



Docket Item #8

**Special Use Permit #2013-0037**  
**500-510 North Fayette Street and 1201 Oronoco Street -**  
**Automotive Service Garage**

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Application	General Data	
Consideration of request for a Special Use Permit amendment at an existing noncomplying general automobile repair business.	<b>Planning Commission Hearing:</b>	September 3, 2013
	<b>City Council Hearing:</b>	September 21, 2013
<b>Address:</b> 500-510 North Fayette Street and 1201 Oronoco Street	<b>Zone:</b>	CRMU-M / Commercial Residential Mixed-Use (Medium)
<b>Applicant:</b> Automotive Service Garage	<b>Small Area Plan:</b>	Braddock Road Metro

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

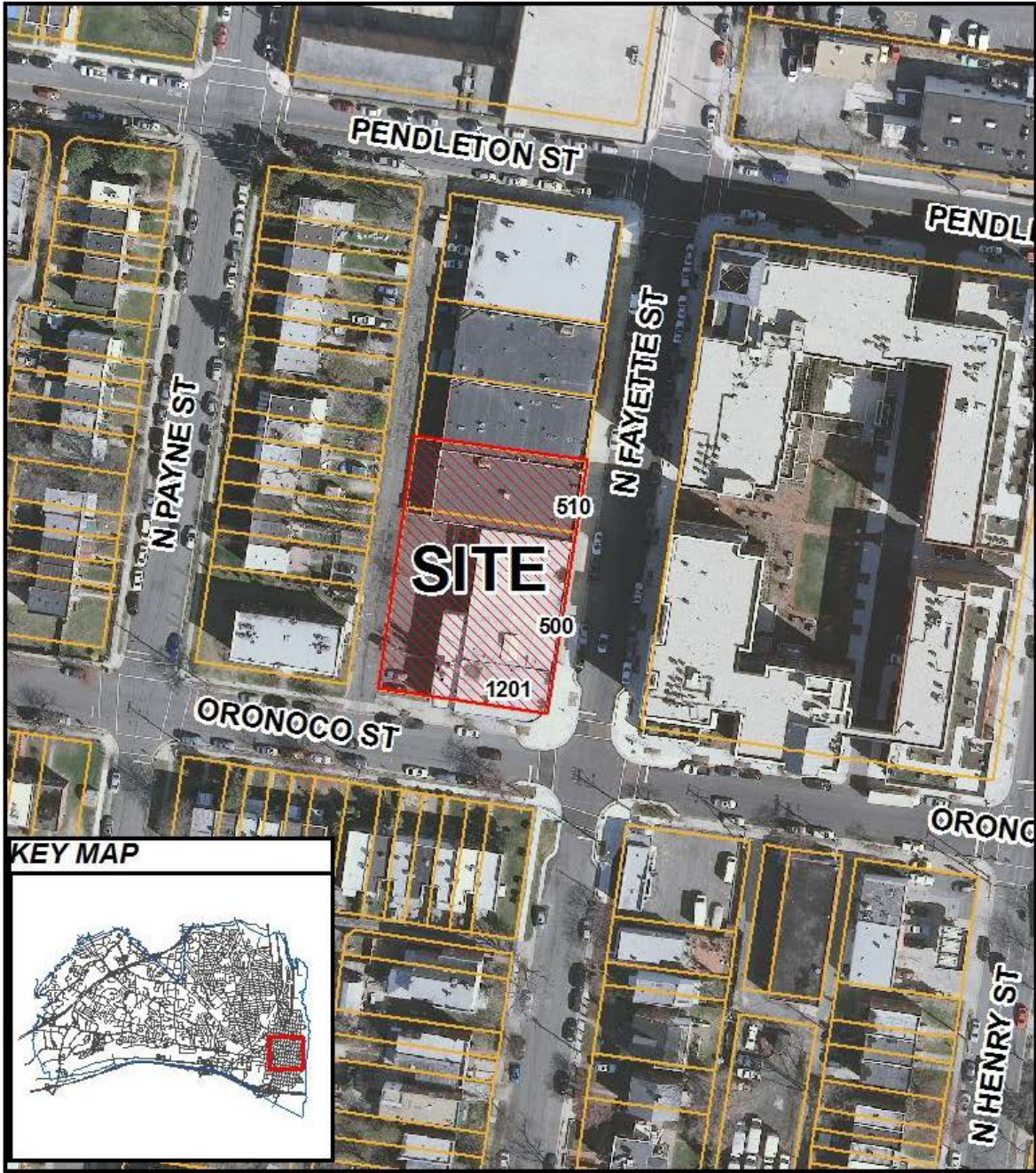
**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, SEPTEMBER 3, 2013:** On a motion by Mr. Wagner, seconded by Mr. Dunn, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Engin Artemel, representing the applicant, spoke in favor of the request.



**SUP #2013-0037**  
**500 & 510 N. Fayette St. &**  
**1201 Oronoco St.**

9/3/2013 N





## I. DISCUSSION

The applicant, Automotive Service Garage Inc., requests approval of a Special Use Permit amendment to increase the number of vehicles that may be stored outside at an existing noncomplying general automobile repair business at 500-510 North Fayette Street and 1201 Oronoco Street.

### SITE DESCRIPTION

The subject site comprises two lots of record with a combined 180 feet of frontage on North Fayette Street, 120 feet of frontage along Oronoco Street, and a lot area of 21,600 square feet. The lot is developed with a one-story industrial/commercial building.



The property is surrounded by a mix of commercial and residential uses. Commercial businesses, including a furniture design store and an art framing business, are located to the north along North Fayette Street. The mixed-use Monarch/Henry building, which features residential apartments above ground-level retail, is located immediately to the east. A church and residential apartments and townhouses are located to the south and west.

### SITE BACKGROUND

An automobile repair business has operated at this site since the 1940s. The use became noncomplying in 1992 when the property was rezoned from I-2 to CRMU-M, since neither general nor light automobile repair uses are allowed in the CRMU-M zone. City Council approved SUP#2832 for an expansion of the business in 1994 and, most recently, SUP#95-0098 for a one-year review of the business in September 1995. Both Special Use Permit approvals stipulated, in Condition #3, that no more than 32 vehicles may be stored outside at the site at any one time.

In the last five years, City staff has received a few minor Code-related complaints about the business. Verified complaints were corrected. In 2008, the City also received a complaint that paint fumes could be detected from the applicant's paint booth. Staff investigated the matter and detected no odors at the site.

Staff visited the site in August 2013 to inspect the premises for compliance with existing conditions of SUP#95-0098 and found no violations.

### REQUEST BACKGROUND

The applicant has, for many years, leased a total of 50 parking spaces in surface parking lots in two nearby locations: 25 spaces at 601 North Henry Street, which is owned by the US Post Office, and 25 spaces (many of which are for employees) at 600 North Henry Street. The latter of the two sites, which is also known as the Ken Moll property on the “Post Office Block”, was identified as part of a preferred neighborhood park location in the Braddock Metro Neighborhood Plan approved in March 2008.

The City purchased the Ken Moll property in March 2010 in order to build a park on the site. Since that time, the City has leased office space to a private business and has also leased 25 parking spaces to the applicant. The City is now moving forward with construction of a neighborhood park, with the first step in that process requiring the demolition of the existing building at the site which is expected to occur in the next few months. The applicant cannot keep its vehicles at the site during demolition of the building and the entire site will also need to be clear to allow for the construction of the park in the near future.

The applicant, who has stated its need to maintain the existing vehicle storage capacity in order to maintain a viable business, has applied for this Special Use Permit request to amend Condition #3 to allow more than 32 vehicles to be stored outside.

### PROPOSAL

The applicant proposes to increase its on-site capacity to store vehicles on-site by adding 22 double-stacked vehicle lifts to the rear of the existing automobile repair business. As part of the overall proposal, the applicant will keep eight existing surface parking spaces and will also now store up to four cars temporarily (as needed) in the drive aisle behind the building. Two existing surface parking spaces will be eliminated to provide sufficient room for the new lifts. The applicant is therefore requesting the ability to park up to an additional 24 vehicles outside compared to the prior SUP approval, for a total of 56 vehicles on-site at any one time.

The new double-stacked lifts that applicant plans to install will allow for two vehicles to be stacked in one existing parking space, one on top of the other. They measure approximately 12 feet in height to the platform and 18 feet to the top of the support columns and can be raised and lowered using a hydraulic mechanism. At staff’s request, the applicant has agreed to install a “green” fence along its rear and side property lines to screen the vehicles and vehicle lifts. Also referred to as a “green screen”, the fence is expected to consist of a metal structure anchored into the ground that will be sufficiently open to allow live landscaping, also planted into the ground, to grow up and between the elements of the metal fence. One break in the screening will exist at the main rear gate to the property. To allow access to a dumpster and to certain additional parking spaces, only partial screening will be installed near the southwestern corner of the property.

