicant, which is consistent with the repair hours at Martin Motorsports. Staff recommends a one year review to ensure that noise does not become a problem, and to ensure compliance with all other conditions.

Staff has added standard conditions related to automobile uses. Staff amended condition #8 to allow only 15 sales or customer vehicles parked outside as proposed by the applicant, and maintained that the vehicles be stored in a neat and orderly fashion.

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

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

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 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-2 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-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.
- R-4 No auto repair work shall be done outside.
- R-5 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-6 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.

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. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-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 Article 511 of the National Electrical Code, 1996 for commercial repair garages of automobiles.
- C-6 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.

Health Department:

F-1 No comments

Police Department:

F-1 Concur