



***DOCKET ITEM #9
Special Use Permit #2015-0018
620 South Pickett Street –
RS Collision Center of Alexandria***

Application	General Data	
Public hearing and consideration of a request to operate a general automobile repair business	Planning Commission Hearing:	May 5, 2015
	City Council Hearing:	May 16, 2015
Address: 620 South Pickett Street (Parcel address: 600 South Pickett Street)	Zone:	I/ Industrial
Applicant: RS Collision Center of Alexandria, LLC	Small Area Plan:	Landmark/Van Dorn

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: Ann Horowitz, ann.horowitz@alexandriava.gov



SUP #2015-0018
620 South Pickett Street
(Parcel Address: 600 South Pickett Street)



I. DISCUSSION

The applicant, RS Collision Center of Alexandria, LLC, requests Special Use Permit approval to operate a general automobile repair business at 620 South Pickett Street.

SITE DESCRIPTION

The subject site is located in a tenant space within the westernmost building of a four-building industrial complex known as Cameron Park Business Center. The parcel on which the buildings are located has approximately 276 feet of frontage on South Pickett Street with a total lot area of 270,176 square feet (6.2 acres). The applicant's tenant space would be located in a 27,473 square foot building with other automobile repair businesses. A 202-space parking lot surrounds the industrial complex.



Eight automobile repair uses, a dry cleaning outlet, and a storage warehouse also exist on the parcel. The property is surrounded by a mix of commercial and industrial uses, including warehouse and self-storage businesses to the north and auto repair businesses to the west. Armistead Boothe Park occupies land to the east. Backlick Run and an industrial area are located to the south.

BACKGROUND

For several years, a storage facility for the Federal Reserve Board was based at 620 South Pickett Street, however, the property has been vacant since 2012. Staff administratively approved a change of ownership in October 2014 for the applicant to operate a general automobile repair business within the same industrial complex at 612B South Pickett Street. A general automobile had previously operated at this tenant space since 2004. A recent site inspection revealed full compliance with the SUP conditions. The applicant plans to continue operation of the general automobile repair business at the 612B South Pickett Street tenant space as well as at the proposed location.

PROPOSAL

The applicant proposes to expand its existing general automobile repair business at 612B South Pickett Street by locating in an additional 9,000 square foot tenant space at 620 South Pickett Street. The proposed space consists of an office and reception area as well as an open work area that includes two lifts and equipment for collision and painting repairs. Three garage doors provide automobile access to this tenant space. The applicant would provide mechanical and aesthetic repairs for clients that include frame adjustments, repainting, glass replacement, and muffler repair.

Additional elements of the proposal are:

Hours of Operation: 7 a.m. – 6 p.m., Monday – Friday
9 a.m. – 5 p.m., Saturday

Service Pits/Areas: 2 vehicle lifts, 28 parking spaces for non-lift repair, and separate areas for detailing and painting work.

Customers: Five customers each day

Employees: Seven employees at any one time

Noise: All work to be conducted inside building and doors would remain closed.

Odors: No significant odors are expected

Trash/Litter: Approximately four cubic yards of trash would be generated each week and would be collected on a weekly basis. A private waste management company would collect and recycle paint-related waste.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance, a general automobile repair business is required to provide one off-street parking space for every 400 square feet of space. The proposed 9,000 square-foot business is required to provide a total of 23 parking spaces. The applicant exceeds this requirement with 13 outdoor spaces in the shared 202-space parking lot and with 30 indoor spaces for a total of 43 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the I/Industrial zone. Section 4-1203(H) of the Zoning Ordinance allows general automobile repair in the Industrial zone only with Special Use Permit approval.

The property is sited within the Landmark/Van Dorn Small Area Plan, which allows for uses consistent with the Industrial zone. The property is on the border of, but not located within, the Landmark/Van Dorn Corridor Plan.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a general automobile repair business at 620 South Pickett Street. The proposed expansion into a long-vacant tenant space would be appropriate for this business due to the concentration of automobile-related uses based in the industrial setting. Additionally, neighborhood impacts are not anticipated since the complex is surrounded by similar uses. Armistead Boothe Park also buffers the business from the Cameron Station residential development.