No other changes to the applicant’s existing general automobile repair business are proposed. The 14,500 square-foot business will continue offering a variety of repair services, including engine, transmission, auto body and painting, to Alexandrians as it has done under the current



ownership since 1987. Additional details of the existing automobile operation are as follows:

- Hours of Operation: 7 a.m. – 7:30 p.m. Monday – Friday
- Service Bays/Lifts: 10 service lifts  
25 service bays  
*35 total workspaces*
- Customers: Approximately 40 customers each day
- Employees: 32 employees
- Noise: All repair work will be conducted inside the building. New vehicle lifts are hydraulic and quiet.
- Odors: Recent change to waterborne paint has reduced odors. All painting is done inside an approved paint booth.
- Trash/Litter: Paper, plastic and boxes collected daily. Used parts and used motor oil and degreasing solvents are recycled by an outside contractor who visits the site periodically.

#### ZONING/MASTER PLAN DESIGNATION

The property is located in the CRMU-M / Commercial Residential Mixed-Use (Medium) zone. General automobile repair businesses are not allowed in the CRMU-M zone and the use is considered to be noncomplying. The property is located within the Braddock Metro Neighborhood Plan, which is a part of the Braddock Road Small Area Plan. The Neighborhood Plan anticipates mixed-use redevelopment of the subject site and neighboring properties which are collectively referred to as the “Fayette Street Warehouses.”

#### PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair business requires one off-street parking space for every 400 square feet of space. The subject business, which occupies 14,500 square feet of space, is therefore required to provide a total of 37 off-street parking spaces.

The applicant will exceed this requirement under the current proposal with the provision of 52 non-temporary parking spaces located behind the building. In addition, the applicant has capacity within the building for up to 35 vehicles, resulting in 87 total parking spaces available on the site. Including the four temporary parking spaces behind the building and the 25 parking spaces at 601 North Henry (owned by the U.S. Post Office), the applicant expects to have an overall capacity to store as many as 116 vehicles at any one time.

## II. STAFF ANALYSIS

Staff supports the applicant's request to increase the number of vehicles stored outside at its existing automobile repair business. The request will allow for the continued success of a locally-owned business that has operated without any major incidents or problems under the current owner for more than 25 years. At the same time, the City can proceed expeditiously with its plans to construct a neighborhood park, a goal identified in the Braddock Metro Neighborhood Plan.

Although mindful that the repair business is located close to residences, staff notes that this circumstance has existed for decades and that the current application does not represent a change in the overall intensity of the use. It is true that more vehicles would be stored at the subject property than has been allowed previously. However, the number of additional vehicles is virtually identical (22 permanent new spaces + up to four temporary spaces – two current parking spaces removed = up to 24 new vehicles) to the 25 spaces lost on the City-owned property. The overall vehicle storage capacity of the business will remain essentially the same and consequently the number of vehicles repaired during a given day or week is not expected to change.

The installation of the vehicle lifts has some potential, generally speaking, to create noise and visual impacts on nearby residences. Visually speaking, nearby residents could, if not mitigated in any way, fully view damaged vehicles located at a higher level than exists at the business today. The applicant proposes to address this issue in at least two ways. First, it is proposing to use double-stacked lifts rather than the taller, triple-stacked lifts that it initially considered. The lower lifts are also less expensive and do not need to be anchored into the ground, making them more convenient to install and potentially to remove if the property redevelops in the future.

Second, staff recommended, and the applicant agreed, to install "green screening" around the edges of the property behind the building. In about a year from the installation of plant material, this landscaped fence is expected to screen the majority of the vehicles parked in the lot and on lifts from being viewed from adjacent residences. The installation of the green screening will also generally soften the alley area between the repair shop and its residential neighbors to the rear. It represents a significant improvement from the current appearance of the rear parking area, which although well-kept, consists primarily of pavement and chain-link fence topped with barbed wire. Staff is requiring the installation of the screening in Condition #14. To ensure that the final screening scheme is generally consistent with what has been envisioned, Condition #14 also contains a stipulation that the applicant submit a final plan for the layout of the lifts, fencing, planting strips and related elements that will be reviewed by the Director.

In terms of noise, the applicant plans to use hydraulic lifts with a motor that is unlikely to be any louder than a shop vacuum. The motor will run only when a vehicle needs to be lifted, since no power is needed to lower a vehicle. The motor is expected to be located near the back of the building, which is estimated to be about 75 feet from adjacent residences. Staff has included condition language requiring the use of a hydraulic or other low-noise system for the lifts in Condition #3, and will also review the location of the motor in connection with Condition #14.

Staff has included several additional new and amended conditions in this report, most of which are standard conditions today but were not routinely included in SUP recommendations in 1995. For example, staff has added condition language requiring routine litter pick-up (Condition #20), prohibiting nuisance odors (Condition #18), and prohibiting after-hours drop-off of vehicles (amended Condition #11). Staff has recommended a prohibition on after-hours pick-up/drop-off of vehicles as a routine matter in more recent SUPs in an effort to prevent potential impacts, such as excessive noise, that could occur during late-night hours when no employees are on-site to prevent them.

In conclusion, staff believes that applicant's proposal to increase the number of vehicles stored on-site through the installation of vehicle lifts is reasonable. Subject to the conditions contained in Section III of this report, it 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. 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 #2832)
2. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 7 a.m. to 7:30 p.m., Monday through Friday. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (P&Z) (PC) (~~SUP #2832~~)
3. **CONDITION AMENDED BY STAFF:** No more than ~~32~~ 56 vehicles shall be parked or stored outside on the premises at any time. No more than 22 lifts may be located to the rear of the building. Said lifts shall allow no more than one vehicle to be stacked on top of another (double lift) and shall use a hydraulic lift system and motor or other low-noise mechanical system to the satisfaction of the Director of Planning & Zoning. (P&Z) (~~SUP #2832~~)
4. All vehicles stored on the property shall be parked in a neat and orderly fashion at all times. (P&Z) (SUP #2832)
5. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside on the subject property. All repairs ~~work~~ of motor vehicles at the site shall be ~~done~~ conducted inside ~~the~~ a building ~~and none shall be done outside~~ or structure. (T&ES) (P&Z) (~~SUP #2832~~)
6. 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 #2832)
7. **CONDITION AMENDED BY STAFF:** No vehicles shall be displayed, parked, or



- stored in any portion of the public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. No customer, employee or business associated vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP #2832)
8. The area around the garage shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP #2832)
  9. **CONDITION DELETED BY STAFF:** ~~The exterior signs shall be modified to the satisfaction of the Director of Planning and Community Development.~~ (P&Z) (SUP #2832)
  10. The garage doors facing Oronoco Street shall remain closed at all times, except for entry into and exit from the garage. (P&Z) (PC) (SUP #2832)
  11. **CONDITION AMENDED BY STAFF:** No vehicles shall be loaded or unloaded on the public right-of-way. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP #2832)
  12. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP #2832)
  13. **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. (P&Z) (PC) (SUP #2832)
  14. **CONDITION ADDED BY STAFF:** The applicant shall screen the vehicle lifts using a landscaped fence system or other screening to the satisfaction of the Director of Planning & Zoning. Prior to installation, the applicant shall submit to the Director of Planning & Zoning for review and approval a screening plan that shall include, at a minimum, the location of all: property lines, fencing, planting strips, lifts, surface parking spaces, dumpster locations, and lift motors. (P&Z)
  15. **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)
  16. **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)
  17. **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)

18. **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)
19. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
20. **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)
21. **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)
22. **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 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:** Karl Moritz, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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**Staff Note:** In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

### CITY DEPARTMENT COMMENTS

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

#### Transportation & Environmental Services

- F-1 The hydraulic lifts proposed in this SUP are the same lifts that are currently being used at Alexandria Toyota. Staff from Alexandria Toyota operated the lifts for City staff and it was observed that the lifts are extremely quiet. A small motor provides power for an entire row of lifts, and the motor only turns on while the lift raises (no power needed to lower). The motor noise was less than that of a shop vacuum. The proposed location for the lift motor is along the rear of the building and approximately 75 feet from the rear fence of the adjacent residential property.
- R-1 Carry forward the following conditions from SUP95-0098:
5. **Amended by Staff:** No repair work shall be done outside on the subject property. All repairs ~~work~~ of motor vehicles at the site shall be done conducted inside the a building and none shall be done outside or structure. (T&ES)
  11. No vehicles shall be loaded or unloaded on the public right-of-way. (T&ES)
  12. No debris or vehicle parts shall be discarded on the public right-of-way. (T&ES)
  13. No amplified sound shall be audible at the property line. (T&ES) (SUP95-0098)
- 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 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-4 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-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 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 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-9 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

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) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

#### Code Enforcement

F-1 No comments received

#### Health

F-1 No comments

#### Parks and Recreation

F-1 No comments received

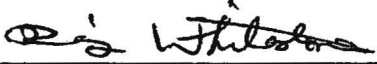
#### Police Department

F-1 The Police Department has no objection to the applicant's request.



