



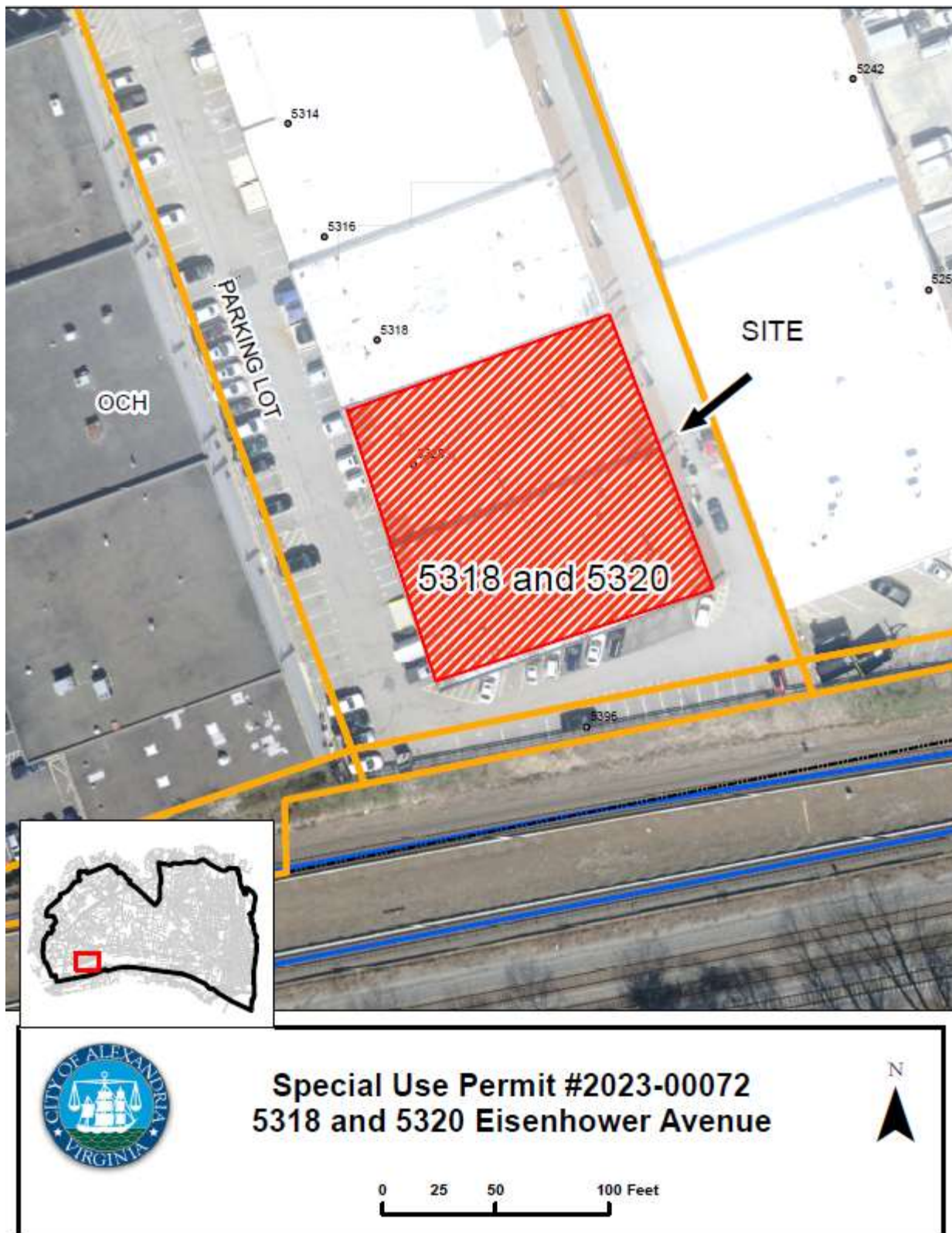
***DOCKET ITEM #2***  
***Special Use Permit #2023-00072***  
***5318 and 5320 Eisenhower Avenue***  
***(parcel address: 5300 Eisenhower Avenue)***

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Application	General Data	
<b>Request:</b> Public Hearing and consideration of a request for a Special Use Permit for expansion of a noncomplying general automobile repair use (amending SUP#2004-00049)	<b>Planning Commission Hearing:</b>	November 6, 2023
	<b>City Council Hearing:</b>	November 18, 2023
<b>Address:</b> 5318 and 5320 Eisenhower Avenue (parcel address: 5300 Eisenhower Avenue)	<b>Zone:</b>	OCH/Office Commercial High
<b>Applicant:</b> East Coast Collision, Inc., represented by Matthew Roberts, attorney	<b>Small Area Plan:</b>	Eisenhower 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:** Mavis Stanfield [mavis.stanfield@alexandriava.gov](mailto:mavis.stanfield@alexandriava.gov)  
Ann Horowitz [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