Staff has added Condition 9, however, to ensure that the applicant avoids test driving of vehicles for diagnostic purposes in residential neighborhoods. Additional conditions have been included to confirm that impacts potentially associated with general automobile repair businesses are contained on the premises. Vehicles in disrepair are to be stored inside as stated in Condition 4, and Condition 7 requires that vehicle parts must be discarded in an appropriate trash receptacle. Only inside repair work is permitted and painting is required to be conducted within the paint booth as recommended in Conditions 16 and 17, respectively. Environmental impacts regarding hazardous waste disposal is regulated in Condition 12. Additional standard conditions regarding noise, odors, and litter pick-up have been also included in this report.

Pursuant to a Planning Commission directive, Condition 10 would require a staff-level review five years from the date of approval in May 2020 and a full hearing review at the fixed-date of November 2023 to coordinate SUP review dates where future redevelopment is possible. The November 2023 date has been applied to recent SUPs in the area, including the cases at 600, 617, 672, and 682 South Pickett Street.

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

III. RECOMMENDED CONDITIONS

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

1. 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)
2. The hours of operation of the general automobile repair business shall be limited to between 7 a.m. and 6 p.m., Monday and Friday, and 9 a.m. – 5 p.m., Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. No vehicles shall be parked in a location whereby their damage is readily visible from passing vehicular traffic on South Pickett Street. (P&Z)
5. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z)
6. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)

8. 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)
9. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn Street, South Pickett Street, and Edsall Road for test-driving regardless of the uses located along those streets. (P&Z)
10. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (May 2020) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 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)
11. 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)
12. All waste products including, but not limited to, organic compounds (solvents), motor oil, refrigerant, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
13. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
14. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
15. No car washing is permitted on the subject property. (T&ES)

16. No repair work, painting or detailing shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
17. No paint or coatings shall be applied outside of the paint spray booth designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth.(T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
20. 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)
21. 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)

STAFF: Alex Dambach, Land Use Division Chief, Planning and Zoning;
Ann Horowitz, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 86' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
- F-2 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 86'). (T&ES)

All other conditions apply. Section 6-307 Other Conditions, (B):

"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (TES)

General Floodplain information:

www.fema.gov
www.floodsmart.gov
www.msc.fema.gov

- R-1 All waste products including, but not limited to, organic compounds (solvents), motor oil, refrigerant, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices 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-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 car washing is permitted on the subject property. (T&ES)
- R-5 No repair work, painting or detailing shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-6 No paint or coatings shall be applied outside of the paint spray booth designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth.(T&ES)
- R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 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-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)
- R-10 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)
- C-1 Per Section 6-307 Other Conditions, (B): "All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (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 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, for information about completing this form. (T&ES)

Code Enforcement:

- F-1 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that

information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

- C-1 A building code plan review, building, trade permits and inspections are required for this project.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Accessible features proposed shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.
- C-4 Proposed plan shall have exit, exit access and exit discharge locations identified on plan.

Fire Department:

- C-1 A fire prevention permit is required for this use and operation condition.

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0018

PROPERTY LOCATION: 620 South Pickett St, Alexandria VA 22304

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: Rampadarat Seenath

Address: 9028 Acadia Park Dr, Bristow VA 20136

PROPOSED USE: General Automotive repairs

☒ **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.

Rampadarat Seenath

Print Name of Applicant or Agent

9028 Acadia Park Dr

Mailing/Street Address

Bristow, VA 20136

City and State

Zip Code

[Signature]

Signature

02/09/15

Date

703-981-9743. 703-366-2788

Telephone #

Fax #

bobbyseenath@gmail.com

Email address

ACTION PLANNING COMMISSION

DATE

ACTION CITY COUNCIL

DATE

SUP # 2015-0018

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 620 S. Pickett St., Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the Automotive repair use as
(use)
described in this application.

Name: LRW LLC

Phone: 301/657-2525

Please Print
Address: 4901 Fairmont Ave. Ste. 200

Email: pm@greenhillcompanies.com

Bethesda, MD 20814

Signature: [Signature]

Date: 2/10/15

By: Leonard A. Greenberg, Trustee

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.