**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1201 Oronoco Street, Alexandria VA 22314, I hereby  
(Property Address)  
 grant the applicant authorization to apply for the auto repair and additional on-site parking  
use as  
(use)  
 described in this application.

Name: Dennis A. Whitestone Phone: 703-283-7836  
 Address: Please Print 1201 Oronoco Street, 22314 Email: dawasgl@aol.com  
 Signature:  Date: 06-17-13

- 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.

Dennis Whitestone	50%
Stephen Schwartz	50%



## 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. Dennis Whitestone	8624 Reseca Lane Springfield VA 22152	50%
2. Stephen Schwartz	5922 New England Woods Burke VA 22015	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1201 Oronoco Street 22314 (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. Dennis Whitestone	8624 Reseca Lane Springfield VA 22152	50%
2. Stephen Schwartz	5922 New England Woods Burke VA 22015	50%
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 indicate 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.

06-17-13

Date

Dennis Whitestone

Printed Name



Signature

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.)

Amendment to Special Use Permit 95-0098 to increase outside parking on the site from 32 cars to 56 cars by the use of two-level hydraulic lifts. Inside vehicle capacity will remain at 35 cars (being worked on). Increased on-site outdoor parking is required because 25 parking spaces currently leased at 600 N. Henry Street will soon no longer be available. No change is requested from the existing auto repair and auto body operations.

Automotive Service Garage has operated at this location since 1987 with a perfect safety record and serves many residents of the surrounding neighborhood.

**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).  
Approximately 40 patrons per day, 5 days a week

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

Specify time period (i.e., day, hour, or shift).  
32 employees from 7:00 am to 7:30 pm Monday through Friday

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

Day:	M T W Th F	Hours:	7:00 am to 7:30 pm
_____	_____	_____	_____
_____	Saturday and Sunday	_____	closed
_____	_____	_____	_____
_____	_____	_____	_____

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

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

All repair work is done within the building. No change in noise levels  
is anticipated. The lifts are hydraulic and quiet.

B. How will the noise be controlled?

Noise control measures currently in use will continue. We have not  
received any noise complaints since opening at this location in 1987.

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

A change to waterborne paint two years ago has resulted in a reduction in VOCs and smell. Installation and use of hydraulic lifts will not affect odors.

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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)

Papers, cardboard boxes and plastic wrap are generated and disposed of in a dumpster on site or recycled. Used parts are recycled. Waste oil is recycled from a holding tank.

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

Eight cubic yards per day; picked up daily

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C. How often will trash be collected?

Daily

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

We expect no litter outside the dumpster. ASG staff will pick up any stray items.

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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:

We have gasoline available in a 5 gallon container. None is disposed of; it is used for cars that need gas.

Paint solvents, oil, and transmission fluid are either used or recycled.

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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:

Paint, lacquer thinner, and cleaning and degreasing solvent is disposed of  
by a contractor, SafetyKleen.

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

All operations are conducted within an enclosed building. There is no exposure to the operation for nearby residents. Automotive Service Garage has had no accidents or injuries since opening day April 13, 1987.

**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:

52	Standard spaces	outside (44 in lifts, 4 adjacent to lifts, 4 behind 510 N. Fayette)
	Compact spaces	
	Handicapped accessible spaces.	
4	Other.	outside "in and out" spaces, unmarked, as temporary holding location between transfers
56	Total	

<b>Planning and Zoning Staff Only</b> Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

Up to 35 vehicles can be accommodated inside the building while being repaired.

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

- on-site      52 outdoor spaces
- off-site      25 leased spaces

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

An additional 25 spaces are leased at 601 N. Henry Street

**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? none needed

<b>Planning and Zoning Staff Only</b> Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
---



B. Where are off-street loading facilities located? Tow trucks drop cars inside the building. No other off-street loading is needed.

C. During what hours of the day do you expect loading/unloading operations to occur? Tow truck unloading primarily takes place during business hours (7 am to 7 pm). Infrequently, there may be a night drop from a tow truck as a result of a vehicle being in an accident. ASG staff brings these vehicles inside when the business opens.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Unloading from tow trucks may occur at the body shop several times per week.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Current streets are adequate.

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
Auto repair and body work will continue inside the building.  
The new lifts will be in the rear of the existing building.  
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?

21,500 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)  
building plus lot

19. The proposed use is located in: (check one)

- a stand alone building for repairs and body work; lot in rear of building used for parking.
- 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: \_\_\_\_\_

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

general automotive repair; auto body and painting

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

10 hydraulic lifts or racks (2 body shop, 8 for repair)

0 service pits

25 service bays (14 body shop, 11 repair)

35 total workspaces

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)?

0 for sale, 0 customer, 12 employee, 40 repair

52 dedicated outdoor spaces are available for repaired vehicles and employee vehicles.

Up to 35 spaces are available inside the building while cars

are being worked on.

5. Will a loudspeaker or intercom system be used outside of the building? \_\_\_\_\_ Yes <sup>xx</sup> \_\_\_\_\_ No

**Please note: All repair work must occur within an enclosed building.**

Amendment to SUP 95-0098

1201 Oronoco Street/501 N. Fayette Street and 510 N. Fayette Street

Automotive Service Garage

List of Attachments:

Site survey (R. C. Fields)

Interior layout, 1201 Oronoco Street/500 N. Fayette Street

Interior layout, 510 N. Fayette Street

Rear of building, 510 N. Fayette Street

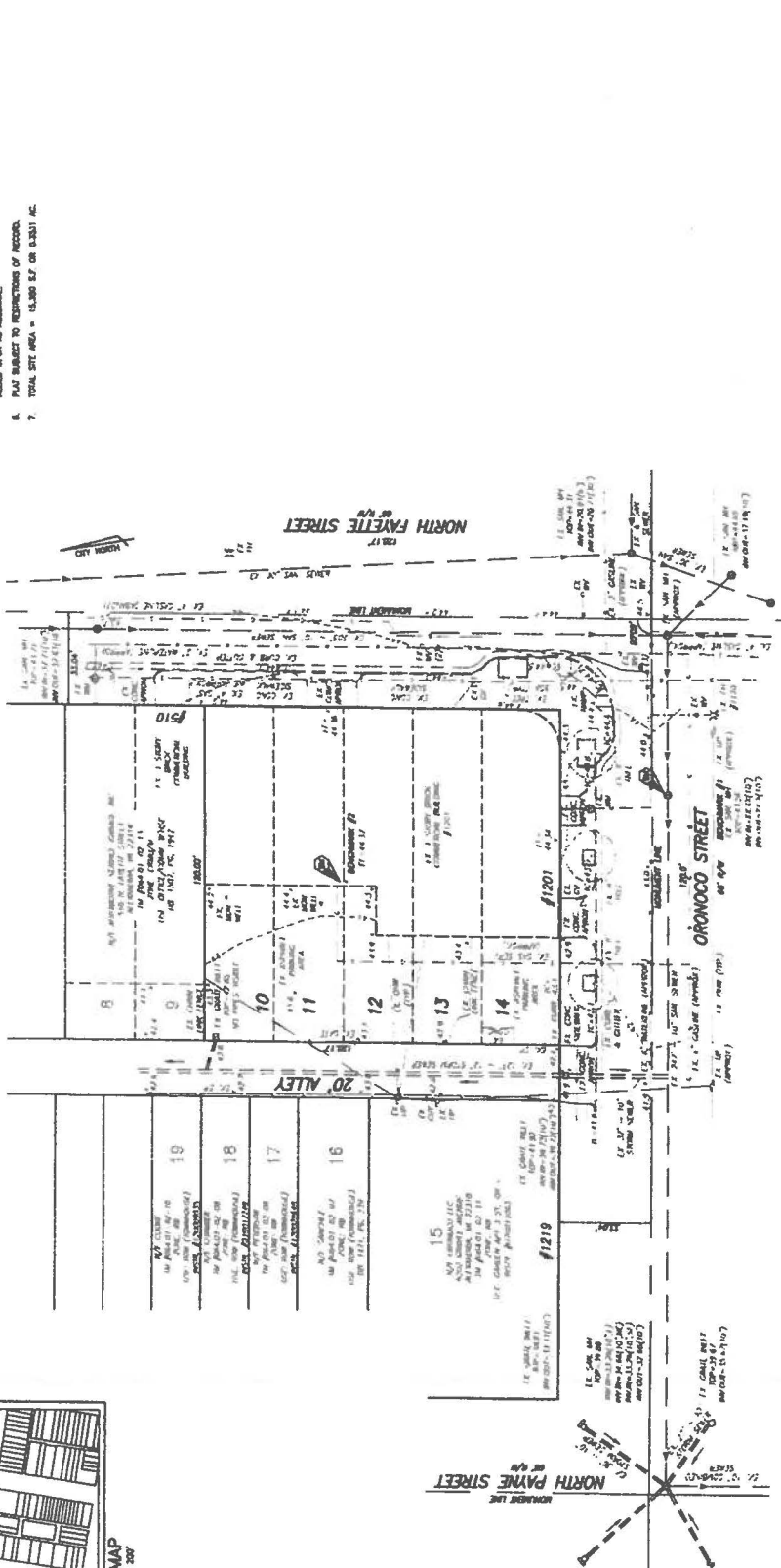
Parking lift plan (Harding Steel)