## I. DISCUSSION

### REQUEST

The applicant, East Coast Collision, Inc., requests Special Use Permit (SUP) approval for an expansion of a noncomplying general automobile repair use (amending SUP#2004-00049), currently located at 5320 Eisenhower Avenue, into the abutting suite at 5318 Eisenhower Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with an estimated 200 feet of frontage along Eisenhower Avenue, a depth ranging from 500 to 600 feet and a lot area of approximately 104,720 square feet. A single industrial building with a total of 62,000 square feet has been divided into what was originally seven separate units. The rock climbing business, Sportrock, is located in the other portions of the building.

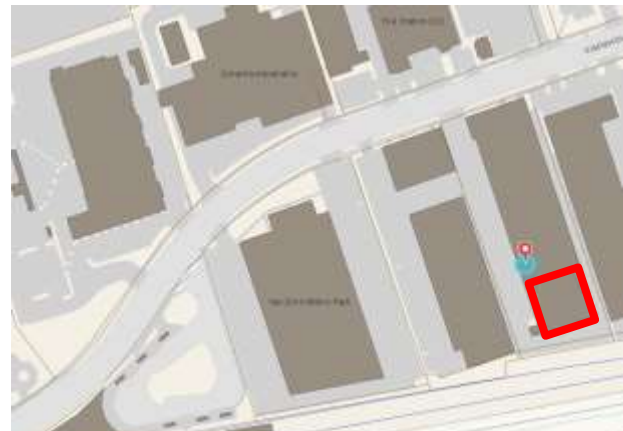
The property is located between Eisenhower Avenue to the north and railroad and metro tracks to the south. The surrounding area is occupied by a mix of industrial, residential, and commercial office uses. To the north are the Covanta waste-to-energy plant, parking lots, and an office building. Fairfax County is located to the south of the rail tracks. To the east and west are similarly developed industrial buildings. Further east are residential apartments, known as The Reserve at Eisenhower.

### BACKGROUND

Records indicate the building was constructed in 1965 as an industrial flex space. City Council granted Special Use Permit #2034 on September 12, 1987, to Mehdi H. Namini and Mohammad A. Raesian for the operation of an automobile repair garage located at 5320 Eisenhower Avenue. On June 24, 1992, the property was rezoned from the I-2, industrial zone, to OCH/office commercial high zone. Staff administratively approved Special Use Permit #96-0134 on August 22, 1996, to change the ownership of the automobile repair garage to SMN Inc. Staff administratively approved Special Use Permit #98-0149 on December 22, 1998, to change the ownership to Margos Inc. The Planning Commission deferred action on SUP #2000-0131 for a request by Margos Inc. to allow additional parking for vehicles awaiting repair. The property owner stated at the hearing that he was not agreeable to the request, and the application was never



*Figure 1: Aerial View*



*Figure 2: Site Context*

acted upon. Staff administratively approved Special Use Permit #2003-0084 on November 3, 2003, to change the ownership of the automobile repair use to East Coast Collision. Staff approved an Administrative Special Use Permit for a minor amendment, SUP 2004-00049, on June 4, 2004, to permit a second paint spray booth on the premises.

The premises at 5318 Eisenhower Avenue has been vacant for approximately four years. It was previously occupied by a diaper laundry facility, which began operating on the property in 1980.

A zoning inspection conducted on October 12, 2023 revealed two violations of the governing special permit conditions #2 and #7, related to the number of vehicles stored outside, which is limited to 12, and the prohibition of the storage of tires and vehicle part outside unless they are stored in a dumpster or other trash receptacle or enclosure. At the time of the inspection, 15 cars were stored outside, and a few tires and car parts stored outside were not in a receptacle or enclosure. A follow-up zoning inspection conducted on October 23, 2023, found no violations remained on the property.

### PROPOSAL

The applicant, East Coast Collision, currently operates a general automobile repair business at 5320 Eisenhower Road. The business owner would like to expand into the adjoining suite, which has vehicle access from both sides of the building. The existing tenant space only has vehicle access on the side where parking is available. The applicant does not expect to expand the vehicle repair operation in terms of volume, but rather to have an expanded space in which to work. Currently he has 16 employees working in a space consisting of 8,894 square feet. The additional space, consisting of 8,000 square feet, would result in a use that is a total of 16,894 square feet. A small portion of the #5318 suite is currently partitioned for offices near the entrance to the suite. The balance of the space is completely open.