No other owner

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. Rampadarat Seenath	9028 Acadia Park Dr, Bristow, VA 20136	100%
2. —	—	—
3. —	—	—

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 620 South Pickett St. Alexandria (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. —	—	—
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 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.	None	
3.	None	

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

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

02/09/12 Rampadarat Seenath
 Date Printed Name Signature

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. /	/	/
2. /	/	/
3. /	/	/

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1026 S Dickel St., Alexandria, VA (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. Wendy H. Sager Multi-Generation Trust (2011)	4901 Fairmont Ave., Ste. 200 Bethesda, MD 20814	35%
2. Richard S. Greenberg Multi-Generation Trust (2011)	4901 Fairmont Ave., Ste. 200 Bethesda, MD 20814	35%
3. BZ Investments, LLC	4901 Fairmont Ave., Ste. 200 Bethesda, MD 20814	21%

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	Planned
2. LRW, LLC	None	Planned
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.

2/10/15
Date

Leonard A. Greenberg Trustee
Printed Name

[Signature]
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.

* Does my 612 B South Pickett Street, Business license apply?

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.)

General Automotive repairs, which includes the following:

- ① Autobody i. Collision repairs
- ② Frame Repairs i. replacement
- ③ Repainting i. recoating
- ④ Buffing i. Polishing
- ⑤ Paintless dent removal
- ⑥ Glass replacement
- ⑦ Mechanical repairs
- ⑧ wheel repairs i. replacing
- ⑨ Aluminum i. Steel welding
- ⑩ muffler replacing
- ⑪ Interior repairs i. parts replacing

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: _____

seeking
to
expand 612 B?

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).

5, between the hours of 8:00 AM to 5:00 PM

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

7, between the hours of 7:00 AM to 6:00 PM

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

Day: Monday to Friday
Saturday
Sunday

Hours: 7:00 AM to 6:00 PM
9:00 AM to 5:00 PM
Closed

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

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

Very minimum noise will come from
our facility, nothing out of the ordinary of a
repair shop

B. How will the noise be controlled?

By keeping All doors closed,
also all wall is concrete block walls

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

The odor come from our paint which
is now a water base product which in itself
eliminates most of the odors i. all painting will
be done inside our spray paint booth.

9. Please provide information regarding trash and litter generated by the use. **using EPA approved trained employees, trained i. certified by EnviroSafe co. (see certification attached)*

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Some paper i. plastic wraps

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

approximately 4 yards per week.

- C. How often will trash be collected?

one time per week,
2 times if needed.

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

by having a Secured dumpster, provided
by Potomac Recycling co.

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:

Paint related material, e.g. Paint related product
like clear coat, lacquer thinners, primer etc.

50 gallons.

All to be recycled by a Waste Management
co.

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:

PPS related products
 50 gallons on a monthly basis,
 All products will be ^{picked up} recycled by a Waste Management Co.

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

Shop has i. Will continue to conduct Environmental
 Safety training from EnviroSafe Co -
 (See Attach certificate)

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.

REVISED

SUP # 2015-0018

PARKING AND ACCESS REQUIREMENTS

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

Inside
Parking / 30 Standard spaces
Compact spaces
Outside
Parking / 1 Handicapped accessible spaces.
12 Other.



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?

will not need, as all loading and
off-loading will be done inside
building area.
(can explain)



- B. Where are off-street loading facilities located? Don't need it
- C. During what hours of the day do you expect loading/unloading operations to occur?
8:00 am to 5:00 pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
maybe 3-4 times per day, which will take place directly inside our building/shop
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?
Yes, Street access more than adequate.