Typical outdoor configuration for lifts (Harding Steel)

Screening location sketch

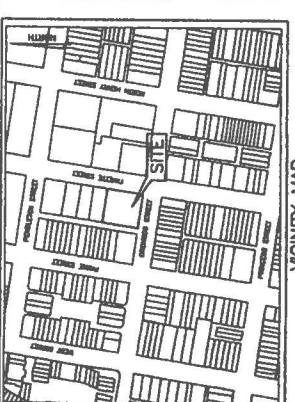
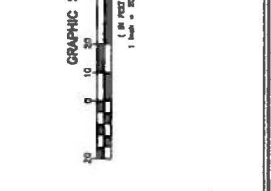
Illustration of potential screening technique

- GENERAL NOTES:**
- THE MAP SHALL BE USED FOR THE PURPOSES OF THE CITY OF ALEXANDRIA, VIRGINIA.
  - NO MINIMUM SETBACK REQUIREMENTS FOR NON-RESIDENTIAL USE.
  - SEE SETBACK REQUIREMENT TABLE SHEET 2 FOR COMPLIANCE.
  - OWNER: AFFORDABLE HOUSING SERVICES, INC.
  - APPROVALS: CITY OF ALEXANDRIA, VIRGINIA
  - PER CITY OF ALEXANDRIA, VIRGINIA, THE FINAL VERTICAL CURVA USER - FIELD IS THE REPORT PREPARED BY AMERICAN ENGINEERS, INC., DATED APRIL 24, 2013 AND IS BEING USED AS A REFERENCE.
  - PLAN SUBJECT TO RESTRICTIONS OF RECORD.
  - TOTAL SITE AREA = 13,380 SF OR 0.3031 AC.



**TOPOGRAPHY NOTE:**  
 THIS SURVEY IS A GRADE SURVEY OF ALL EXISTING AND PROPOSED GRADES AND SHALL BE USED ONLY FOR THE PURPOSES OF THE CITY OF ALEXANDRIA, VIRGINIA. THE EXISTING GRADES AND PROPOSED GRADES SHALL BE USED TO DETERMINE THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE SHOWN ON THE PLAN. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE SHOWN ON THE PLAN. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE SHOWN ON THE PLAN.

**EXISTING CONDITIONS SURVEY NOTES:**  
 1. FIELD SURVEY CONDUCTED AS SHOWN ON THIS PLAN. ALL DATA FROM THE SURVEY AND/OR FIELD SURVEY CONDUCTED AS SHOWN ON THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND SHALL BE USED ONLY FOR THE PURPOSES OF THE CITY OF ALEXANDRIA, VIRGINIA. THE EXISTING GRADES AND PROPOSED GRADES SHALL BE USED TO DETERMINE THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE SHOWN ON THE PLAN. THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE SHOWN ON THE PLAN.



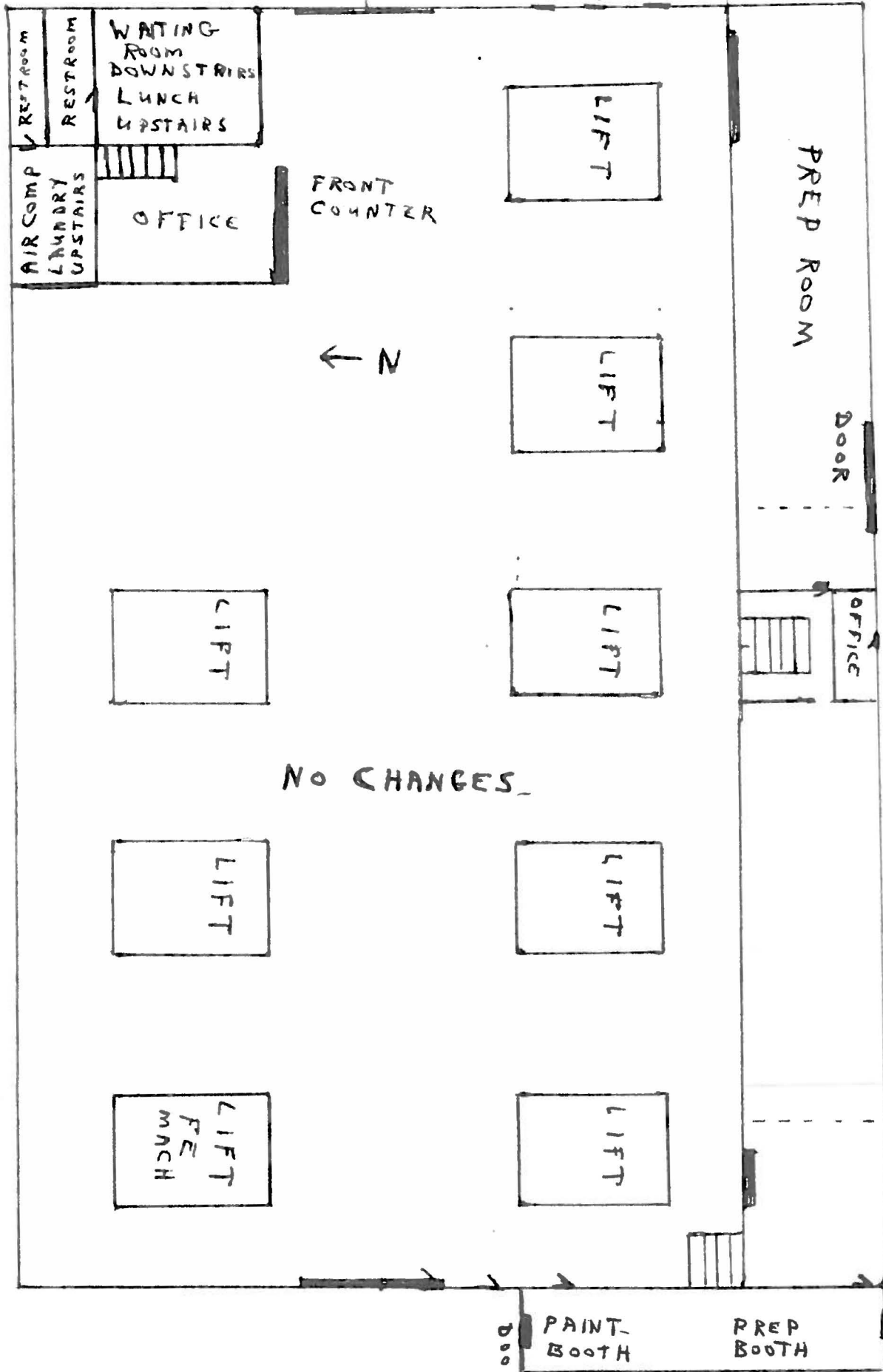
**LEGEND**

ITEM	SYMBOL	DESCRIPTION
GRID & BUTTER	[Symbol]	PROPOSED
CONCRETE WALL	[Symbol]	CONCRETE WALL
PAVED DRIVEWAY	[Symbol]	PAVED DRIVEWAY
STRUCTURES	[Symbol]	STRUCTURES
WATER MAINS	[Symbol]	WATER MAINS
SEWER MAINS	[Symbol]	SEWER MAINS
TELEPHONE LINES	[Symbol]	TELEPHONE LINES
STORM SEWER	[Symbol]	STORM SEWER
PROPERTY BOUNDARY	[Symbol]	PROPERTY BOUNDARY
PROPOSED DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
PROPOSED SIDEWALK	[Symbol]	PROPOSED SIDEWALK
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PROPOSED CONCRETED DRIVEWAY	[Symbol]	PROPOSED CONCRETED DRIVEWAY
PROPOSED CONCRETED SIDEWALK	[Symbol]	PROPOSED CONCRETED SIDEWALK