The business owner would like to have an area of this space devoted to parts storage so that he can preorder parts for customers and store them. When customers come in for repairs, there would not be delays due to lack of parts because all parts would be located on-site. This cannot be done with the existing space, which is filled with lifts and repair supplies. Although the applicant may operate until 6 p.m., he has chosen to close at 5 p.m. Vehicles would continue to be stored inside and in the 12 exterior leased spaces noted in the previous SUP approval. The applicant would continue to service 40-50 cars per week.

### PARKING

Pursuant to Section 8-200(A)(18) of the Zoning Ordinance, for miscellaneous commercial uses, including, but not limited to, equipment and repair businesses, one space for each 400 square feet of floor area is required. Given that the proposal would expand the space to 16,894 square feet, the required parking would be 43 spaces.

The proposed expansion of the repair garage would have the ability to store up to 38 cars in each warehouse bay, which equates to 76 parking spaces. In addition to the 12 leased parking spaces



that the applicants have always had, the applicant will have access to a total of 88 parking spaces for onsite vehicles. Therefore, the parking requirement is met.

### ZONING/MASTER PLAN DESIGNATION

The subject property was zoned industrial when it was constructed and when this use was first permitted, with the approval of SUP#2034 in 1987. In 1992 the property was rezoned to the OCH/Office commercial high district. Because general automobile repair uses are not permitted in the OCH zone, it is therefore a noncomplying use. Section 12-302(A) of the Zoning Ordinance requires a special use permit for the physical expansion, enlargement, or intensification of a noncomplying use.

The subject property is located in the Eisenhower West Small Area Plan which calls for a mix of residential, office, retail and institutional uses. The SUP proposal to expand a non-complying general automobile repair use does not comply with the small area plan goals. Given its proximity to the Van Dorn Metro Station, buildings in this area are planned to be high or medium high density.

## **II. STAFF ANALYSIS**

Staff supports the applicant's SUP request for an expansion of the noncomplying general automobile repair use to allow a long-term business to continue to accommodate its customer base in an efficient manner. The expansion also shifts some of its parked vehicles to the building interior to not only accommodate its customers' vehicles, but also to provide more open parking in the lot for customers of the popular Sportrock business. The use is located a short distance from the Eisenhower Metro station and the applicant has indicated that many customers drop off their cars and then board the metro to travel to their destination.

Staff recommends deleting a number of conditions that were either repetitive, no longer applicable or overly restrictive. Staff recommends deleting Condition #4, which restricts the repair work to auto body work, as the general automobile repair use definition covers this work. Conditions #8 and #9 have been replaced with a new Condition #24, which relates to the display, storage or repair of vehicles in the right-of-way. Conditions #10, #12, #13 and #14 are proposed to be deleted, as they are no longer relevant and relate to parking on Eisenhower Avenue, which does not occur at this time, and information provided to the Health, Code and Police Departments, which is no longer requested or required. The applicant will need a new Certificate of Occupancy to expand into the space at 5318 Eisenhower Avenue and all building Code regulations will be addressed at that time.

Condition #3 has been amended to require vehicles to be repaired indoors. Staff proposes amending Condition #16 to provide additional information on accessing the manual for automobile related industries Best Management Practices. Staff recommends including the standard transportation conditions related to employees using off-street parking or using public transportation and information on public transportation. Staff recommends including other standard conditions related to trash, employee training and loading of vehicles to occur during

hours of operation. Condition #28 recommends either washing cars at a commercial car wash facility or obtaining or maintaining a Virginia Pollution Discharge Elimination System (VPDES) Permit if there is on-site car washing.

Based on consultation with staff from P&Z's Development and Neighborhood Planning divisions, staff recommends a City Council docketed review in 15 years, as noted in Condition #30. This recommendation is based on recent development activity in the general area and the potential for more in the mid-term. Recent development activity in the vicinity of the subject properties includes Tri Pointe Homes, DSUP #2020-00035, approved in March 2021, with 75 townhouse units and 64 multi-family units. This development approval includes a shared bicycle/pedestrian path and will encompass a nearly seven-acre area now devoted to surface parking, located northeast of the subject property. More recently, City Council approved DSUP #2022-10018 and Vacation #2022-00002 for the expansion of the Restaurant Depot on 4600 Eisenhower Avenue which provides multimodal sidewalk improvements along the Eisenhower Connector.