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?
9,000 sq. ft. (existing) + — sq. ft. (addition if any) = — sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
 - ☐ a house located in a residential zone
 - ☒ a warehouse
 - ☐ a shopping center. Please provide name of the center: —
 - ☐ an office building. Please provide name of the building: —
 - ☐ other. Please describe: —

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 repairs which includes
 ① Auto body & collision repairs, ② Frame repairs & replacement
 ③ Repainting & recoating, ④ Buffing & Polishing,
 ⑤ Paintless dent removal, ⑥ Glass replacement, ⑦ Mechanical
 ⑧ wheel repairs & replacing, ⑨ Aluminium & steel welding, repairs,

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

3 hydraulic lifts or racks
 _____ service pits
 _____ service bays

⑩ muffler replacing
 ⑪ Interior repairs & parts replacing.

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)?

15-25
 ① employees - 5
 ② customers - 2
 ③ repairs - 15

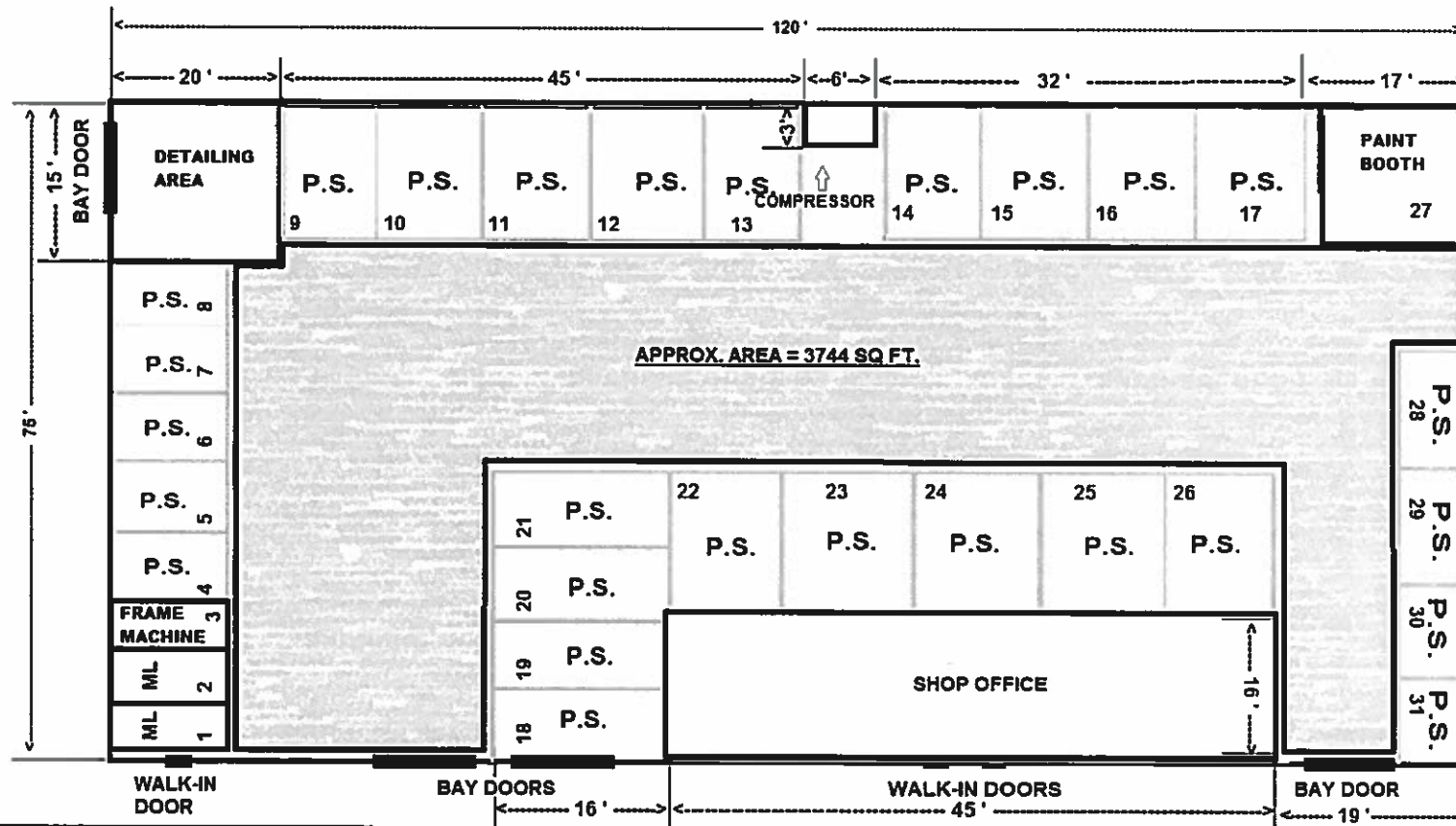
5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes ☒ No