Interior Layout: 1201 Oronoco Street/500 N. Fayette Street, Automotive Service Garage

N. FAYETTE ST

WINDOWS

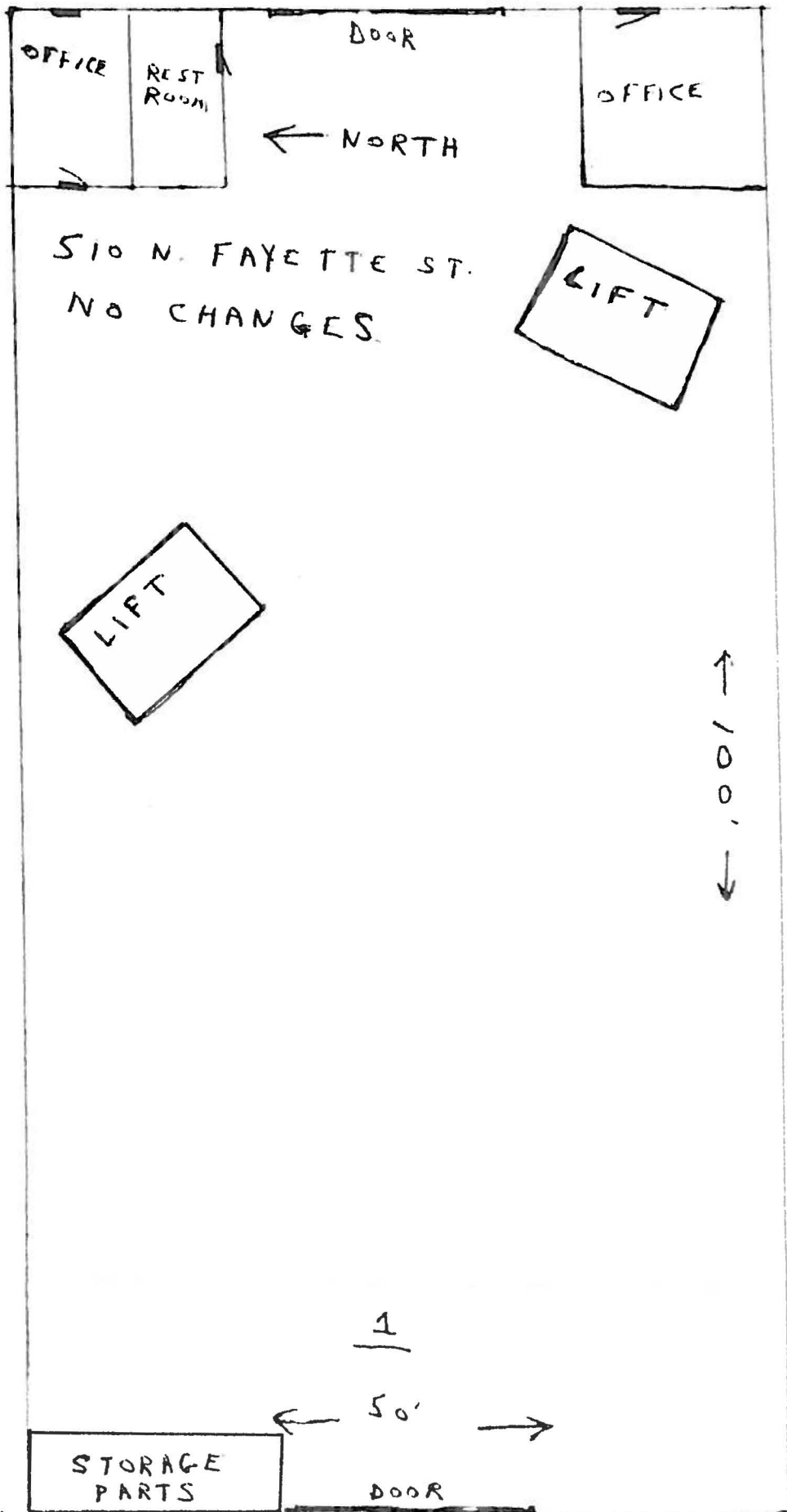


ORONOCO ST.

PREP DOWNSTAIRS  
OFFICE UPSTAIRS

MACHINE DOWNSTAIRS  
PARTS UPSTAIRS

Interior Layout: 510 N. Fayette Street, Automotive Service Garage





1 REAR  
DOOR



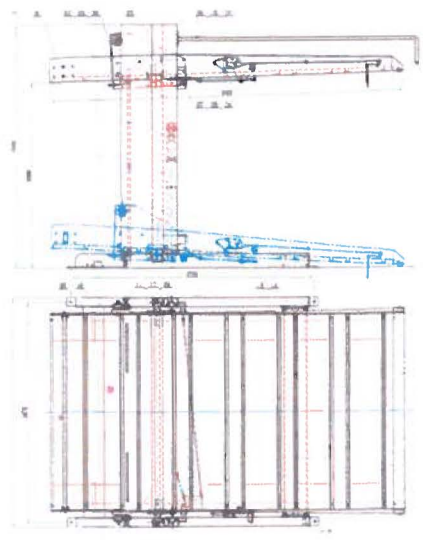
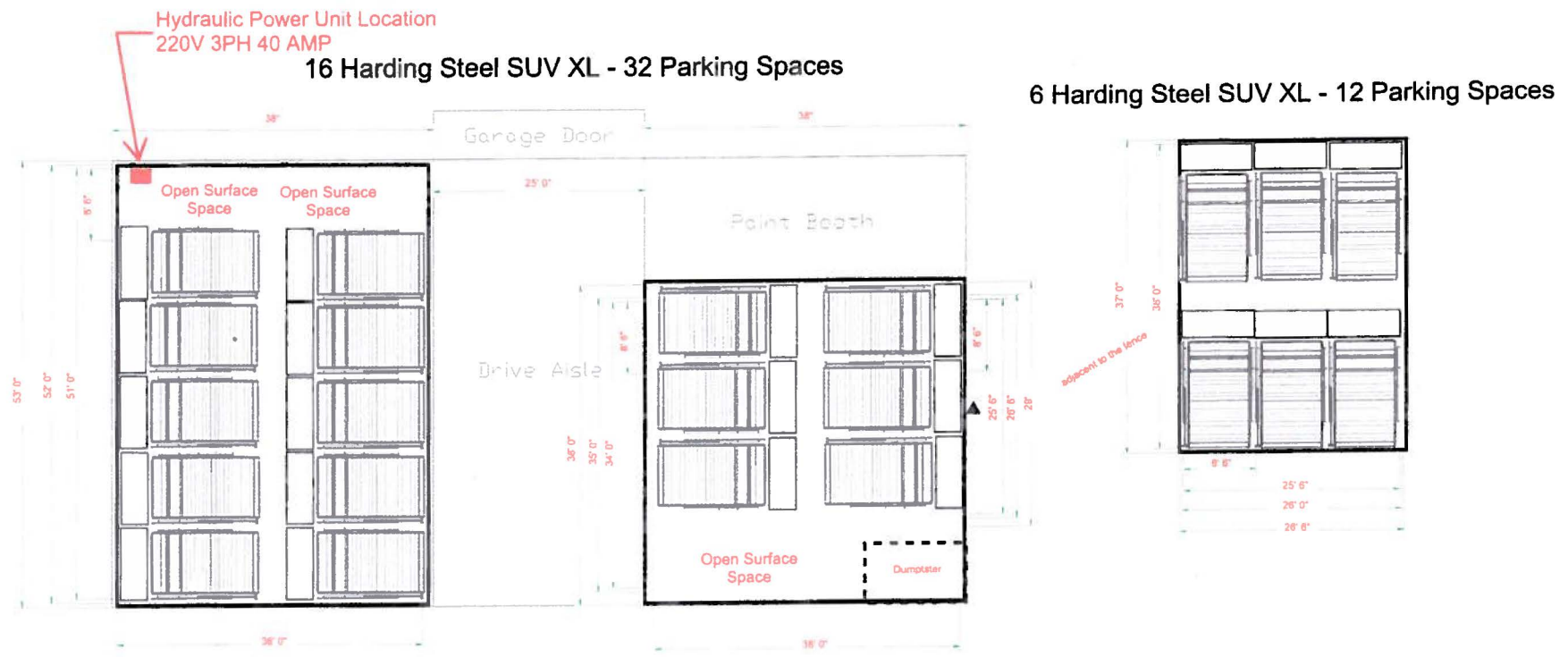
510 N. FAYETTE ST.