While redevelopment in the vicinity is not currently at significant levels, a considerable level of redevelopment is anticipated in the next 15 years. The large Virginia Paving site is nearing closure, and development interest is anticipated to follow the redevelopment of the Landmark Mall site. The WMATA parking lot is under consideration for affordable housing. As the SUP recommendation allows for the continuation of noncomplying uses until redevelopment occurs, staff believes the inclusion of the timing in Condition #30 is appropriate. City Council has approved two other applications for non-complying uses at industrial flex space centers located in the immediate vicinity that include the same condition for a 15-year review. SUP #2023-00021 was approved by City Council on June 17, 2023 for a change of ownership, an extension of a Special Use Permit term and the expansion of the square footage for noncomplying uses at 5150, 5200 and 5230 Eisenhower Avenue. SUP #2023-00036 was approved by City Council on July 5, 2023 for an extension of a Special Use Permit term and for a condition amendment to allow parking space assignments for tenants at 5380 Eisenhower Avenue.

Pursuant to the conditions outlined in Section III of this report, staff recommends approval of the Special Use Permit.

### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2034)
2. No more than 12 vehicles awaiting repair shall be parked or stored outside at any time. (P&Z)(SUP #2034)
3. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building. (P&Z) (SUP #2034)

4. **CONDITION DELETED BY STAFF:** ~~Repair work done on the premises shall be restricted to auto body repair. (P&Z)(SUP #2034)~~
5. The hours of operation shall be restricted to between 8:00 A.M. and 6:00 P.M., daily, except Sunday. (P&Z)(SUP #2034)
6. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z)(SUP #2034)
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)(SUP #2034)
8. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #24:** ~~No vehicles shall be displayed, parked, or stored on a public right of way. (P&Z)(SUP #2034)~~
9. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #24:** ~~No storage or repairs shall be performed on the city's right of way. (P&Z)(T&ES)(SUP #2034)~~
10. **CONDITION DELETED BY STAFF:** ~~No parking of vehicles shall occur at any time within the "no parking" area of Eisenhower Avenue. (P&Z)(T&ES)(SUP #2034)~~
11. All paint, thinner and solvents shall be stored so as to prevent any leakage or spillage from entering floor drains, storm sewers or sanitary sewers. (P&Z)(Sanitation Authority)(SUP #2034)
12. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide the Health Department detailed information as requested by the Health Department. (P&Z)(SUP #2034)~~
13. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide details about the physical operation of this use as requested by the Building Department. (P&Z)(SUP #2034)~~
14. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police)(SUP#2003-0084)~~
15. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)(SUP#2003-0084)
16. **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 on the [Environmental Quality Forms and Publications Website](#).(T&ES)

~~(SUP#2003-0084)~~

17. 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) (SUP#2003-0084)
18. 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) (SUP#2003-0084)
19. No paint or coatings shall be applied outside of a paint booth and no materials shall be disposed of by venting into the atmosphere. (T&ES) (SUP#2003-0084)
20. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2003-0084)
21. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
22. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
23. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
24. **CONDITION ADDED BY STAFF:** The applicant is prohibited from repairing, displaying, parking, storing, unloading, and/or staging any vehicles, machinery, trailers, or otherwise in the public right-of-way. (T&ES)
25. **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)
26. **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 monitored and picked up at least once during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)



27. **CONDITION ADDED BY STAFF:** Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (T&ES)
28. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility or that the applicant apply and/or maintain a Virginia Pollution Discharge Elimination System (VPDES) Permit if there is on-site car washing. Information on this permit is available at: <https://www.deq.virginia.gov/permits/water/surface-waters-vpdes>, <https://law.lis.virginia.gov/admincode/title9/agency25/chapter194/>. (T&ES)
29. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (T&ES)
30. **CONDITION ADDED BY STAFF:** This special use permit shall be reviewed by City Council in October 2038 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)
31. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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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.

## **I. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation & Environmental Services:

- R-1 All paint, thinner, and solvents, shall be stored so as to prevent any leakage or spillage from entering floor drains, storm waters and sanitary sewers.
- R-2 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-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 No paint or coatings shall be applied outside of a paint spray booth and no material shall be disposed of by venting into the atmosphere. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
- R-6 The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. A copy can be obtained on the [Environmental Quality Forms and Publications](#) Website.
- R-7 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-8 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-9 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-10 The applicant is prohibited from storing, unloading, and/or staging any vehicles, machinery, trailers, or otherwise in the public right-of-way. (T&ES)
- R-11 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)

- R-12 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES)
- R-13 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- R-14 Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (T&ES)
- R-15 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility or that the applicant apply and/or maintain a Virginia Pollution Discharge Elimination System (VPDES) Permit if there is on-site car washing. Information on this permit is available at <https://www.deq.virginia.gov/permits/water/surface-waters-vpdes>, <https://law.lis.virginia.gov/admincode/title9/agency25/chapter194/>. (T&ES)
- C-1 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 Any architectural and structural changes need building permit plan review.