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

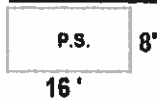
RS COLLISION CENTER OF ALEXANDRIA
620 SOUTH PICKETT ST., ALEXANDRIA, VA 22304

REVISED

THIS FLOOR PLAN REPLACES PREVIOUSLY SUBMITTED FLOOR PLAN A & PLAN B



LEGEND
PS - PARKING SPACE
ML - MECHANICAL LIFT
FM - FRAME MACHINE



OVERALL SHOP PLAN & DIMENSION
RAMPADARAT SEENATH
SQ FOOTAGE: 120' X 75' = 9,000 SQ FT

**CAMERON PARK BUSINESS CENTER
600 S. PICKETT STREET
ALEXANDRA, VIRGINIA**

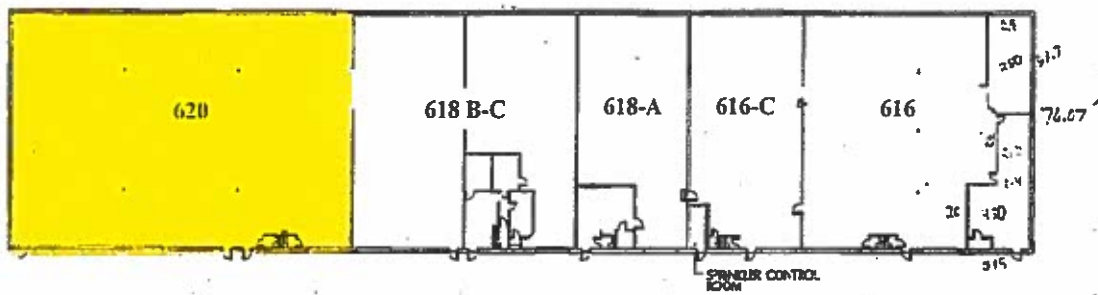


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E-mail: kcoakley@greenhillcompanies.com**

GREENHILL

FLOOR PLANS



Gensler and Associates		Project	G.T.	Drawn/Rev	Date	By	Drawing
Architects			INDUSTRIAL PARK		5/23/91	BLA.	RJK
		Project No.	91043.02				
1111 Seventeenth Street, N.W., Suite 903		Description	BUILDING 4, FLOOR 1				
Washington, D.C. 20036		AS-BUILT DRAWING					