REAR

NO CHANGES

Rear of Building: 510 N. Fayette Street, Automotive Service Garage

27



- Harding Steel SUV XL**
- 6000 LBS weight capacity
  - 100% HDG steel construction
  - Dual cylinder lifting/lowering operation
  - Common power unit to operate all 22 lifts



Whitestone Automotive Parking Lift Plan  
Alexandria, VA

Design by Harding Steel, Inc.  
Dimensions to be confirmed by engineer



**HARDING  
STEEL**

**Harding Steel, Inc.  
Technical Submittal  
Mechanical Parking Systems**

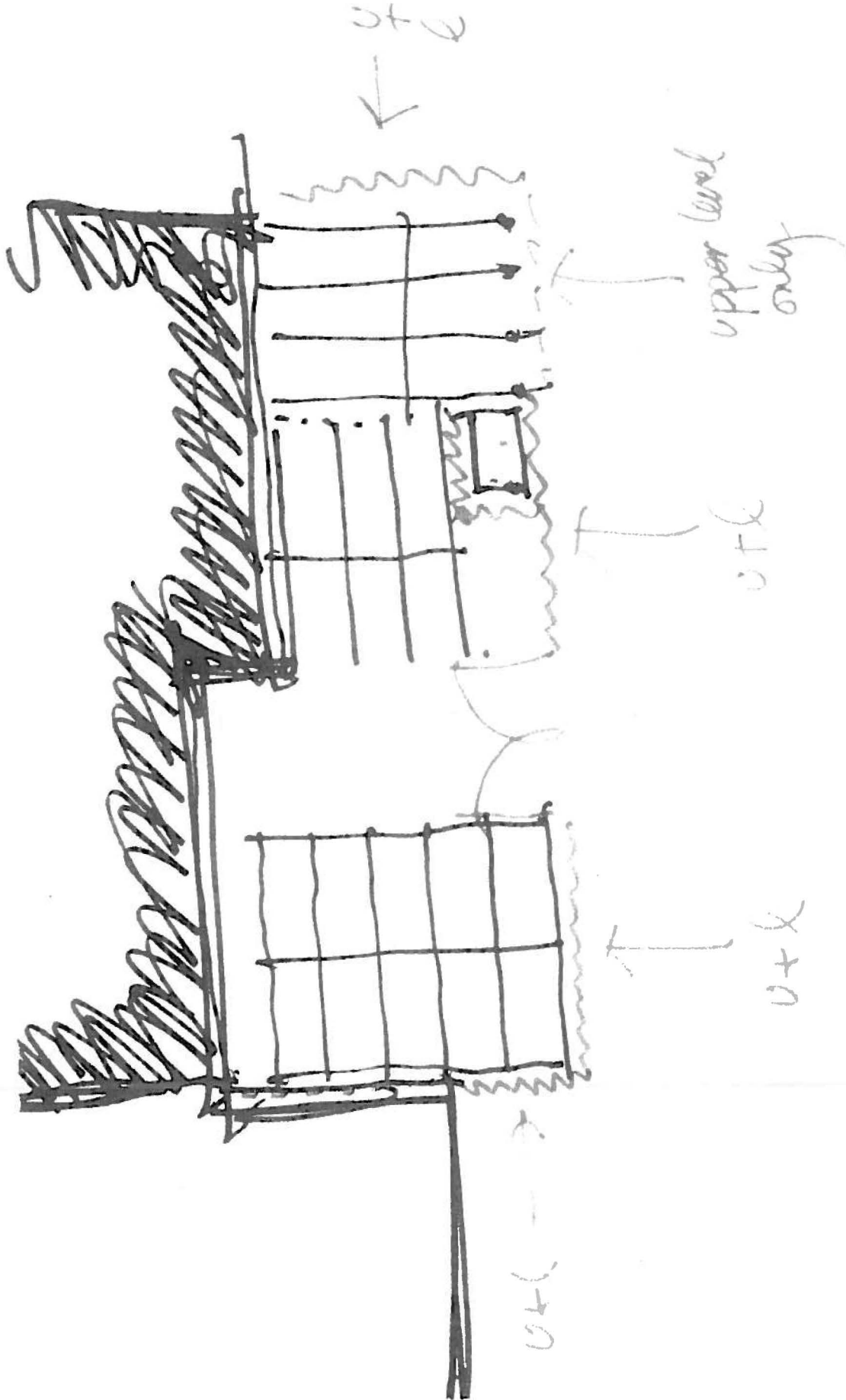
**Typical Outdoor Configuration**







Screening Sketch: 1201 Oronoco Street/510 N. Fayette Street

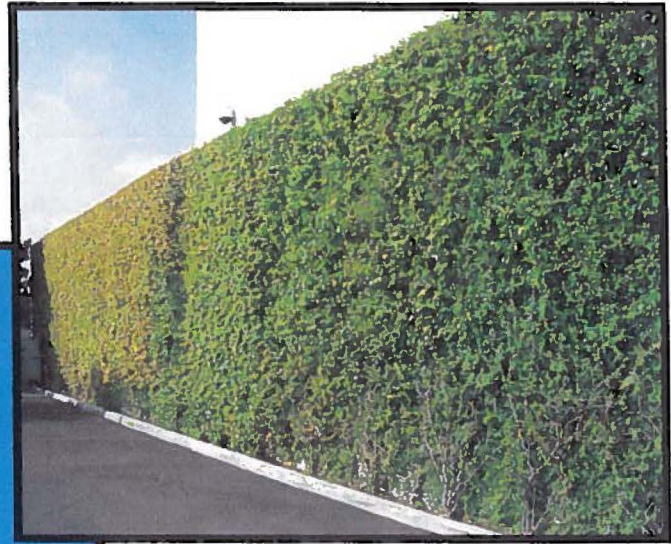


U+K = 15' Height

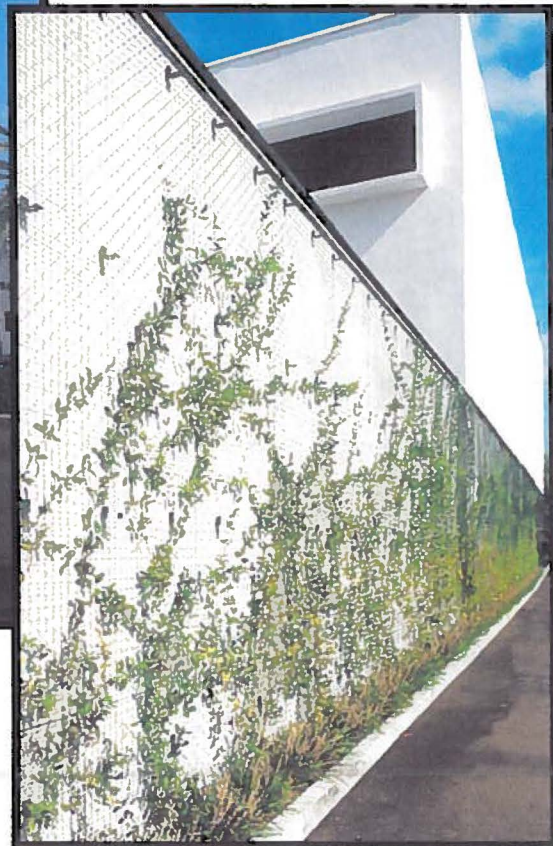
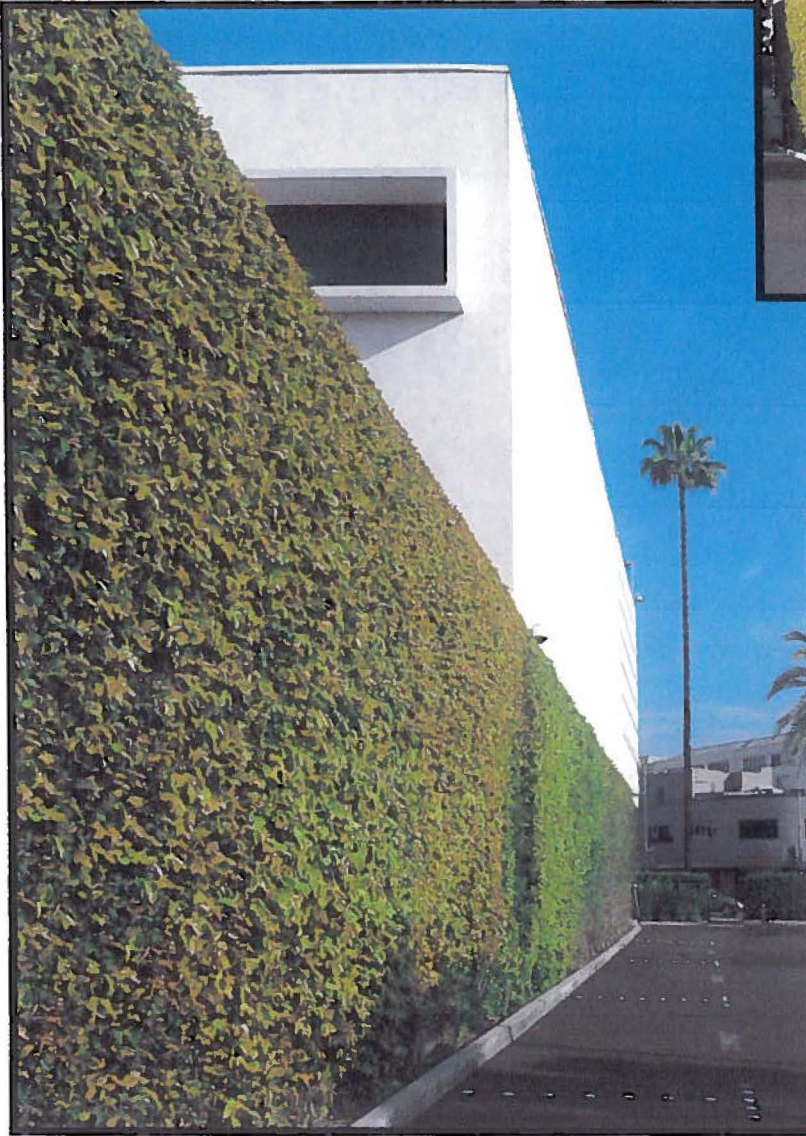
U only = 6'-15'