Fire:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



# APPLICAT I ON SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2023-00072

PROPERTY LOCATION: 5318 Eisenhower Avenue  
& 5320 Eisenhower Avenue

TAX MAP REFERENCE: 077.01-01-7  
APPLICANT: E: ZONE: OCH

Name: East Coast Collision, Inc.

Address: 5320 Eisenhower Avenue, Alexandria, VA 22304

PROPOSED USE: Expansion of existing body shop into adjacent warehouse bay and confirm a change in ownership of an existing business

- ☒ 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.

Matthew G. Roberts, Attorney/Agent for Applicant

Print Name of Applicant or Agent

1676 International Drive, Suite 1350

Mailing/Street Address

Tons, VA

City and State

22102

Zip Code

Signature

Date

804-771-9570

Telephone #

Fax #

mroberts@hirschlerlaw.com

Email address

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of See attached, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Please Print  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 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 three percent.

See Ownership and Disclosure Statement below

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**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5300 Eisenhower Ave, I hereby  
(Property Address)  
grant the applicant authorization to apply for the body shop use as  
(use)  
described in this application.

Name: BRIAN Quinlan

Phone: \_\_\_\_\_

Please Print  
Address: 5300 Eisenhower Ave

Email: Quinlan + LBC @ gmail.com

Signature: [Signature]

Date: 8-15-23

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 three percent.

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

September 5, 2023

**VIA APEX**

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

**Re: Special Use Permit Application – Applicant Consent**  
**Property: 5318 Eisenhower Avenue**  
**Tax Map No. 077.01-01-07 (the “Property”)**

Dear Ms. Vonhm:

The undersigned is the lessee of the Property and applicant for that Special Use Permit for the Property filed on or about August 1, 2023 (“Applicant”). By this letter, Applicant hereby authorizes Hirschler Fleischer, P.C., including, but not limited to, Matthew G. Roberts, Esq., to file and pursue approval of a Special Use Permit for the Property, including filing, signing, and delivering such application and any and all other documents necessary for or related thereto. Please direct all correspondence relative to this request to:

Matthew G. Roberts, Esq.  
Hirschler Fleischer, P.C.  
1676 International Drive, Suite 1350  
Tysons, VA 22102  
mroberts@hirschlerlaw.com

Very truly yours,

East Coast Collision, Inc., a Virginia corporation

By:

Name: R. E. Federation  
Title: V. President

16427890.1 047489.00002

## 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 three 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. Rafi Festekjian	5320 Eisenhower Avenue, Alexandria, VA 22304	33.3
2. Peter Festekjian	5320 Eisenhower Avenue, Alexandria, VA 22304	33.3
3. Yeprem Festekjian	5320 Eisenhower Avenue, Alexandria, VA 22304	33.3

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5320 Eisenhower Avenue, Alexandria, VA 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. 5300 Eisenhower Avenue, <del>VA</del> 22031	5808 RIDGELEA DRIVE, FAIRFAX, VA, 22031	100
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. None		
2.		
3.		

**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.

8/1/23 (rev. 9/11/23)

Matthew G. Roberts

Date

Printed Name

Signature





### **NARRATIVE DESCRIPTION**

5318 Eisenhower Avenue  
Special Use Permit  
Applicant: East Coast Collision, Inc.

The Applicant is requesting a Special Use Permit ("SUP") amendment to expand an existing automobile repair business (the "Intended Use") within the OCH/Office Commercial (High) District. The expansion will facilitate the continued operations of the Intended Use and provide additional parking relief on site. The Applicant is also seeking to confirm a change of ownership of the existing business.

Pursuant to SUP #2003-0084, the Applicant presently operates the Intended Use within the existing warehouse located at 5300 Eisenhower Avenue (the "Property") within the bay identified as 5230 Eisenhower Avenue. The existing business has operated at the Property since September 1987, when the City Council approved Special Use Permit #2034. The Applicant purchased the existing business in August 2003, and SUP #2003-0084 was approved administratively on November 3, 2003.

The Applicant desires to expand the Intended Use to the adjacent warehouse bay, identified as 5318 Eisenhower Avenue. The expansion into the adjacent warehouse bay will provide needed operational space for the Intended Use, as well as potential office space and storage. Expansion into the adjacent warehouse bay will also provide additional parking for vehicles. In addition to twelve (12) leased parking spaces, the Applicant is able to park up to 38 vehicles in each warehouse bay. Thus, with the expansion, the Applicant will have access to up to 88 parking spaces for onsite vehicles<sup>1</sup>.