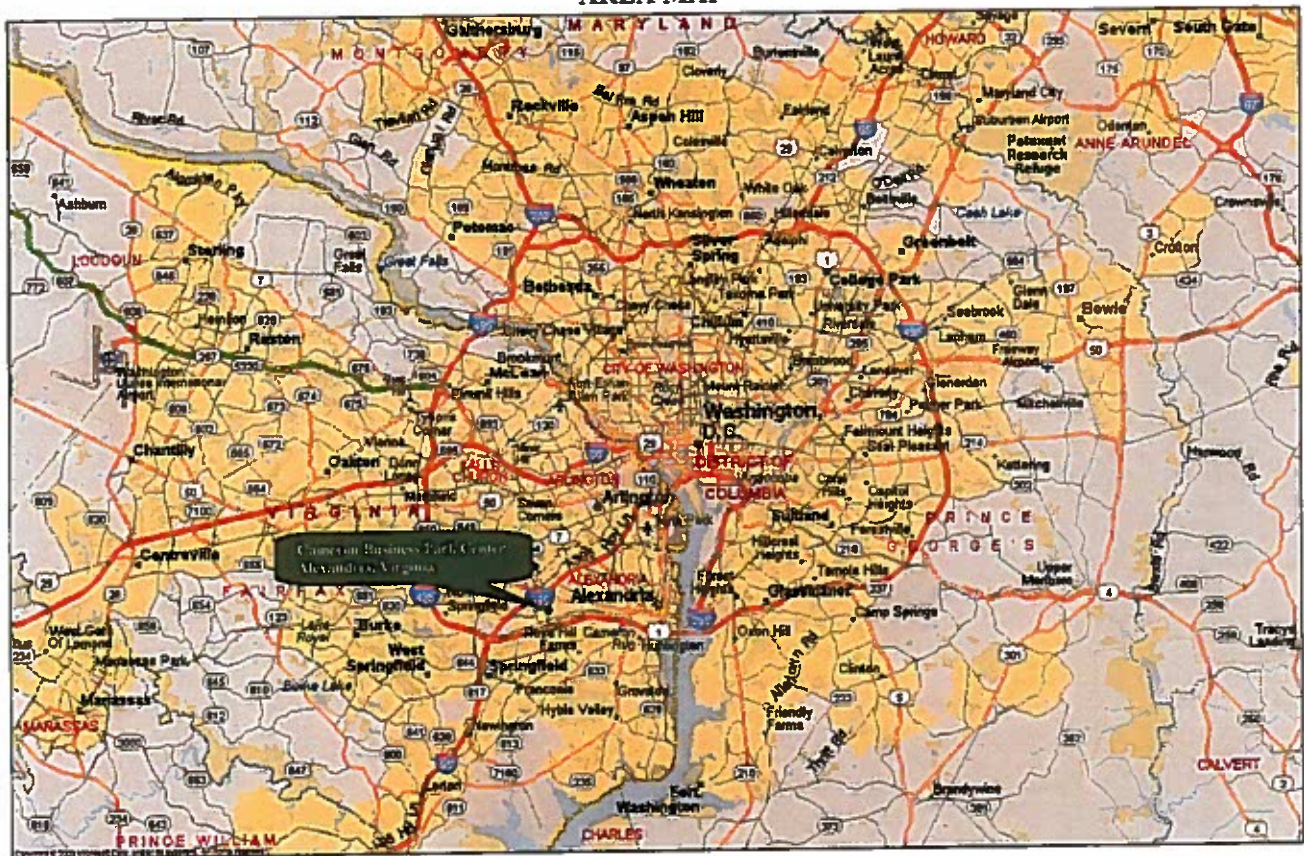
11-10-1991

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GREENHILL

MAP

AREA MAP



GREENHILL

Property Address	Tenant	T/A	Use	S.F.
600 S. Pickett St	German Auto Group of Alexandria, LLC	German Auto Group of Alexandria	Automotive repair	10,973
600-A S. Pickett St	Sang T. Nguyen, Jr. and Tamas Horvat	St. Auto Custom	Automotive repair	5,600
602-604 S. Pickett St	Alexandria City School Board	Alexandria City Public Schools	Warehouse with office	18,769
610 S. Pickett St	Visions Cleaner, LLC	Visions Dry Cleaning	Dry cleaning	11,021
612-B S. Pickett St	R.S. Collision Center of Alexandria, LLC	A-One Auto Repair Body Shop	Automotive repair	6,827
612-CS. Pickett St	Mohammad Khan & Shabana Khan	S K Auto Repair	Automotive repair	3,413
616 S. Pickett St	Monro Muffler Brake, Inc.	Monro Muffler/Brake	Automotive repair	6,118
616-CS. Pickett St	Seminary Auto Body, Inc.	Seminary Auto Body	Automotive repair	3,059
618-A S. Pickett St	Abderrahim Darouach & Wafa Rhali	BMD Auto Repair	Automotive repair	3,059
618 B-CS. Pickett St	KB Automotive, LLC	Aamco Transmissions	Automotive repair	6,095

Currently - 10 Tenants X 177 Parking spaces gives
us an Average of 17 parking spaces each.

2/4/2015

parking at Cameron Park - bobbyseenath@gmail.com - Gmail

177 parking spaces.

There are an additional 15 parking spaces in the fenced lot, in the left back corner of Cameron Park