Sample screening design: 1201 Oronoco Street/510 N. Fayette Street  
Note: this is illustrative only; supplier has not yet been selected



Creeping Fig



Installed 1998

**Rolex Building Parking area - Beverly Hills, CA**  
Wallmounted *greenscreen*® panels on a simple stucco wall reach to twelve foot height growing from only a narrow twelve inch planting bed.

Hardiness Zone 10b

*GREENSCREEN*®

1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494

[www.greenscreen.com](http://www.greenscreen.com)

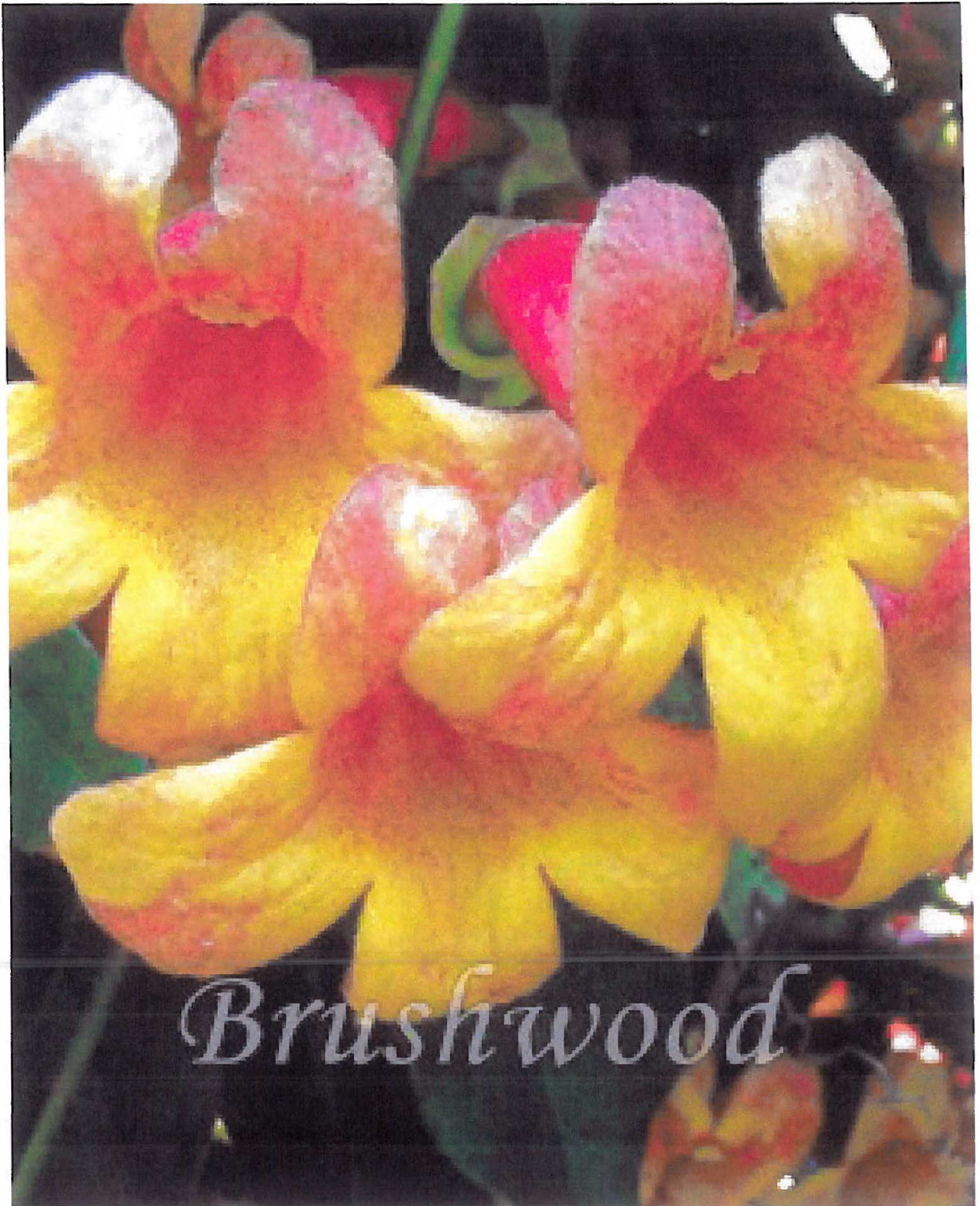


Carolina jasmune





BIGNONIA



*Brushwood*

I, undersigned, support the application by Automotive Service Garage/Olde Towne Auto Body to amend its Special Use Permit to allow for the installation of car lifts in the rear of the property. These car lifts will allow the business to keep more of the automobiles being serviced on site, eliminate the surface parking at 600 N. Henry Street, operate more efficiently, and continue serving the neighborhood. Automotive Service Garage is a valued business that provides needed services and is a good neighbor. The car lifts will be shielded by a screen of climbing plants on a support structure.

Name (print)	Signature	Street Address	Live Nearby Y/N	Contact (Email or Phone)	Date
Eugene Ritzius		2905 E Leck Alex Va	Y	703 725 5045	8/16/13
Sandra Chambers		5050 Rappahock	Y	703 628 340	8/19/13
TOMI HARMAN		5902 MT. EAGLE ALEX VA 22303	Y	703 660-9060	8/19/13
Roger Resnik			Y	703 757 553	8/19/13
PAUL RESNICK		2151 Jamieson Ave Alex	Y	919 607 4370	8/19/13
Wood		2501 Holland ALEX CT 22306			
M. Fred		1022 Alex	Y	703 518 611	8/17/13
Fred Wroble		5828 Wymissing Curt	Y	703 400 4081	8/20/13
John Sammie		2200 Bradder	Y	901 345 7722	8/20/13
S. Schiller		524 S DITTS	Y	703 478	8/20/13
Kim Tawana		Franklin ALEX VA 22304	Y	703 7770	8/20/13
DEMIUS MASTIE		6209 WATSON ALEX VA 22304	Y	703 9381	8/20/13
Leguis Mastie Sr		8155 Belknap Alex VA 22304	Y	703 4597	8/20/13
Fred Jary		1000 Broadway	Y	703 548 0171	8/20/13
Leo Woods		1118 ALEX VA	Y	703 553 1090	8/20/13
MIKE REILLY		1903 Old Stage Rd	Y	703	8/20/13
Stephanie Karwit		117 Cameron ALEX VA	Y	703 654 5353	8/20/13
Jeanne King		401 Pittman Ave Alex VA 22304	Y	703 7817 3183	8/20/13