Notwithstanding the expansion, the Intended Use will continue to operate as it presently does. The existing business services between 40-50 cars per week, and the Applicant does not anticipate additional service operations with this expansion. Additionally, vehicles will continue to be parked within the warehouse bays. Finally, the Applicant does not propose to expand its operating hours, which are presently 8 AM to 5 PM on Monday through Friday.

Given the above, the Applicant requests approval of this SUP. Expansion of the Intended Use will facilitate the continued operations of a business that has been in operation in the City since 1987 without issue. It will also provide additional parking to accommodate vehicles onsite for servicing. Furthermore, the Applicant does not anticipate additional service operations with this expansion, thereby minimizing impacts on adjacent property owners and lessees.

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<sup>1</sup> Notably, the Property's parking lot contains 133 parking spaces. The Applicant's operating hours and parking needs for the Intended Use are largely countercyclical with those of the major tenant at the Property, Sportrock.

## 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).

40-50 vehicles onsite for servicing each week

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

16 total employees

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

Day:

Monday through Friday

Hours:

8AM to 5PM

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

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

No unusual noise levels are anticipated (no change)

B. How will the noise be controlled?

Restricted operating hours; no exterior loudspeakers (SUP2004-0049);  
compliance with the Noise Ordinance.



- 8.** Describe any potential odors emanating from the proposed use and plans to control them:  
No unusual odors are anticipated Applicant will comply with SUP2004-0049

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- 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)  
Waste products typical of an automobile repair business.

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

Amount of trash is typical for an automobile repair business.

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- C. How often will trash be collected?

Two times per week.

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

Landlord provides a weekly cleaning crew for the property.

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- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes.      ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Applicant will comply with all applicable codes, ordinances, and regulations applicable to the intended use.

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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:

12 Standard spaces  
           Compact spaces  
           Handicapped accessible spaces.  
76 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? 0

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? n/a
- C. During what hours of the day do you expect loading/unloading operations to occur?  
n/a
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
n/a

- 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?

Street access to the subject property is adequate for the intended use.

## 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?

8,894 sq. ft. (existing) + 8,000 sq. ft. (addition if any) = 16,894 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: \_\_\_\_\_

**End of Application**



## Department of Planning & Zoning Special Use Permit Application Checklist

### Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

### Interior Floor Plan

- ☒ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

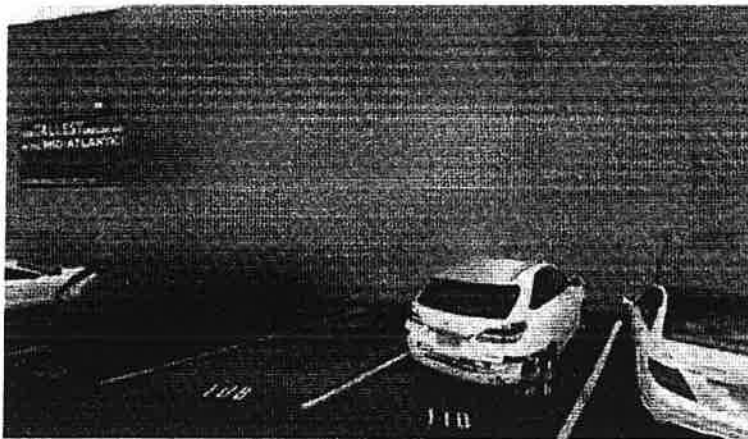
### If Applicable

- ☐ Plan for outdoor uses

### Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets

# Google Maps 5318 Eisenhower Ave



## 5318 Eisenhower Ave

- Directions
- Save
- Nearby
- Send to phone
- Share

5318 Eisenhower Ave, Alexandria, VA 22304

RV2F+5M Alexandria, Virginia

### Photos



OCCUPANT INFORMATION				USABLE AREAS RETURNED TO THE OCCUPANT FOR				BASIC RENTABLE AREAS FACTORS APPLIED TO FLOOR			
FLIGHT	EXTERIOR FLOOR AREA	MAJOR VERTICAL PEN.	REGULAR FLOOR AREA	OCCUPANT NAME	SPACE ID	OCCUPANT AREA	BUILDING AREA	FLOOR AREA	BUILDING AREA	FLOOR AREA	BUILDING AREA
Level 1 - Level 1	3,142	0	1,783	Scottish	Bay 1 - Level 1	3,142	0	0	0	0	0
Bay 1 - Level 1	1,783	0	1,783	Scottish	Bay 1 - Level 1	1,783	0	0	0	0	0
Bay 2 - Level 1	1,783	0	1,783	Scottish	Bay 2 - Level 1	1,783	0	0	0	0	0
Bay 3 - Level 1	1,783	0	1,783	Scottish	Bay 3 - Level 1	1,783	0	0	0	0	0
Bay 4 - Level 1	1,783	0	1,783	Scottish	Bay 4 - Level 1	1,783	0	0	0	0	0
Bay 5 - Level 1	1,783	0	1,783	Scottish	Bay 5 - Level 1	1,783	0	0	0	0	0
Bay 6 - Level 1	1,783	0	1,783	Scottish	Bay 6 - Level 1	1,783	0	0	0	0	0
Bay 7 - Level 1	1,783	0	1,783	Scottish	Bay 7 - Level 1	1,783	0	0	0	0	0
Level 2 - Level 2	3,142	0	1,783	Scottish	Bay 1 - Level 2	3,142	0	0	0	0	0
Bay 1 - Level 2	1,783	0	1,783	Scottish	Bay 1 - Level 2	1,783	0	0	0	0	0
Bay 2 - Level 2	1,783	0	1,783	Scottish	Bay 2 - Level 2	1,783	0	0	0	0	0
Bay 3 - Level 2	1,783	0	1,783	Scottish	Bay 3 - Level 2	1,783	0	0	0	0	0
Bay 4 - Level 2	1,783	0	1,783	Scottish	Bay 4 - Level 2	1,783	0	0	0	0	0
Bay 5 - Level 2	1,783	0	1,783	Scottish	Bay 5 - Level 2	1,783	0	0	0	0	0
Bay 6 - Level 2	1,783	0	1,783	Scottish	Bay 6 - Level 2	1,783	0	0	0	0	0
Bay 7 - Level 2	1,783	0	1,783	Scottish	Bay 7 - Level 2	1,783	0	0	0	0	0
Level 3 - Level 3	3,142	0	1,783	Scottish	Bay 1 - Level 3	3,142	0	0	0	0	0
Bay 1 - Level 3	1,783	0	1,783	Scottish	Bay 1 - Level 3	1,783	0	0	0	0	0
Bay 2 - Level 3	1,783	0	1,783	Scottish	Bay 2 - Level 3	1,783	0	0	0	0	0
Bay 3 - Level 3	1,783	0	1,783	Scottish	Bay 3 - Level 3	1,783	0	0	0	0	0
Bay 4 - Level 3	1,783	0	1,783	Scottish	Bay 4 - Level 3	1,783	0	0	0	0	0
Bay 5 - Level 3	1,783	0	1,783	Scottish	Bay 5 - Level 3	1,783	0	0	0	0	0
Bay 6 - Level 3	1,783	0	1,783	Scottish	Bay 6 - Level 3	1,783	0	0	0	0	0
Bay 7 - Level 3	1,783	0	1,783	Scottish	Bay 7 - Level 3	1,783	0	0	0	0	0
Level 4 - Level 4	3,142	0	1,783	Scottish	Bay 1 - Level 4	3,142	0	0	0	0	0
Bay 1 - Level 4	1,783	0	1,783	Scottish	Bay 1 - Level 4	1,783	0	0	0	0	0
Bay 2 - Level 4	1,783	0	1,783	Scottish	Bay 2 - Level 4	1,783	0	0	0	0	0
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Bay 2 - Level 6	1,783	0	1,783	Scottish	Bay 2 - Level 6	1,783	0	0	0	0	0
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Bay 5 - Level 6	1,783	0	1,783	Scottish	Bay 5 - Level 6	1,783	0	0	0	0	0
Bay 6 - Level 6	1,783	0	1,783	Scottish	Bay 6 - Level 6	1,783	0	0	0	0	0
Bay 7 - Level 6	1,783	0	1,783	Scottish	Bay 7 - Level 6	1,783	0	0	0	0	0
Level 7 - Level 7	3,142	0	1,783	Scottish	Bay 1 - Level 7	3,142	0	0	0	0	0
Bay 1 - Level 7	1,783	0	1,783	Scottish	Bay 1 - Level 7	1,783	0	0	0	0	0
Bay 2 - Level 7	1,783	0	1,783	Scottish	Bay 2 - Level 7	1,783	0	0	0	0	0
Bay 3 - Level 7	1,783	0	1,783	Scottish	Bay 3 - Level 7	1,783	0	0	0	0	0
Bay 4 - Level 7	1,783	0	1,783	Scottish	Bay 4 - Level 7	1,783	0	0	0	0	0
Bay 5 - Level 7	1,783	0	1,783	Scottish	Bay 5 - Level 7	1,783	0	0	0	0	0
Bay 6 - Level 7	1,783	0	1,783	Scottish	Bay 6 - Level 7	1,783	0	0	0	0	0
Bay 7 - Level 7	1,783	0	1,783	Scottish	Bay 7 - Level 7	1,783	0	0	0	0	0
TOTAL	60,332	0	60,332			60,332	0	0	0	0	0