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Name (print)	Signature	Street Address	Live Nearby Y/N	Contact (Email or Phone)	Date
MIKE ARNOLD		2723 FAIRHAVEN AVE.	Y	703 718 0170	8/7/13
CHAD GORHAM M.D.		309 HOLLAND	Y	757 297 6506	8/7/13
Julie Marshall		3405 Grosvenor Alex Va 22304	Y	703 765 0410	8-7-13
Laurie Black		251 72nd St Alex, VA 22306	N	703 765 7021	8/7/2013
Jeni Wood		1165 N. Fayette Alex VA 22304	Y	202 548 3260	8/9/2015
J.E. Lee		Box 961 Alex	Y	838 4444	8/9/13
Mike Green		1700 W. HITE	Y	704 246 7133	8/9/13
Pat O'Dell		3748 S. WOOD ALEX	Y	202 460 7207	8/10/13
Ali Caldwell		311 Ravenworth PL, ALEX	Y	703 405 6355	8/9/13
Ken Jorgensen		225 E SPRING ST Alex VA 22304	Y	703 548 4210	8/12/13
Mike Tyson		401 BRUNNEN ST Alex 22314	Y	703 201 5750	8/12/13
BOB LAVER		401 BRUNNEN ST Alex 22314	Y	703 795-1446	8/13/13
Bryce W. Norris		304 DUNE street Alex	Y	703 683-3095	8/14/13
Yume Cooker		785 GTH STREET WASH DC	N	703 683 434-978	8-14-13
Calindsey		3245 S. WOOD ST ALEX VA	Y	703 765 1166	14 Aug 13
LEE GARRIGAN		1920 N. DUNE Alex VA	N	703 765 2236	8-14-13
HENRY S. BROOKS		122 GIBSON 22314	Y	703 548 9397	8-15-13
Josanne Neill		4800 W. HITE ST Alex 22304	N	703 765 2000	8/16/13
Norman S. Lee		333 S. WOOD Alex 22304	Y	703 765 2000	8/16/13

I, undersigned, support the application by Automotive Service Garage/Olde Towne Auto Body to amend its Special Use Permit to allow for the installation of car lifts in the rear of the property. These car lifts will allow the business to keep more of the automobiles being serviced on site, eliminate the surface parking at 600 N. Henry Street, operate more efficiently, and continue serving the neighborhood. Automotive Service Garage is a valued business that provides needed services and is a good neighbor. The car lifts will be shielded by a screen of climbing plants on a support structure.

Name (print)	Signature	Street Address	Live Nearby Y/N	Contact (Email or Phone)	Date
LISA NATHAN		5380 Eisenh	Y	LNATHAN67@yahoo.com	8/2/13
Branting, Melanie		1115 Cameron St #219		M.Branting@gmail.com	8/2
RICHARD TOPE		ALEX, VA 22514	Y	703-518-2849	20/6/13
DAN BIRNBAUM		332 W. HUNT	Y	703	6/20/13
Lee Carey		514 Robinson	Y	703	
Sheryl Smith		Alex VA	Y	836-0964	6 Aug 13
MATT McLAUGHLIN		221 S. HARRIS	Y	703	8/5/13
Jeff Thompson		401 HOME AVE	Y	mattm101@yahoo.com	8/5/13
David Joy		ALEX, VA	Y	703 615 7745	8/5/13
Meridok Mullen		505 S. DORRICK	Y	702 672 1945	8/5
D. J. GADONAS		50 ACER VA	N	703 519 1962	8/5
T. De Regge		27207		703	
Mike Huhn		901 JEFFERSON	Y	549-5443	8/6
Jimmy Edwards		ALEX VA 22314	Y	703	
Kay Vetter		200 S. WICKERFIELD ST	N	180-5993	8/6
FRANCOIS SWEET		ALEX VA		703	
Jawn Thomas		442 N HENRY	Y	653-714	8/6/13
Jungin		7086 HUNTER RD	Y	511-335134	8/6/13
		ALEX VA 22314	Y	703 370 6698	8/6/13
		204 S SAINT ASAPH ST	Y	703-528 3528	8/7/13
		618 N ALFRED	Y	461-260-3591	8/7/13
		ALEX VA 22514	Y		8/7/13
		719 S SAINT ASAPH	Y		
		Alex, VA 22314	Y		
		71 W. WILSON	Y		
		Alex	Y		

I, undersigned, support the application by Automotive Service Garage/Olde Towne Auto Body to amend its Special Use Permit to allow for the installation of car lifts in the rear of the property. These car lifts will allow the business to keep more of the automobiles being serviced on site, eliminate the surface parking at 600 N. Henry Street, operate more efficiently, and continue serving the neighborhood. Automotive Service Garage is a valued business that provides needed services and is a good neighbor. The car lifts will be shielded by a screen of climbing plants on a support structure.

Name (print)	Signature	Street Address	Live Nearby Y/N	Contact (Email or Phone)	Date
Jeff Bowman	<i>[Signature]</i>	6301 Yellowstone Dr. Alexandria 22312	Y	703 953 4998	8/20/13
Marion Lewis / Mary	<i>[Signature]</i>	1200 Broadbark 317 N. St.	Y	703 454 2771	8/20/13
Dean F. Vozzney	<i>[Signature]</i>	Asaph Alex	Y	703 169 2000	8/21/13
Francis Simon	<i>[Signature]</i>	2500 N. Van Hook St. Alexandria 22314	Y	703 446 8054	8/21/13
James Sauter	<i>[Signature]</i>	1107 807 N. Linton Ave. Alexandria 22304	Y	703 284 0555	8/21/13
Michael Grazum	<i>[Signature]</i>	1211 Boulder Pike Alexandria 22314	Y	919 460 2732	08/21/13
Levin H. Small	<i>[Signature]</i>	2125 Fayette St Alexandria 22314	X	541-225 4261	8/21/13
Johny Andrews	<i>[Signature]</i>	1006 O'Connell St Alexandria 22314	Y	703 864-5902	8/21/13
Howard R. Peper	<i>[Signature]</i>	9107 McNamee ALEX, VA 22309	Y	703 856-3315	8/22/13
Elisabeth Brackley	<i>[Signature]</i>	405 N Fayette St	Y	571-269 1204	8/22/13
Mark W. Gorman	<i>[Signature]</i>	6800 Commercial Drive Fairfax VA	X	703 600 1400	8/22/13
Mary J. Detwiler	<i>[Signature]</i>	6631 Waterfield	Y	703 283-1400	8/22/13
Jane Kemp	<i>[Signature]</i>	1800 Copperbelt	Y		8/22/13
Eileen Horton	<i>[Signature]</i>	2302 Williams Falls Circle	N	703 283-8494	8/22/13
WAYNE S. DODD	<i>[Signature]</i>	5840 Cameron Run Park VA	N	703 178 9894	8/22/13



---

**From:** Salena Zellers Schmidtke [<mailto:salena@bioinjury.com>]  
**Sent:** Monday, September 02, 2013 11:54 AM  
**To:** Nathan Imm; Faroll Hamer; [dawasql@aol.com](mailto:dawasql@aol.com)  
**Cc:** Brandi Collins; Laura Durham; Karl Moritz; Nathan Randall; [chuck.thomas@baesystems.com](mailto:chuck.thomas@baesystems.com);  
[kchewning@vno.com](mailto:kchewning@vno.com); [nicole.b.cieslicki@us.pwc.com](mailto:nicole.b.cieslicki@us.pwc.com); [braddockloftshoa@gmail.com](mailto:braddockloftshoa@gmail.com); [elandgrover@caci.com](mailto:elandgrover@caci.com);  
[mshel613@yahoo.com](mailto:mshel613@yahoo.com); [nancy.andersen@lmco.com](mailto:nancy.andersen@lmco.com); [aartemel@gmail.com](mailto:aartemel@gmail.com); [engin@artemel.com](mailto:engin@artemel.com)  
**Subject:** RE: Automotive Service Garage SUP  
**Importance:** High

Alexandria City Planning and Zoning,

Please accept this email as my total support for Dennis Whitestone's SUP application for additional on-site parking for the Automotive Service Garage. Mr. Whitestone's business is a true asset to our neighborhood. We do not want his business to be negatively impacted as we build our much needed and long awaited city park on the block bordered by Fayette, Wythe, Henry and Pendelton Streets where he currently parks his customer vehicles. Additional parking in the form of lifts on his primary property is a reasonable solid solution. Feel free to contact me regarding this issue if necessary.

Salena Zellers  
BIAG member, Braddock Lofts resident

Salena Zellers Schmidtke  
BioInjury, LLC  
Safety Research & Strategies, Inc  
Direct Line 703-980-2047