ASSUMPTIONS:

1. Calculations are based on the BOMA Standard Method of Measurement for Industrial Buildings.
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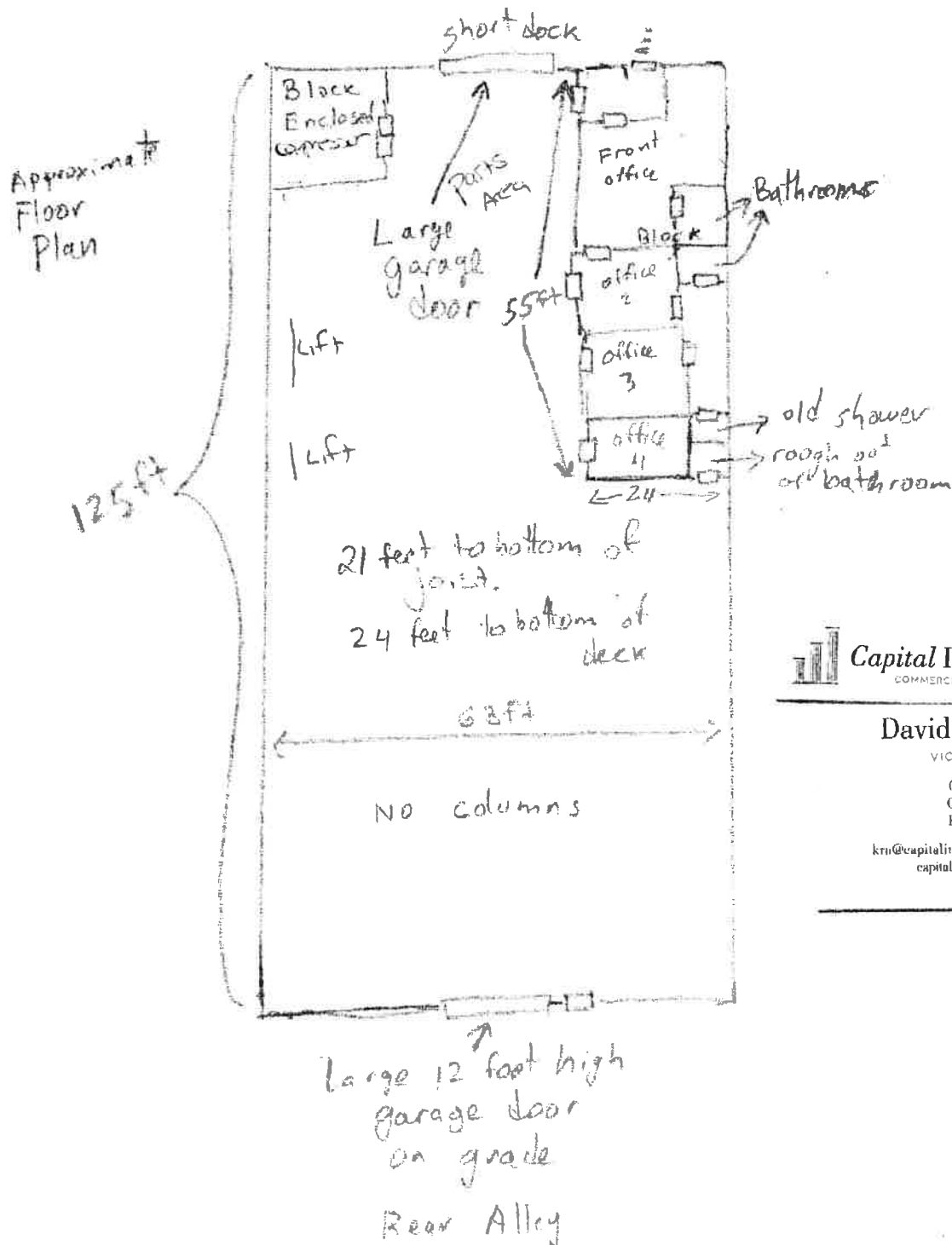
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5300 - 5320 Eisenhower Ave. Alexandria VA

Bay G, 5318 Eisenhower Ave. B.1725F



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